

LAND FOR SALE

4795 HIGHWAY 112 – GRANTSVILLE, UT

4795 Utah 112, Grantsville, UT 84029



Property Description

Price just reduced by \$500,000. Located on Highway 112 in Grantsville, UT. This 10.06-acre parcel offers many development opportunities. Currently zoned R-1-21, the newly approved Twenty Wells PUD surrounds this property, and proposed commercial development. Parcel includes 2.29 acre feet of underground water shares. Highway 112 frontage gives value to those developers that want exposure, while adding the depth of this great parcel. Additional water shares are available for sale if needed. This property is listed for the value of land only. No tours of the home or other structures until under contract. Information is provided as a courtesy. Buyer to verify.

Property Highlights

- Many Possible Zoning Options through Grantsville City
- Surrounded by the Newly Approved Twenty Wells PUD
- Highway 112 frontage
- 2.29 acre feet of Water Shares are included with sale.

Offering Summary

Sale Price:	\$3,000,000
Lot Size:	10.06 Acres

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	25	132	741
Total Population	104	546	2,842
Average HH Income	\$137,097	\$136,680	\$130,701

CHRISTIE DAUGHERTY, CCIM

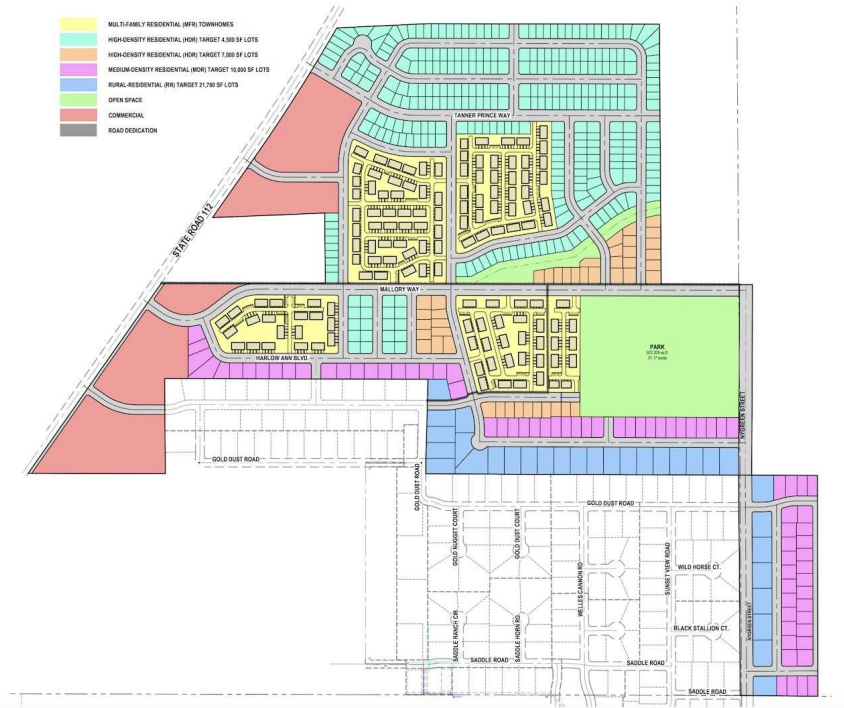
Associate Broker
702.400.1022
christiedaugherty@gmail.com

4792 HIGHWAY 112 – GRANTSVILLE, UT

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UNIT BREAKDOWN			
UNIT TYPE	TARGET	QUANTITY OF UNITS	
MFT	MULTI-FAMILY RESIDENTIAL	10,000 SQ FT	10
HDR	HIGH-DENSITY RESIDENTIAL	4,000 - 7,000 SQ FT	20
MDR	MEDIUM-DENSITY RESIDENTIAL	7,000 - 10,000 SQ FT	40
LR	LOW-DENSITY RESIDENTIAL	10,000 - 15,000 SQ FT	70
R	RURAL RESIDENTIAL	20,000 SQ FT	20
			100



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