



OFFERING MEMORANDUM

KAYSVILLE SPORTSPLEX

2,480 SF OFFICE SPACE

KAYSVILLE (OGDEN MSA), UT



HG MANORTM
REAL ESTATE GROUP

KAYSVILLE SPORTSPLEX

1188 W SPORTSPLEX DRIVE, KAYSVILLE, UT 84037

CONTACT BROKER 2,480


PRICING

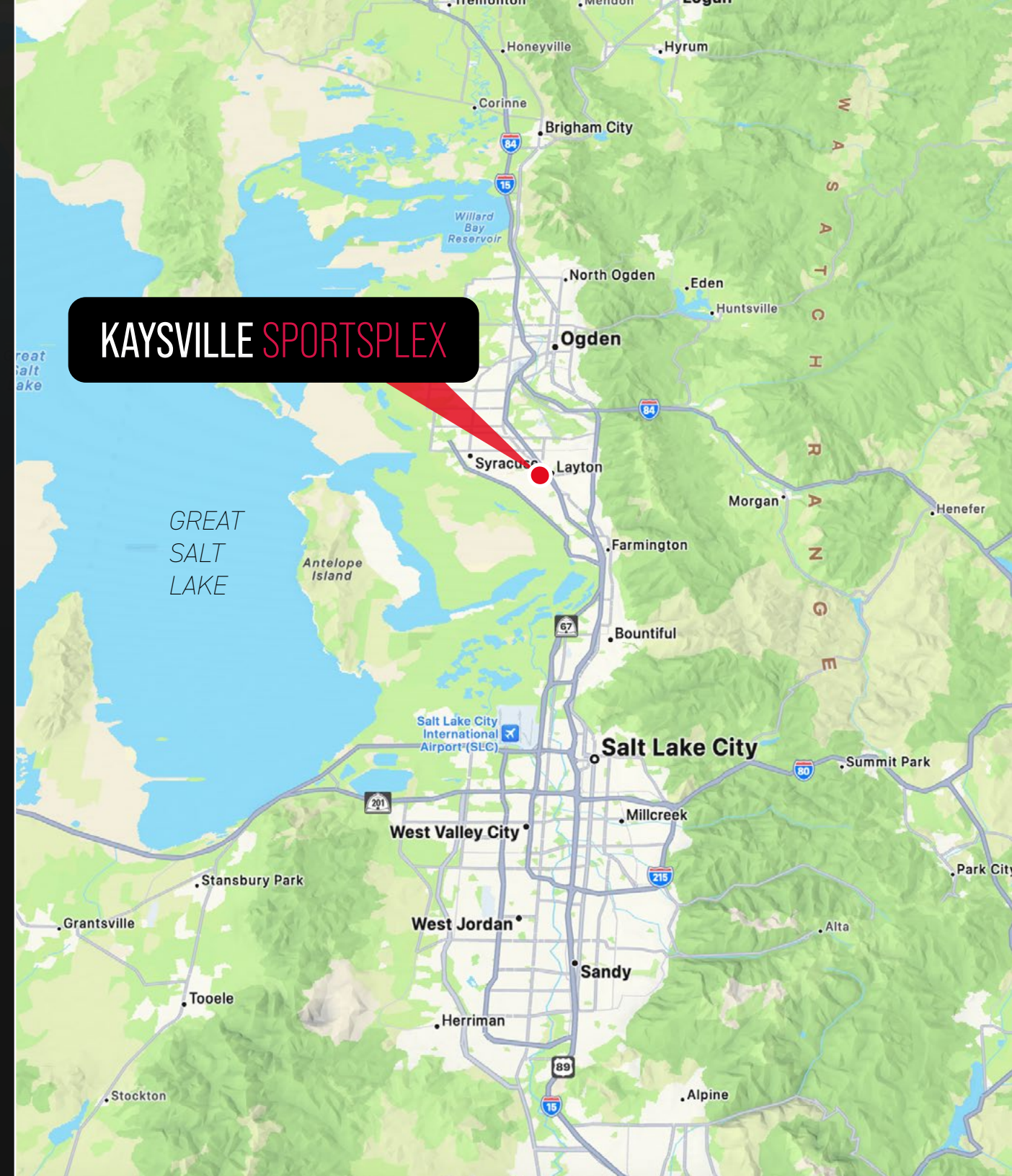
SF OFFICE SPACE

INVESTMENT HIGHLIGHTS

- ▶ Office space in multi-use office, retail, & warehouse space
- ▶ Easy access to I-15 (185,000 VPD), Downtown Ogden and Salt Lake City
- ▶ Solid Demographics · Population of 11,383 & Average Household Income of \$121,384 in one mile radius.
- ▶ Ogden-Clearfield MSA is ranked as one of the fastest-growing high-tech sectors in the U.S., with a remarkable 28% growth from 2015 to 2020.

DEMOGRAPHIC SUMMARY

	1-MILE	3-MILE	5-MILE
 POPULATION (2023 Proj.)	11,383	77,786	160,035
 AVG. HOUSEHOLD INCOME	\$121,384	\$121,757	\$119,270
 POPULATION GROWTH (2023-2028)	18.98%	19.10%	19.48%



