



OFFERING MEMORANDUM

# KINGSBARNs FLEX CONDOS BY

BOUNTIFUL, UT

 **grnobl**  
land light strategies

 **HG MANOR**™  
REAL ESTATE GROUP

# KINGSBARNS

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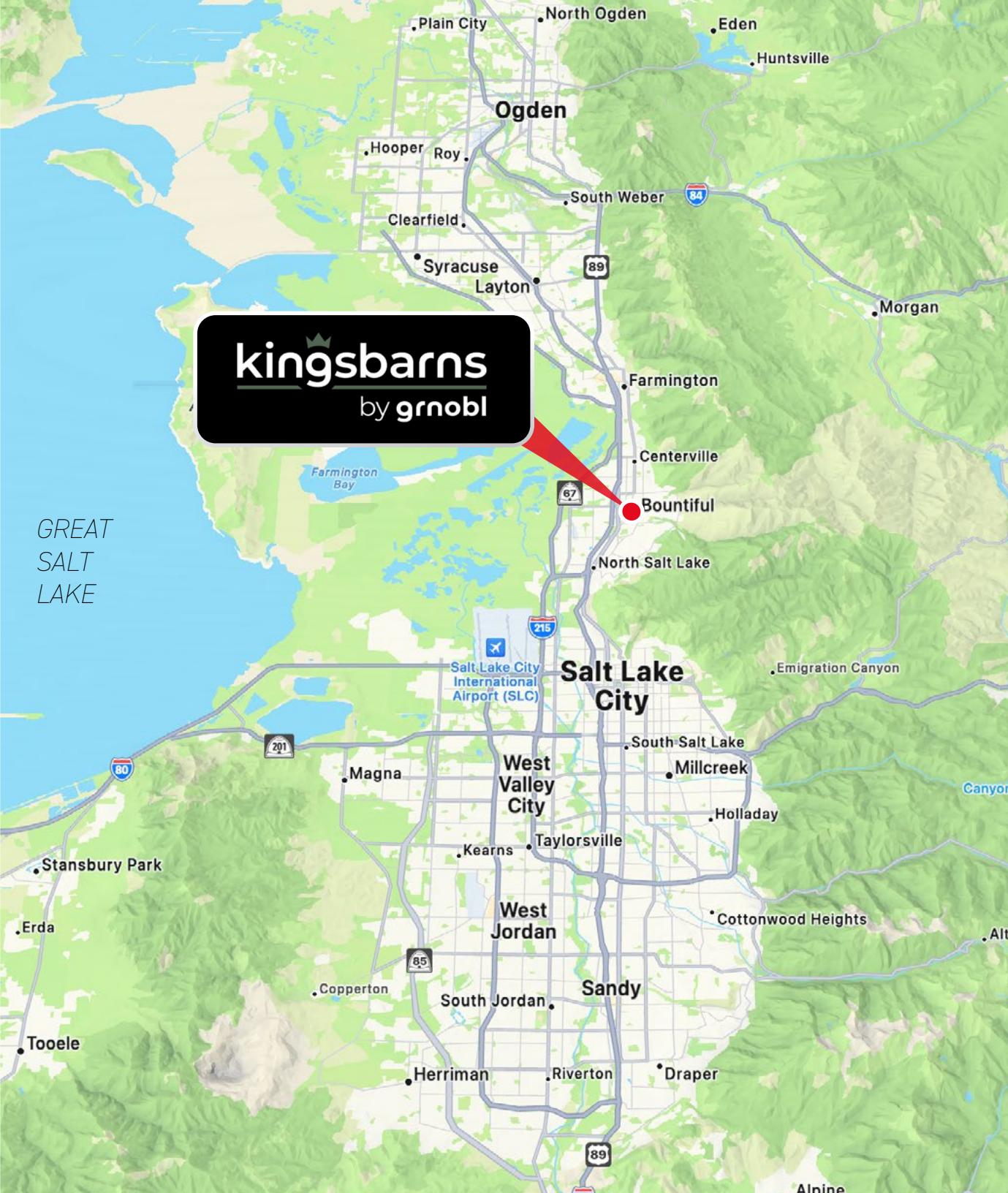
PRICING

