

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

4.13 AC

2880

MULE RANCH RD
CORINNE, UTAH

4.13 AC INDUSTRIAL LAND — OWNER/USER OR INVESTMENT OPPORTUNITY

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	2880 Mule Ranch Road Corinne, UT
Listing Price	\$850,000
Total Acres	4.13 AC
Total SF	179,902.8 SF
Price Per SF	\$4.72
Zoning	Business Zone
2024 Taxes	\$7,969.60
Tax ID	04-079-0058
Seller Leaseback	6% CAP Rate

PROPOSED LEASEBACK TERMS

The owner is willing to lease back 2.98 acres for 3–5 years at \$4,250 per month (\$51,000 annually), reflecting a 6% cap rate. An option is also available to lease the additional 1.15 acres, creating a value-add opportunity for the buyer to generate additional income from the extra space.

PROPERTY OVERVIEW

This 4.13-acre industrial land parcel in Corinne, Utah offers an excellent owner/user or investment opportunity ideally positioned near Highway 83 with quick access to I-15 for a wide range of commercial and industrial uses.

The property features flat, build-ready terrain suitable for warehouses, distribution, storage, manufacturing, equipment yards, and automotive services, supported by Corinne's continued growth, affordability, and strong workforce access.

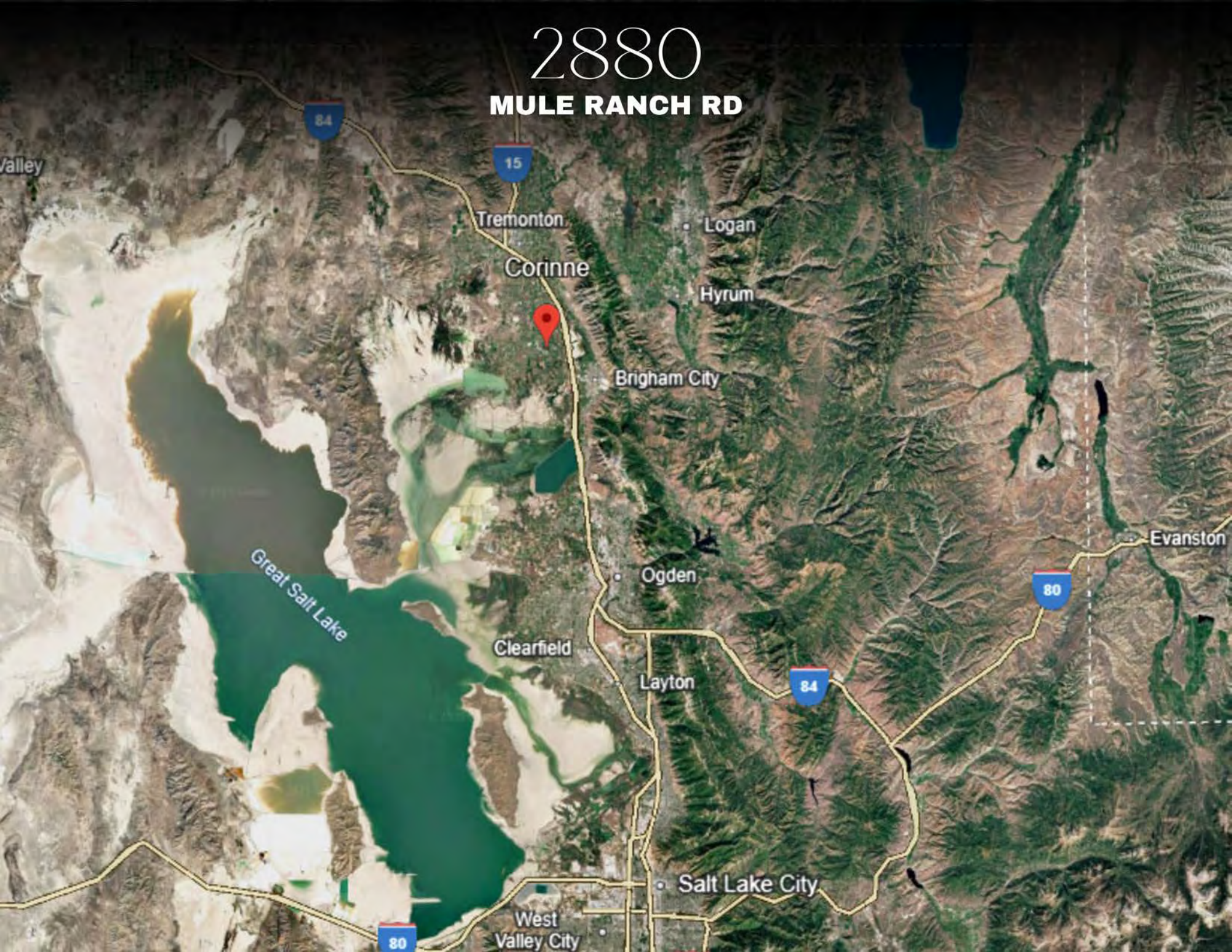
All utilities are stubbed to the site, and a short-line railroad runs along the back of the property, with the potential for a rail spur subject to city approval.