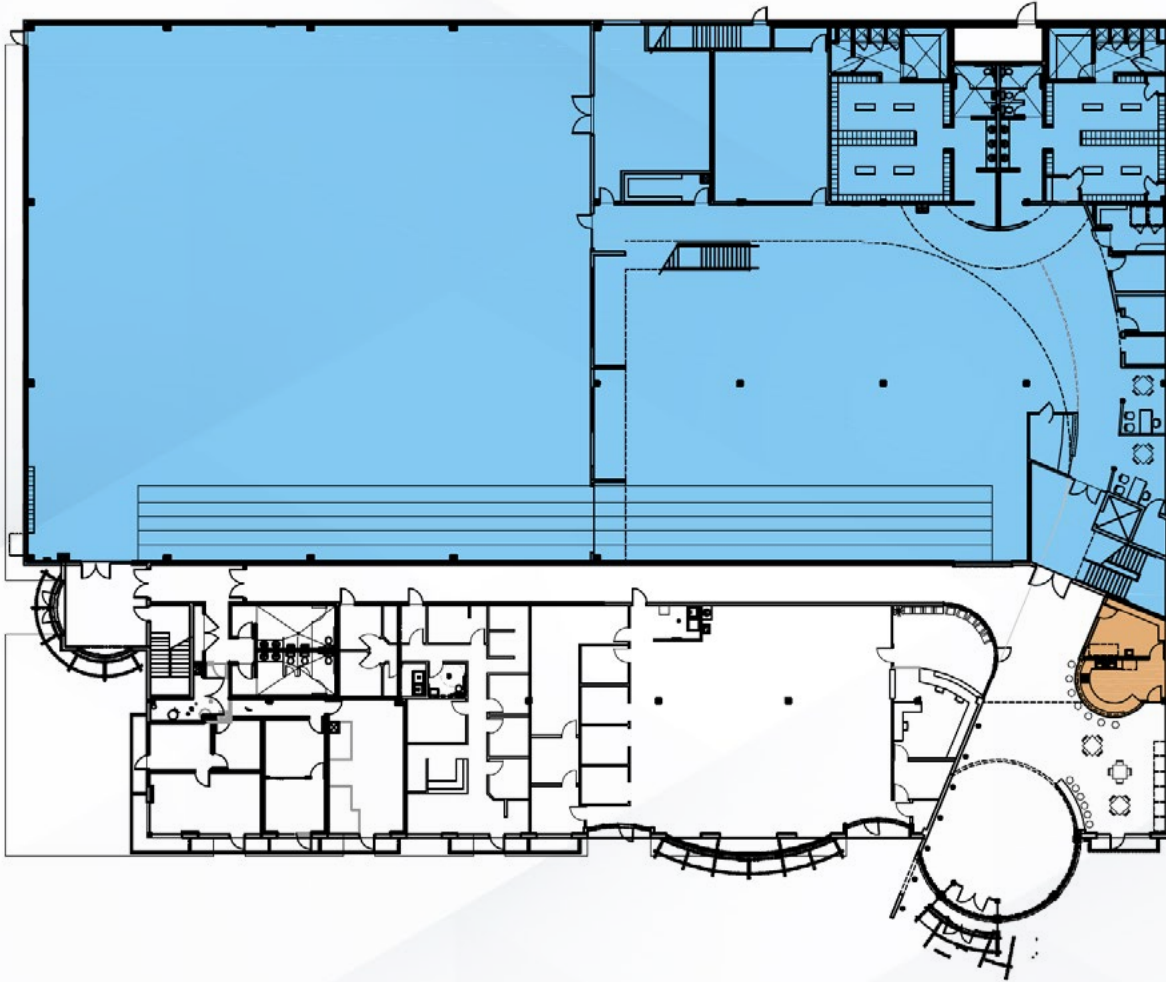
PROPERTY

KAYSVILLE SPORTSPLEX

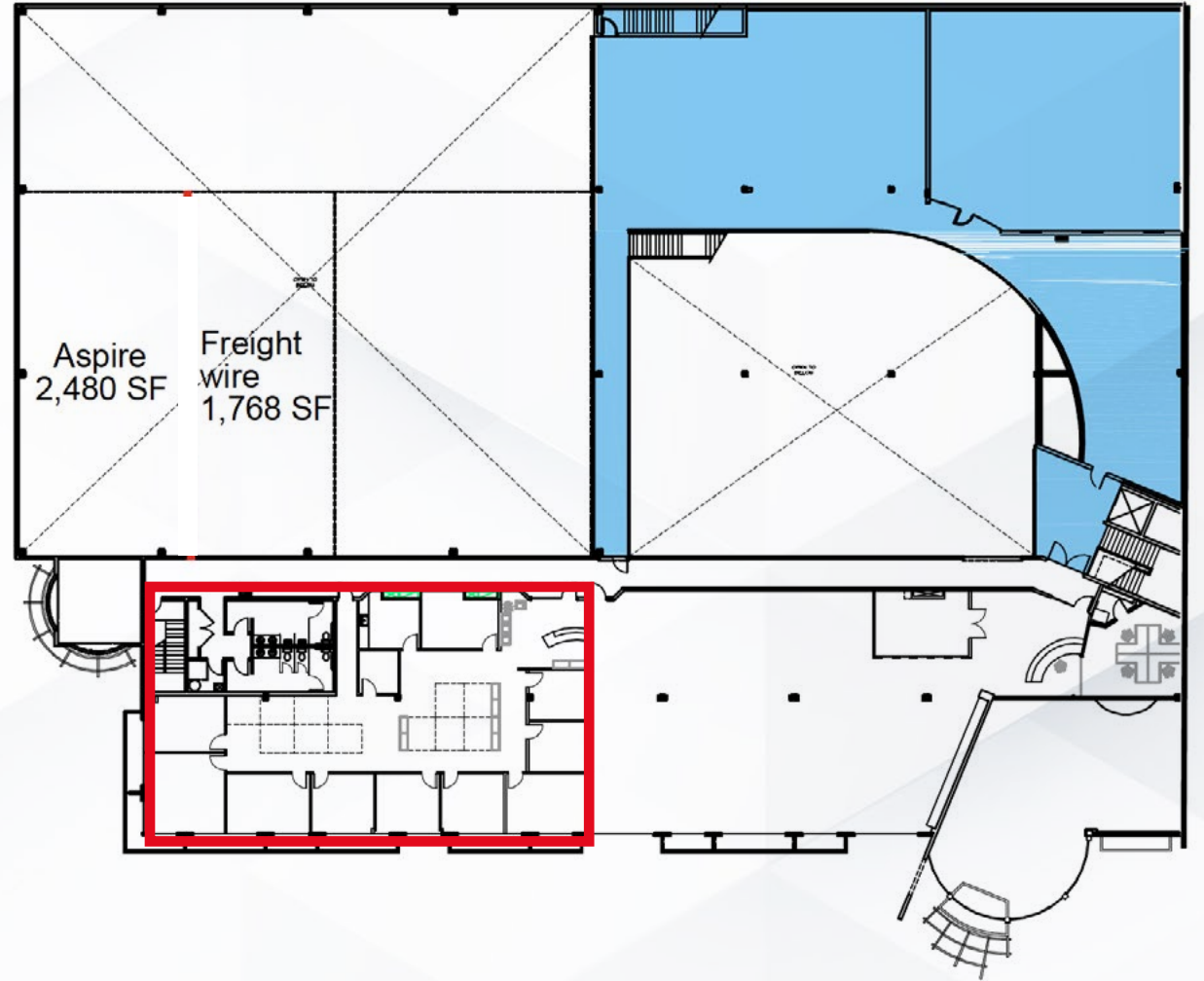
2,480
SQUARE FOOT
OFFICE SPACE



SITE PLAN



FIRST FLOOR



SECOND FLOOR

75th AIR BASE WING

**\$4.55 B
ECONOMIC IMPACT**

**65,000
DIRECT & INDIRECT
JOBS SUPPORTED**



**UINTA-WASATCH-CACHE
NATIONAL FOREST**

10 M+ Visitors Per Year



KAYSVILLE SPORTSPLEX

Sun Hills Golf Course

Hubbard Golf Course

TARGET Burlington STAPLES

Dillard's JCPenney petco BARNES & NOBLE

LOWE'S ROSS DICK'S DOLLAR TREE

golden corral Chick-fil-A MOE'S Red Robin



BOWMAN'S **ACE Hardware** **DOLLAR TREE** **Auto Zone** **O'Reilly**

VASA FITNESS **ELEVEN** **Arby's** **TACO BELL** **Wendy's** **Pizza Hut**

Valley View Golf Course

DAVISTECH
DAVIS TECHNICAL COLLEGE
4,152 STUDENTS

Lagoon
AMUSEMENT