SF

## INVESTMENT HIGHLIGHTS

- Flex Condo development in Bountiful, UT with easy access to downtown Salt Lake City. Great visibility on US-89 (21,500 VPD)
- Professional office building and two buildings of flexible space (46,887 SF total) located in Salt Lake City MSA.
- Two-floor professional office building sits at frontage of property and is 14,000 SF (7,000 SF per level)
- Flex Condo Buildings (2) include 19 units (1,186 – 1,703 SF each). Potential buyers are able to purchase multiple units.
- Easy access to I-15 (198,000 VPD)

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION (2023 Proj.)	14,060	84,928	102,167
AVG. HOUSEHOLD INCOME	\$81,616	\$112,231	\$116,385
POPULATION GROWTH (2023-2028)	2.87%	6.05%	5.81%



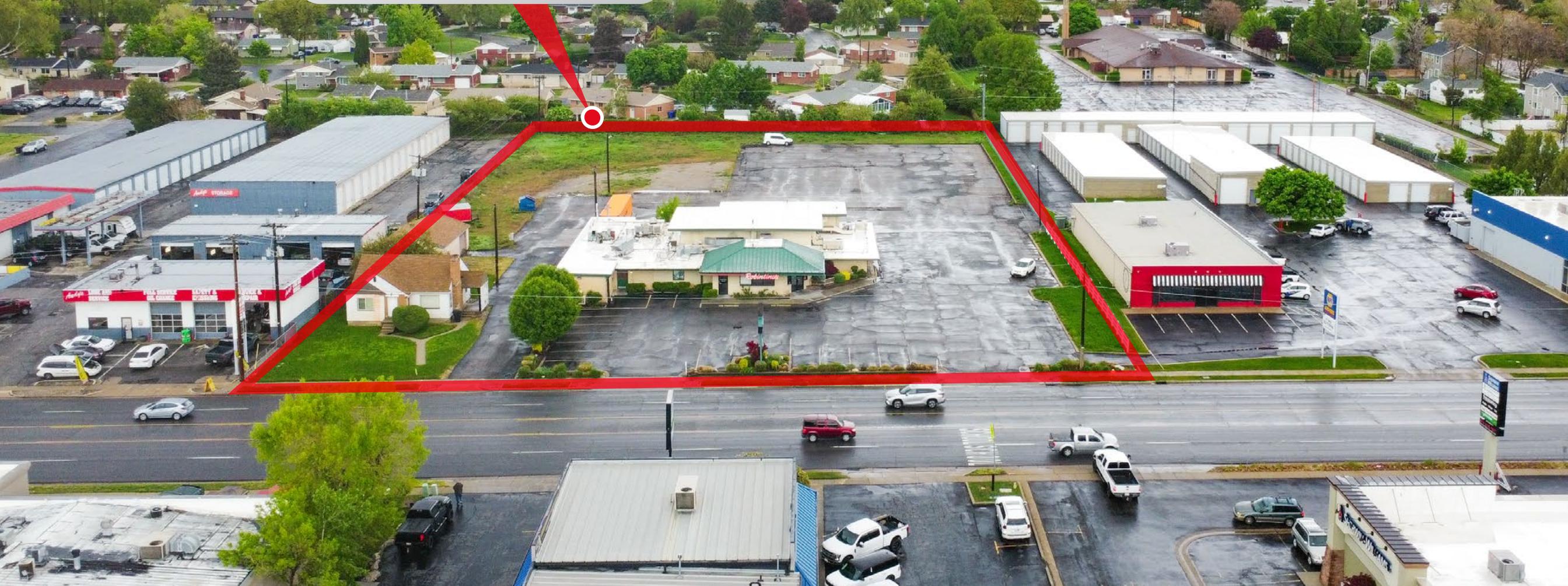
# MARKET AREA



# PROPERTY



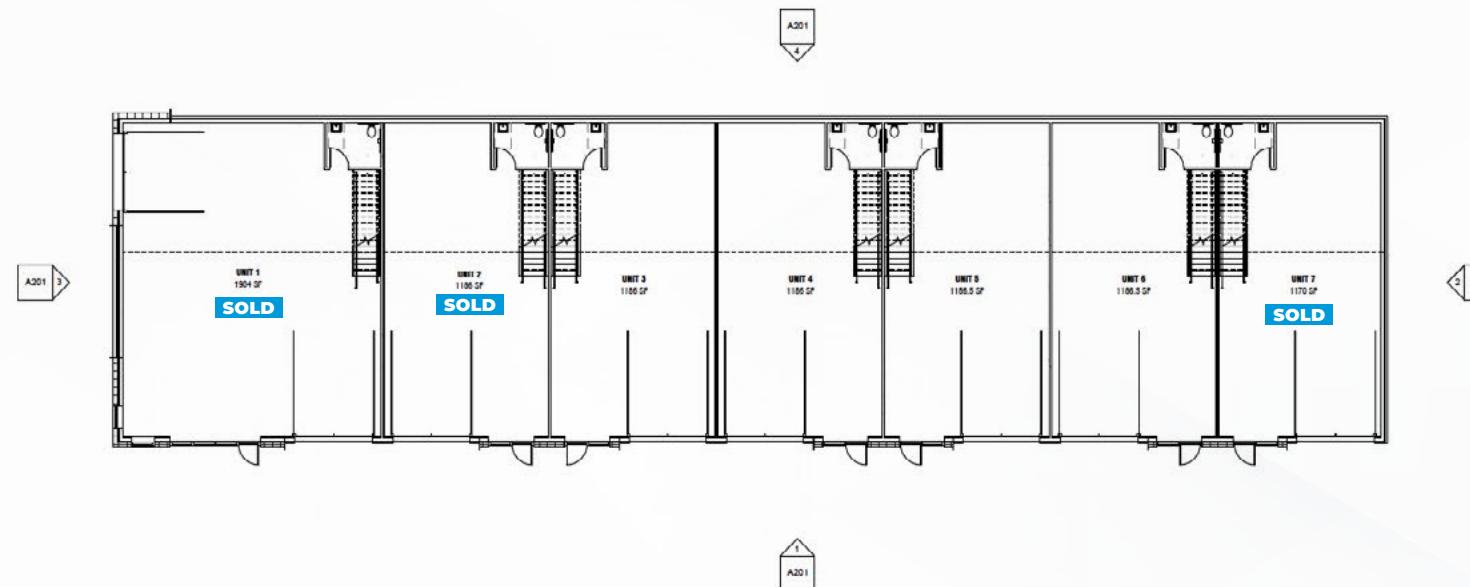
**kingsbarns**  
by grnobl



# SITE PLAN



# UNIT PLAN | BUILDING 1

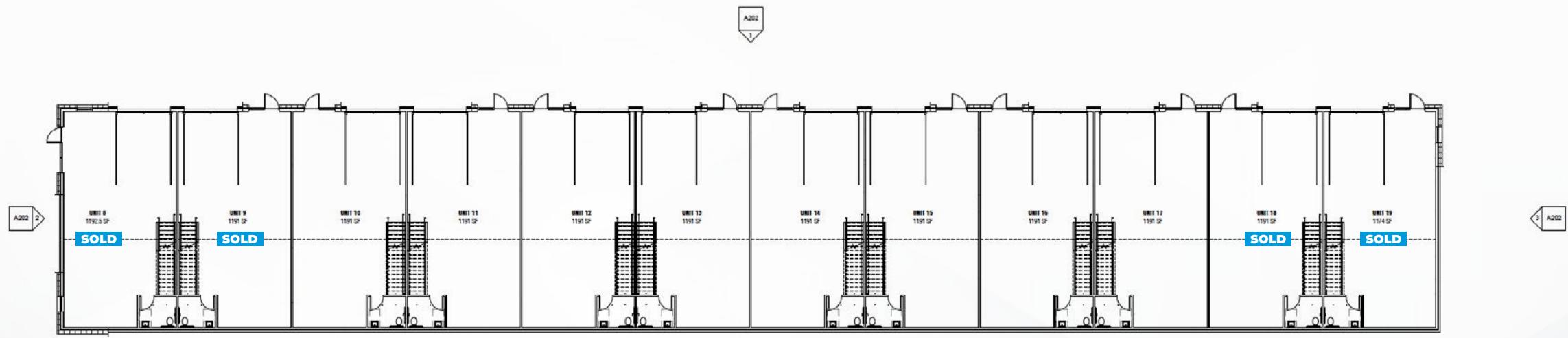


1 Level 1 BUILDING 1  
3/32" = 1'-0"



1 Level 2 - BUILDING 1  
3/32" = 1'-0"

# UNIT PLAN | BULDING 2



2 Level 1 BUILDING 2  
3/32" = 1'-0"



