

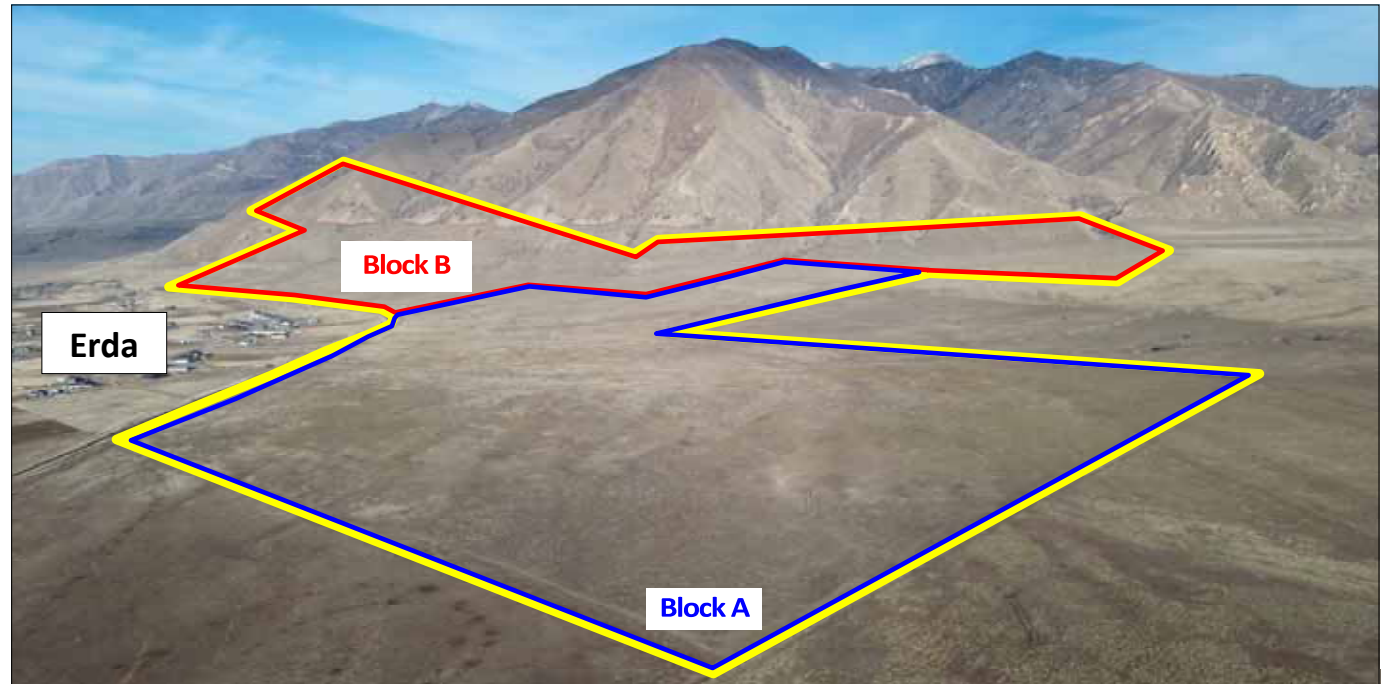
Price Reduced

Maps and additional information at hciutah.com

Erda East Bench Residential Land & Water

786 acres of development land and water, Erda City & Tooele County, Utah

(Sold Together or in Two Separate Offerings)



EXECUTIVE SUMMARY:

Block A - 340 Acres & 40 AF of Water

List Price: **\$6,460,000**

Block B - 445 Acres & 15.07 AF of Water

List Price: **\$2,613,000**

Combined - 786 Acres & 55.07 AF of Water

List Price: **\$8,545,000**

Mike Nelson | Amy Fromm

801-482-7565 | mike@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- Scenic and contiguous 786-acre land tract within the path of development in irreplaceable location on the east bench of Erda City, Tooele County, Utah
- 360° views of the Great Salt Lake, Oquirrh Mtns, Cedar Mtns, & Tooele Valley
- 55.07 AF of Water: #15-323 (53AF), #15-5369 (0.87AF), & #15-5283 (1.2AF)
- Northern 259 acres zoned MU-40 (40-acre min lot size) in Erda City
- Southwestern ±280 acres zoned RR-5 (5-acre min lot size) in Tooele County
- Southeastern ±246 acres zoned MU-40 (40-acre min lot size) in Tooele County
- Future Tooele County plans for roads and residential development (enclosed)
- Offered all together with 786 acres & 55 AF of water (pricing on left)
- Block A - 340 Acres & 40 AF of water (#03-006-0-006 & #03-005-0-0002)
- Block B - 445 Acres & 15.07 AF of water (#05-052-0-0001 & #03-005-0-0003)
- Utilities in area: Enbridge Gas, Rocky Mtn Power, Septic, Private water well
- Located 20 miles W of SLC & 23 miles SW of Salt Lake International Airport