Davis Park Golf Course

Oakridge Country Club



15 185,000 VPD

sam's club **HARBOR FREIGHT** **PET SMART**

savers KOHL'S BIG 5

HOBBY LOBBY BIG LOTS! Office DEPOT **Audi** **VW** **BUICK**

Smith's
LAYTON DISTRIBUTION



Centennial Junior HS
1,033 students

Snow Horse ES
505 students

WORLD MARKET. Cabela's BARNES & NOBLE

OLD NAVY Buckle Marshalls petco

PANDORA lululemon maurices NORDSTROM

zumiez HomeGoods verizon VICTORIA'S SECRET

BEST BUY Bath & Body Works H&M NIKE **AMERICAN EAGLE** **Chick-fil-A** **STARBUCKS**

Lids ULTA AT&T ROSS REI HYATT PLACE

Great Salt Lake Shorelands Preserve

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KAYSVILLE SPORTSPLEX



Urgent Care - Layton Parkway Tanner Clinic

Layton Pkwy
24,500 VPD

the MORGAN APARTMENTS

WinCo FOODS

A-1 DRIVING SCHOOL

Layton Hospital

the CLARA by Seasons

WASATCH TRAILER SALES

CREEKSIDE ES
613 students

TRIM-ART

CAMPING WORLD

STORAGE MANAGEMENT
Family Owned and Operated Since 1976

FUSION
A VOMELA COMPANY

Safety Insurance
AUTO • HOME • BUSINESS

15 **185,000 VPD**

Gibbs Smith

Total Home Services of Utah

ROBERT W. SPEIRS PLUMBING INC.

huxley DESIGN

WASATCH CART-CRETE

utah powder works

PAUDAVIS
Property Restoration Experts

U LOCK IT STORAGE

STONERWORKS UTAH

DIAMONDHEAD DENTAL LAB

CHAMPIONSHIP MARTIAL ARTS

Mountainland Supply Company

AHDEPT

L2D
Luv 2 Dance STUDIO

HAPPIJAC

moshipecc

Smith's

N Flint St
5,100 VPD

Barnes Park

TRUCK & TRAILER CENTER

Orangetheory FITNESS

Costa Vida

KNEADERS BAKERY & CAFE

AMERICA FIRST CREDIT UNION

AW SERVICES

EGAN AUTOMOTIVE
Keeping You on the Driver's Seat!