2 Level 2 - BUILDING 2  
3/32" = 1'-0"

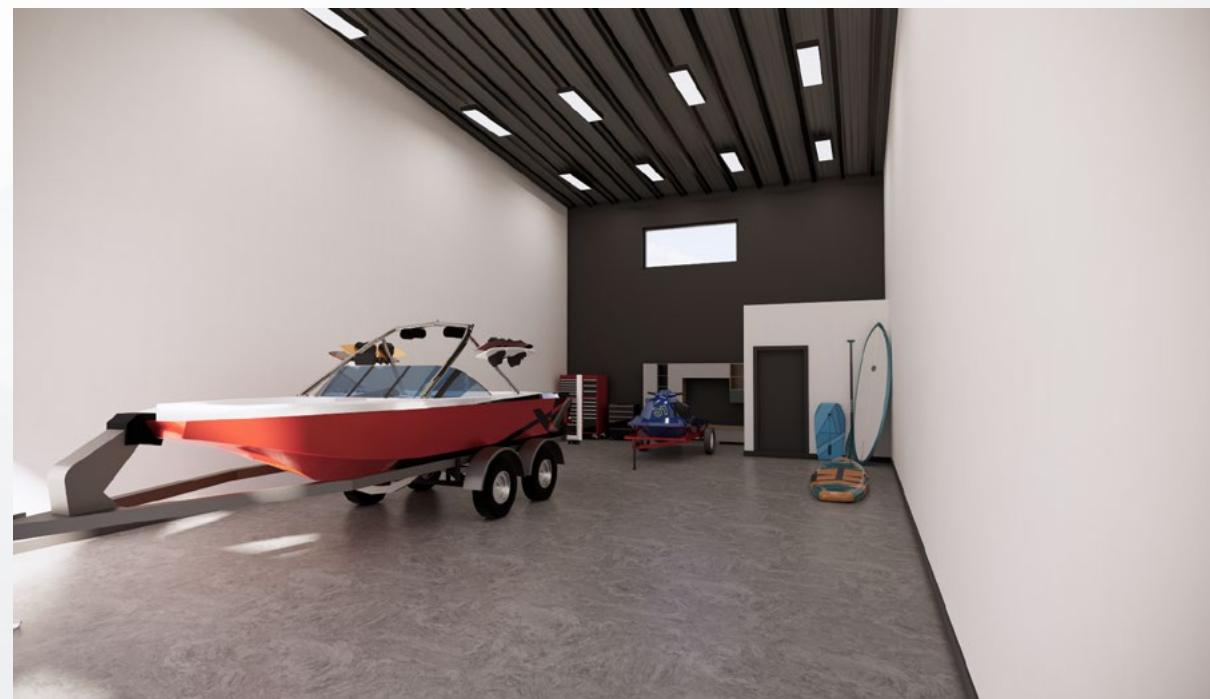
# ELEVATIONS | BUILDING 1



# ELEVATIONS | BUILDING 2



# INTERIOR RENDERINGS



# SALT LAKE CITY

## METROPOLITAN AREA

Bountiful, UT is located in 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**      **TOP 3**

METRO POP.

BEST US CITY  
TO STAR CAREER





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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 Manor 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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