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

www.hciutah.com

Property Purchase Options & Offering Details



Block A – 340 Acres & 40 AF of Water

List Price: \$6,460,000

Block B - 445 Acres & 15.07 AF of Water

List Price: \$2,613,000

Combine - 786 Acres & 55.07 AF of Water

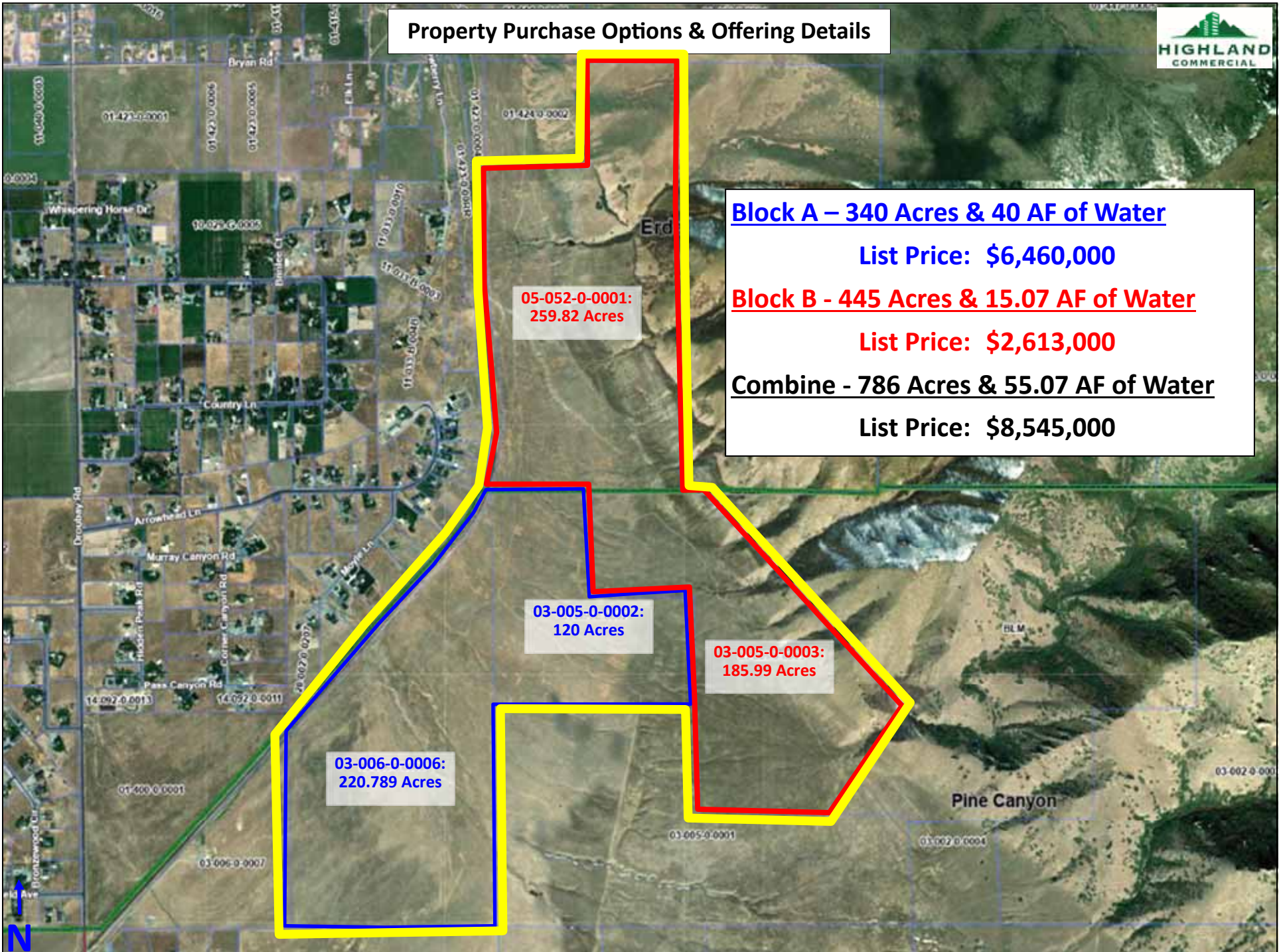
List Price: \$8,545,000

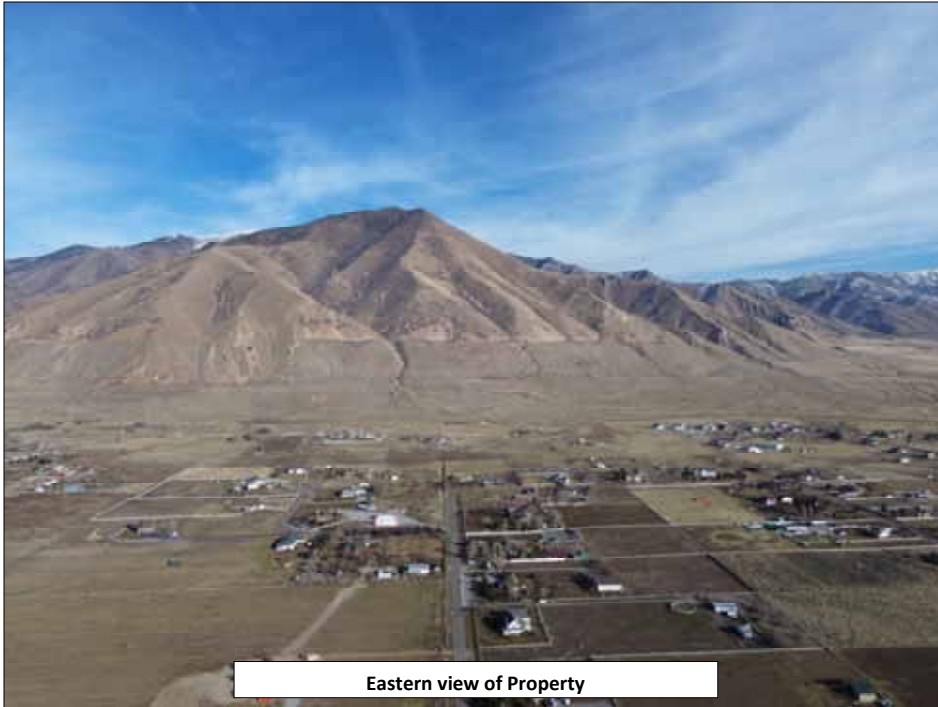