The owner is also willing to lease back 2.98 acres of the land, while the remaining 1.15 acres provides additional value-add potential for income or future development.



2880

MULE RANCH RD



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MULE RANCH RD



SITE

SR-13 10,000 ADT

TRAVEL DISTANCE TO FREEWAY: 6 MIN.

I-15 30,000 ADT

2880
MULE RANCH RD

4.13 AC



2880
MULE RANCH RD

2.98 AC

1.15 AC



The map is a vicinity map of the project location. It features a north arrow in the upper right corner and a scale bar at the top left indicating distances from 0 to 4000 feet. The map shows a grid of roads with labels for '4000-N', '3600-N', '3200-N', '2850-N', '2400-N', '2000-N', '1600-W', '1200-W', '800-W', and '400-W'. A dashed line outlines the project boundary, and a solid line indicates the 'CORNING OFF RD'. The town of 'Corinne' is labeled, and the 'VICINITY MAP' is titled at the bottom. The 'PROJECT LOCATION' is marked with a black rectangle.

AGRI-BUSINESS AND INDUSTRIAL PARK M.P.D. PHASE 2
(ENTRY NO. 223860)

LOT 17
TAMBIEN BROTHERS LLC
04-079-0041

LOT 19
CONT. 180,102 S.F. OR 4.13 ACRES
ADDRESS

LOT 20
CONT. 236,627 S.F. OR 5.43 ACRES
2850 NORTH

LOT 21
CONT. 342,031 S.F. OR 7.85 ACRES
ADDRESS

LOT 8
DAVID H. CHRISTENSEN
04-108-0011

LOT 7
STREET MALL PROPERTIES LLC
04-108-0007

MULE RANCH ROAD

MULE RANCH

EXISTING BUILDING

EXISTING PARKING LOT

EXISTING WATER & SEWER LATERALS

PROPOSED WATER & SEWER LATERAL

EXISTING FIRE HYDRANT

OFFICE TRAILER

OFFICE CONTAINER

PARKING LOT

DRAPER DRIVE

SET CURBPIN ON PROJECTION BASIS OF BEARING

NOTES:

- | | |
|------------------------------|------------------------------|
| (C1) | (C2) |
| $\Delta = 3^{\circ}40'01''$ | $\Delta = 75^{\circ}17'04''$ |
| $R = 5818.28''$ | $R = 283.00''$ |
| $L = 372.39''$ | $L = 371.85''$ |
| $LC = 372.33''$ | $LC = 345.67''$ |
| $S \ 30^{\circ}34'19'' \ E$ | $N \ 82^{\circ}04'23'' \ W$ |
| (C3) | (C4) |
| $\Delta = 90^{\circ}00'00''$ | $\Delta = 22^{\circ}23'34''$ |
| $R = 22.00''$ | $R = 436.00''$ |
| $L = 34.56''$ | $L = 170.40''$ |
| $LC = 31.11''$ | $LC = 169.32''$ |
| $N \ 74^{\circ}42'55'' \ W$ | $N \ 40^{\circ}54'42'' \ W$ |