BHI

MAVERIK

200 N
21,500 VPD

OGDEN

METROPOLITAN AREA

Kayville, UT is located in the Ogden—Clearfield, Utah Metropolitan Area, north of Salt Lake City. Ogden, a vibrant city nestled at the foot of the Wasatch Mountains in Utah, is known for its rich history, outdoor adventures, and rapidly expanding high-tech sector. The city is part of the Ogden-Clearfield metro area, which is among the fastest-growing high-tech sectors in the U.S., with a remarkable 28% growth from 2015 to 2020, adding over 3,000 jobs. The average annual pay in this industry is an impressive \$142,561, nearly three times the metro area average. Electronic instrument manufacturing, in particular, has seen explosive growth, with a 109.9% increase. Ogden offers year-round recreational opportunities, from skiing and snowboarding in the winter to hiking, biking, and water sports in the summer, and Forbes has rated the Ogden-Clearfield MSA as the 6th best place to raise a family.

658,133

METRO POP.

TOP 10

**CITIES WITH FASTEST
GROWING HIGH TECH
SECTORS**

Wall Street 24/7

TOP 100

**BEST PLACES TO LIVE
IN THE
UNITED STATES**

Liveability.com



SALT LAKE CITY

METROPOLITAN AREA

Roy, UT is located just north of the Salt Lake City MSA, the capital and most populous city of Utah. As the commercial center of the metropolis and the scenic Intermountain West, Salt Lake City is a hub for travelers, with 70% of America's national parks and monuments within a day's drive. The city boasts a young, highly educated workforce, bolstered by institutions like the University of Utah. Known as the "Crossroads of the West," its economy thrives on service-oriented businesses, government, trade, transportation, utilities, professional services, and a growing alternative energy sector. Major transportation corridors, such as Interstates 15 and 80, along with the Salt Lake City International Airport, cement its role as a global distribution hub. Principal employers include Salt Lake County, University Hospital, Amazon SLC1, Delta Airlines, and Primary Children's Medical Center.

Salt Lake City is home to a vibrant, creative population supported by a community that values the arts in all forms. The Salt Lake City Arts Council hosts major events like the Twilight Concerts and the Living Traditions Festival. The Delta Center Arena, home to the NBA's Utah Jazz, along with venues like the Eccles Theater, Abravanel Hall, and the Pioneer Memorial Theater, offers residents and visitors a rich cultural and entertainment scene.

1.2 MILLION

METRO POP.

TOP 3

BEST US CITY
TO STAR CAREER



SALT LAKE CITY, UT



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For further information and to verify any details, please contact the broker directly.



RYAN FLINT, SIOR

PRESIDENT & CEO, HG MANOR REAL ESTATE

Ryan Flint, SIOR, is a businessman and the President and Chief Executive Officer at HG Manors Real Estate Group, a full-service commercial real estate firm representing entrepreneurs, business owners and companies in the acquisition, disposition, and leasing of commercial real estate properties. For more than a decade, he has brokered on some of the largest and most complex commercial real estate transactions locally, regionally, and nationally.

CONTACT ME FOR MORE DETAILS

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HUNTER MURRAY

VICE PRESIDENT, HG MANOR REAL ESTATE

Hunter Murray is a real estate expert with a decade of experience in land acquisition, development, and sales. Holding a Master's Degree in Real Estate Development from the University of Utah, Hunter excels at finding the best solutions for each project, ensuring successful outcomes through strategic approaches. Hunter specializes in off-market land opportunities for national home builders, national commercial groups, and local flex space developments.

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