**05-052-0-0001:
259.82 Acres**

**03-005-0-0002:
120 Acres**

**03-005-0-0003:
185.99 Acres**

**03-006-0-0006:
220.789 Acres**





Eastern view of Property



Northern view towards Erda City



Southern view of Property



Northeasterly view from SW portion of Property



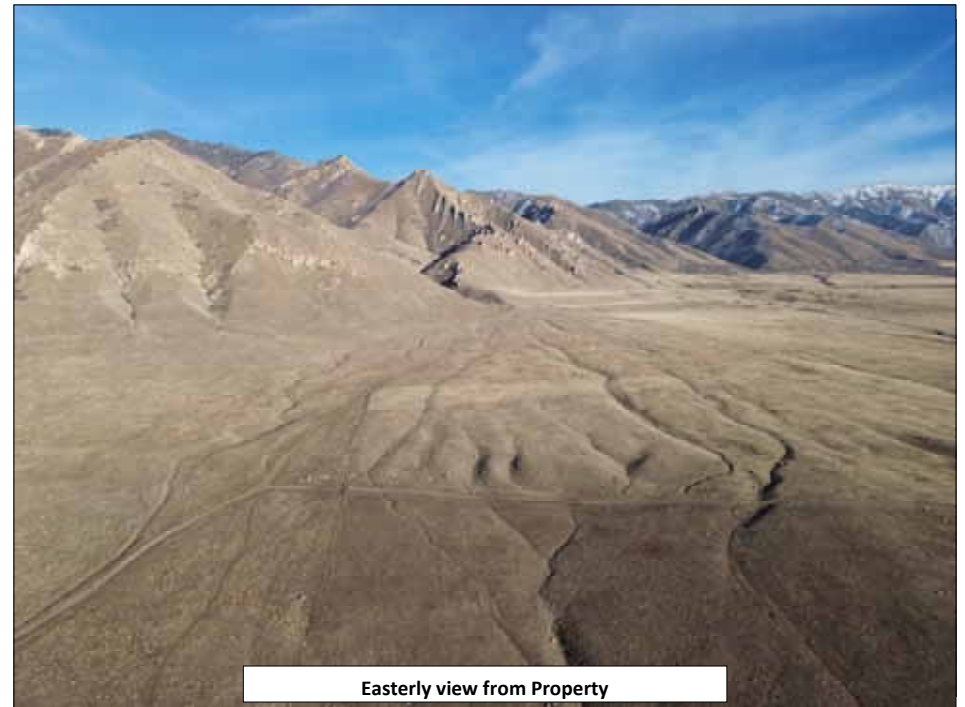
Southern view of Property (east side of tracks)