PROPERTY PHOTOS







BUSINESS ZONING USE

- Agriculture Chemical Manufacturing
- Apparel Manufacturing
- Auditors
- Automobile Parking – Lots and Structures
- Christmas Tree Sales
- Communication – Commercial
- Convention Center
- Cultural Activities & Nature Exhibits
- Educational Services
- Electric Generation Plants
- Electric Transmission
- Electricity Regulating Sub-stations
- Exhibition Halls
- Fabricated Metal Products – Manufacturing
- Fireworks Stands & Displays
- Food Manufacturing
- Freight Forwarding Services
- Furniture – Manufacturing
- Gas Pipeline right-of-way
- Hotels, Tourist Courts and Motels
- Irrigation Distribution Channels
- Itinerant Merchants
- Liquor/Beer Sales – code 3-4-1
- Lumber & Wood Products – Manufacturing
- Mechanical Amusement
- Motion Picture Theaters
- Natural or Manufactured Gasoline Storage and Distribution
- Other Electric Utility, NEC
- Other Entertainment Assembly
- Other Miscellaneous Assembly
- Other Pipeline
- Other Water Utilities and Irrigation
- Packing and Crating Services
- Paper & Allied Products – Manufacturing
- Parks
- Petroleum Pipeline
- Petroleum Pressure Control Stations
- Printing, Publishing Industries
- Professional, Scientific, Photographic & Optical Manufacturing
- Public Dance
- Public Maintenance Facilities
- Railroad and Motor Vehicle Garaging
- Railroad and Motor Vehicle Terminals
- Recreation Activities
- Resorts & Group Camps
- Stone, Clay & Glass – Manufacturing
- Textile Mill Products – Manufacturing
- Trailers/Containers for Recyclable Materials
- Travel Arranging Services
- Water Pressure Control Stations
- Water Storage



MARKET ANALYSIS

Corinne is experiencing steady population growth (nearly 10% since 2020), which brings a modest yet meaningful boost to the local consumer base. The town's demographic profile skews young and working-age: a median age of around 31.6 and a strong representation in blue-collar, administrative, and tech-oriented job sectors signal a workforce ready for entrepreneurial and SME opportunities.

Corinne's inclusion in regional planning efforts—like the Comprehensive Economic Development Strategy—emphasizes support for attracting new businesses and nurturing homegrown enterprises, underpinned by data-driven labor and wage analysis.

This reflects a city that's laying a structured foundation for sustainable business growth, with local leaders and planners actively engaging in strategy and resource development.

At the state level, Utah's reputation as consistently the top state for business—ranked #1 for startup friendliness, economic competitiveness, and low costs—bodes extremely well for Corinne. Utah leads the nation in real GDP growth (4.5% in 2024) and continues to attract companies with its robust tech cluster ("Silicon Slopes"), favorable tax incentives, and extensive support ecosystem including relocation grants and workforce development programs.



MARKET DEMOGRAPHICS

Corinne, Utah is experiencing a quiet but meaningful transformation as its population steadily grows, signaling a shift in both local dynamics and broader regional trends. Nestled in Box Elder County, this historically agricultural community has traditionally maintained a modest footprint. However, recent years have seen Corinne emerge as a prime example of Utah’s shifting demographic landscape—particularly the growing appeal of rural living with convenient access to urban amenities.

This growing population is also helping to strengthen the case for new infrastructure, businesses, and community services. As more people settle in Corinne, the demand for retail, housing, healthcare, education, and recreational amenities will continue to rise—creating valuable opportunities for both public and private investment.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	312	2,924	43,323
2029 Population Projection	359	3,341	50,288
Total Households	102	942	14,308
Avg Household Income	\$89,076	\$91,465	\$82,872
Median Age	35.4	36.2	33.2
Total Consumer Spending	\$3.8M	\$37.1M	\$507.7M



CORINNE, UTAH

Corinne, Utah, is a hidden gem that offers tourists a blend of small-town charm, rich history, and access to iconic regional attractions. Settled in 1869 as the "Gentile Capital of Utah," it was once a bustling freight and mercantile hub—complete with opera houses, saloons, and a colorful, non-Mormon population. While that boisterous era has faded, many of Corinne's historic buildings remain, including its 1870 Methodist Episcopal Church, listed on the National Register of Historic Places.

The town's proximity to world-class sites sets it apart. Just a short drive northwest along State Route 83, the Golden Spike National Historical Park commemorates the completion of the Transcontinental Railroad at Promontory Summit. Visitors can step back in time, witness locomotive reenactments, and walk the same tracks where east and west met in 1869.



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 2880 Mule Ranch Road, Corinne, UT. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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