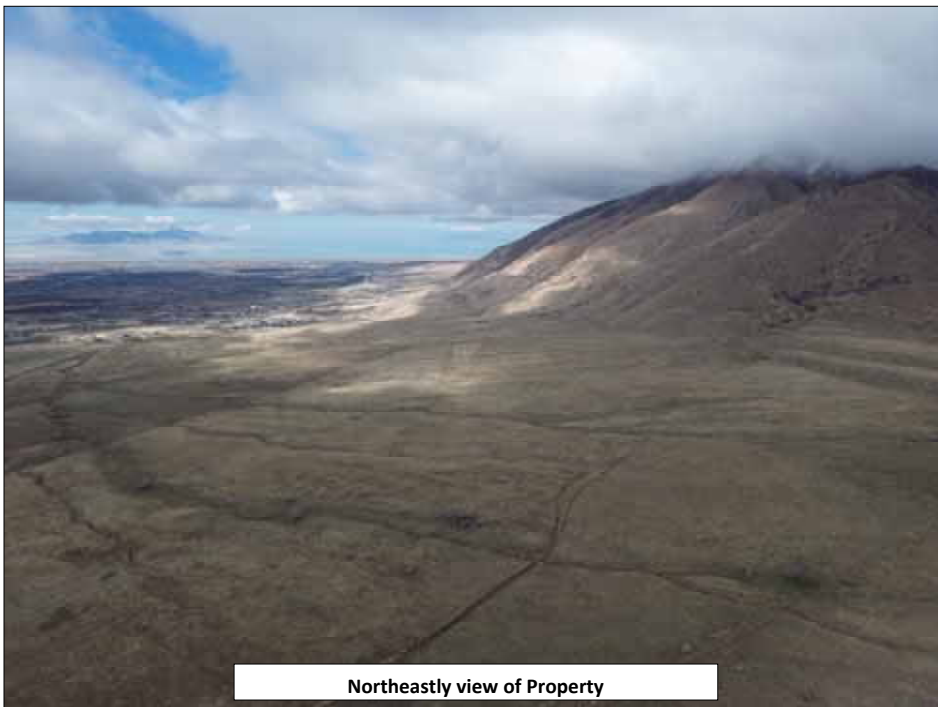
Easterly view from Property



Northerly view towards Erda City



Easterly view from Property



Tooele County Jurisdiction Map



Lake Point

Burmester

Stansbury Park

Grantsville

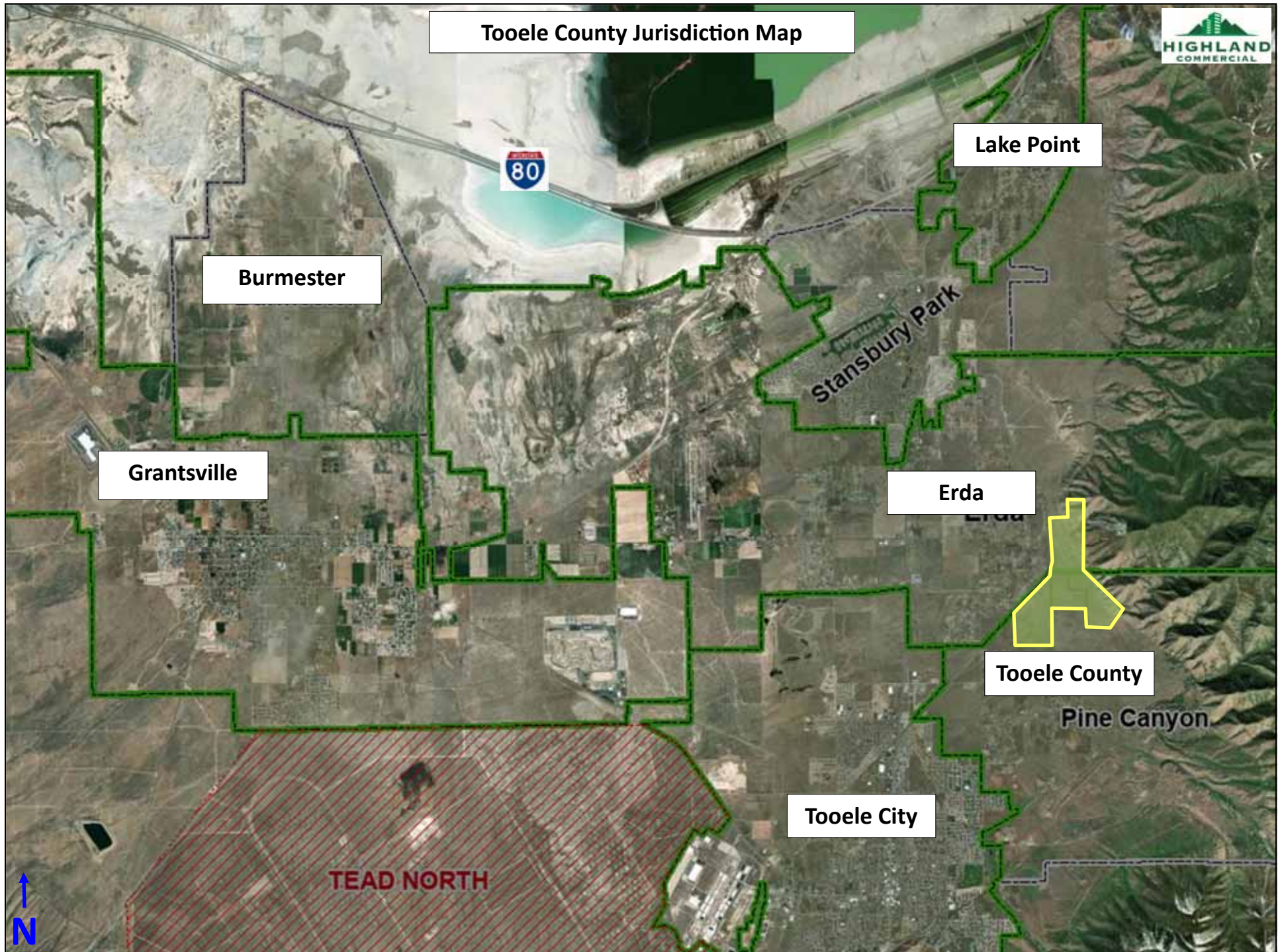
Erda

Tooele County

Pine Canyon

Tooele City

TEAD NORTH



Tooele County Zoning Map



Zoning

Zoning_TooeleCounty

- A-10
- A-20
- A-40
- C-T
- CDO
- CG
- CH
- CN
- CS
- MD
- MG
- MG-EX
- MG-H
- MU-40
- Municipal
- P-2
- P-C
- R-1-10
- R-1-12
- R-1-8
- R-M-15
- R-M-7
- RR-1
- RR-1-ZC
- RR-10
- RR-5
- RRS
- T-I

Erda City
MU-40

Tooele County
MU-40

Tooele County
RR-5

Pine Canyon



15 -1-1. Purpose of multiple use districts.

(1) The purposes of multiple use zoning districts are to establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush fires, damage to grazing, livestock raising, and to wildlife values; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the city.

(2) The multiple use district in Erda is MU-40.

15 -1-2. MU-40 development restrictions.

The development restrictions in MU-40 zoning districts are as follows:

(1) Minimum lot size is 40 acres (1,742,400 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

(2) Minimum width – 660 feet.

(3) Minimum frontage on a public street or an approved private street – 60 feet.

(4) Minimum yard setback requirements:

(a) front yard – 30 feet,

(b) rear yard:

(i) main building – 60 feet, and

(ii) accessory buildings – 10 feet

(c) side yard:

(i) main building – 30 feet; and

(ii) accessory buildings:

1. from the front setback to distance ten feet behind the main dwelling – 30 feet.

2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.

(5) On corner lots, two front yards and two side yards are required.

(6) Maximum building height – 35 feet

(7) Maximum building coverage: 5%

(8) Required improvements:

(a) street grading;

(b) street base;

(c) on-site surface drainage facilities;

(d) culinary water facilities;

(e) wastewater disposal; and

(f) street monuments.

Tooele County Zoning Information



PART 15-3 RURAL RESIDENTIAL DISTRICTS

- Section
15-3-1. Purposes of rural residential districts.
15-3-2. RR-1 development restrictions.
15-3-3. RR-5 development restrictions.
15-3-4. RR-10 development restrictions.

15-3-1. Purposes of rural residential districts.

(1) The purposes of rural residential districts are to promote and preserve in appropriate areas conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public services. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

(2) The rural residential zoning districts in Tooele County are RR-1, RR-5, and RR-10. (Ord. 2005-30, 11/22/05)

15-3-3. RR-5 development restrictions.

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum lot size is 5 acres (217,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 220 feet.
- (3) Minimum frontage on a public street or an approved private street – 50 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 50 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 20 feet; and
 - (ii) accessory buildings:
 1. from the front setback to distance ten feet behind the main dwelling – 20 feet.
 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 10%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2005-30, 11/22/05)

PART 15-1 MULTIPLE USE DISTRICTS

- Section
15-1-1. Purposes of multiple use districts.
15-1-2. MU-40 development restrictions.
15-1-3. MU-80 development restrictions.
15-1-4. MU-160 development restrictions.

15-1-1. Purpose of multiple use districts.

(1) The purposes of multiple use zoning districts are to establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush fires, damage to grazing, livestock raising, and to wildlife values; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the county.

(2) The multiple use districts in Tooele County are MU-40, MU-80 and MU-160. (Ord. 2005-30, 11/22/05)

15-1-2. MU-40 development restrictions.

The development restrictions in MU-40 zoning districts are as follows:

- (1) Minimum lot size is 40 acres (1,742,400 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 660 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 60 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 30 feet; and
 - (ii) accessory buildings:
 1. from the front setback to distance ten feet behind the main dwelling – 30 feet.

Tooele County Land Use Ordinance

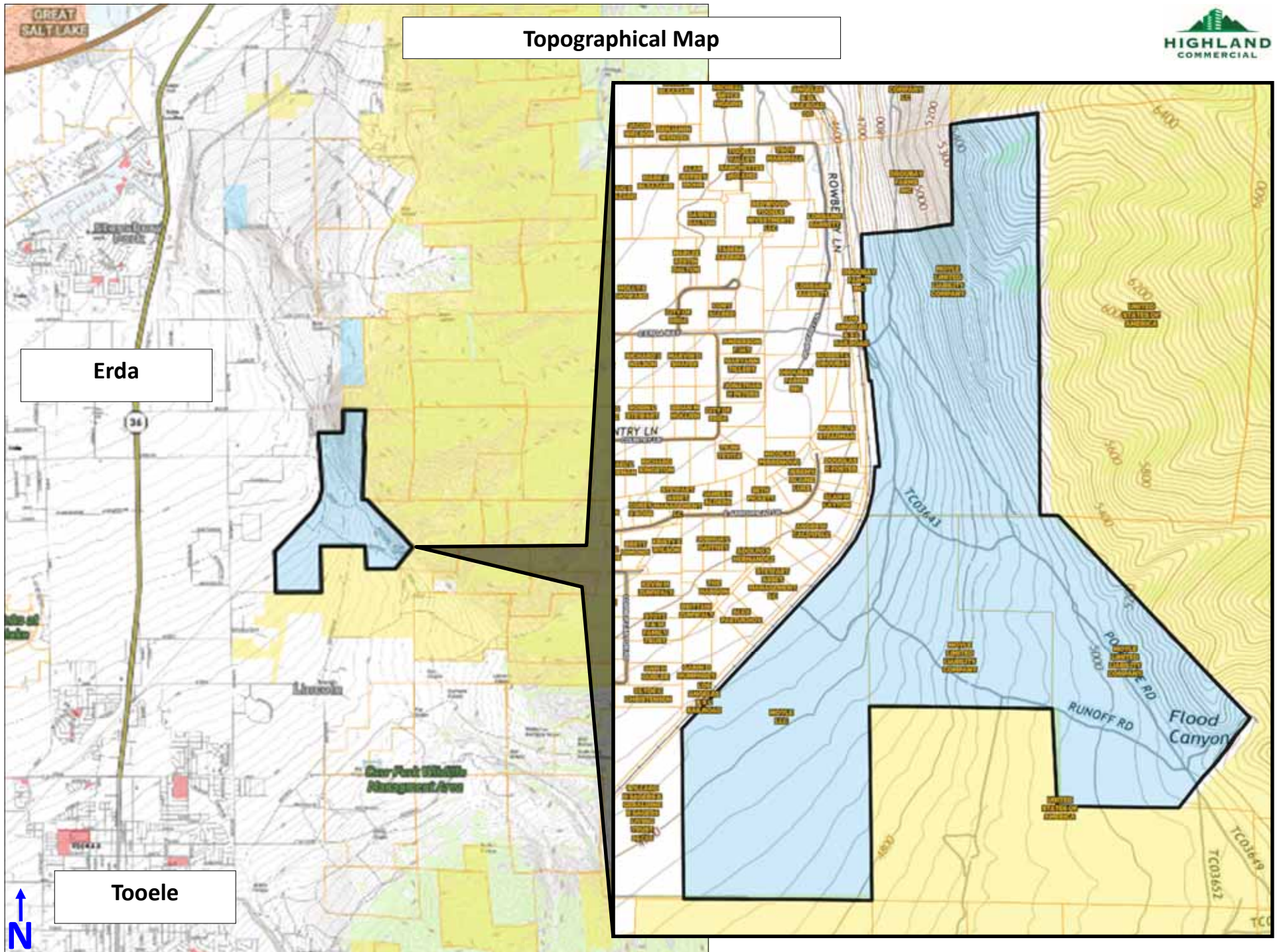
15-1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2005-30, 11/22/05)

Tooele County Zoning Code: <https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Development/Land%20Use%20Ordinance/Chapter%2015%20-%20Multiple%20Use%20Agricultural%20and%20Rural%20Residential%20Districts%20-%20Effective%2009-3-25.pdf?t=202509161318570&t=202509161318570>

Topographical Map



Topographical Map - Northeastern View



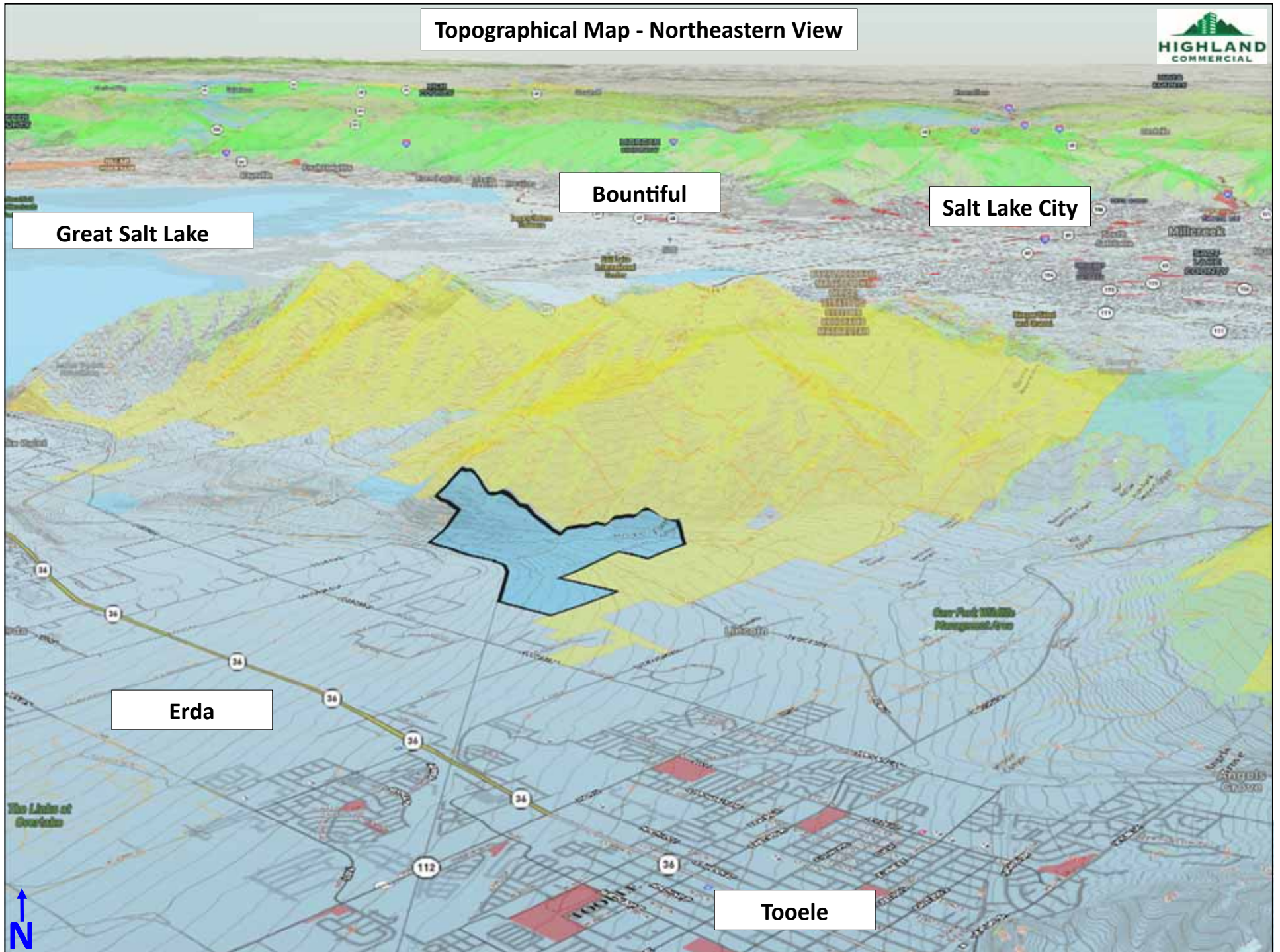
Bountiful

Salt Lake City

Great Salt Lake

Erda

Tooele



Water Right Details for 15-323

Utah Division of Water Rights

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 15-323

Application/Claim: A18617

Certificate: 4654

Changes:

144511	(Filed: 02/20/2019)	Lapsed
145550	(Filed: 03/04/2020)	Lapsed
148848	(Filed: 04/27/2022)	Lapsed

Owners:

Name: Ironwood Real Estate LLC
Address: 8400 North Highway 36
Lakepoint UT 84074

Remarks: 22.9263 ac

Name: Moyle Limited Liability Company
Address: PO Box 17467
Holladay UT 84117

Remarks: 13.3405 ac

Name: Diane E. Sagers Family Living Trust
Address: Diane E. Sagers, Trustee
883 East Erda Way
Erda UT 84074

Remarks: 0.9328 AF, 0.2332 acre

Name: Kristy Wilson and Bruce Wilson
Address: 1531 E Murray Canyon Rd
Erda, UT 84074

Remarks: 1.0 AF, 0.25 acres

General:

Type of Right: Application To Appropriate
Quantity of Water: 0.843 CFS

Source: Underground Water Well
County: Tooele

Common Description:

Proposed Det. Book: 15-3

Land Owned by Appl.: Yes

Water Right Information



Water Right Details for 15-5269

Utah Division of Water Rights

7/3/2025 3:18 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 15-5269

Application/Claim: A20697

Certificate:

Changes:

a40274	(Filed: 11/17/2014)	Approved
--------	---------------------	----------

Owners:

Name: Andrew Caldwell and Cory Caldwell
Address: 3594 North Arrowhead Lane
Erda, Utah 84074

Remarks: 1.59 AF, 0.3975 ac, joint tenants

Name: Joshua L. Gaffney and Annie J. Gaffney
Address: 1602 East Arrowhead Lane
Erda UT 84074

Remarks: 1.59 ac-ft, 0.3975 acre as joint tenants

Name: Adolfo S. Hernandez and Mary A. Hernandez
Address: 1722 East Arrowhead Lane
Erda UT 84074

Remarks: 1.59 AF, 0.3975 ac irr (Joint Tenants)

Name: Suzanne Marie Meyers
Address: 3508 North Moyle Lane
Tooele UT 84074

Remarks: 1.59 AF, 0.3975 ac

Name: Moyle, LLC
Address: P O Box 17467
Holladay UT 84117

Water Right Details for 15-5283

Utah Division of Water Rights

7/3/2025 3:21 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 15-5283

Application/Claim: A20697

Certificate:

Changes:

a40722	(Filed: 04/22/2015)	Approved
--------	---------------------	----------

Owners:

Name: Steve and Karen Hanson
Address: 1159 North 900 East
Bountiful UT 84010

Remarks: 1.59 AF, 0.3975 acre irr. (Joint Tenants)

Name: Garin D. and Diane Humphrey
Address: 3364 N Moyle Lane
Erda UT 84074

Remarks: 1.59 AF, 0.3975 ac

Name: Tony and Wendy Jarrett
Address: 4007 Lilac Lane
Mountain Green, UT 84050

Remarks: 1.59 AF, 0.3975 ac, as joint tenants

Name: Moyle, LLC
Address: c/o Moyle & Draper PC City Center
PO Box 17467
Holiday, UT 84117

Remarks: 1.28 AF

Name: Alex Pastukhov
Address: 3410 North Moyle Lane
Erda, UT 84074

Remarks: 1.59 AF, 0.3975 acre irr.

Name: Stewart Asset Management LC
Address: PO Box 1300
West Jordan UT 84084

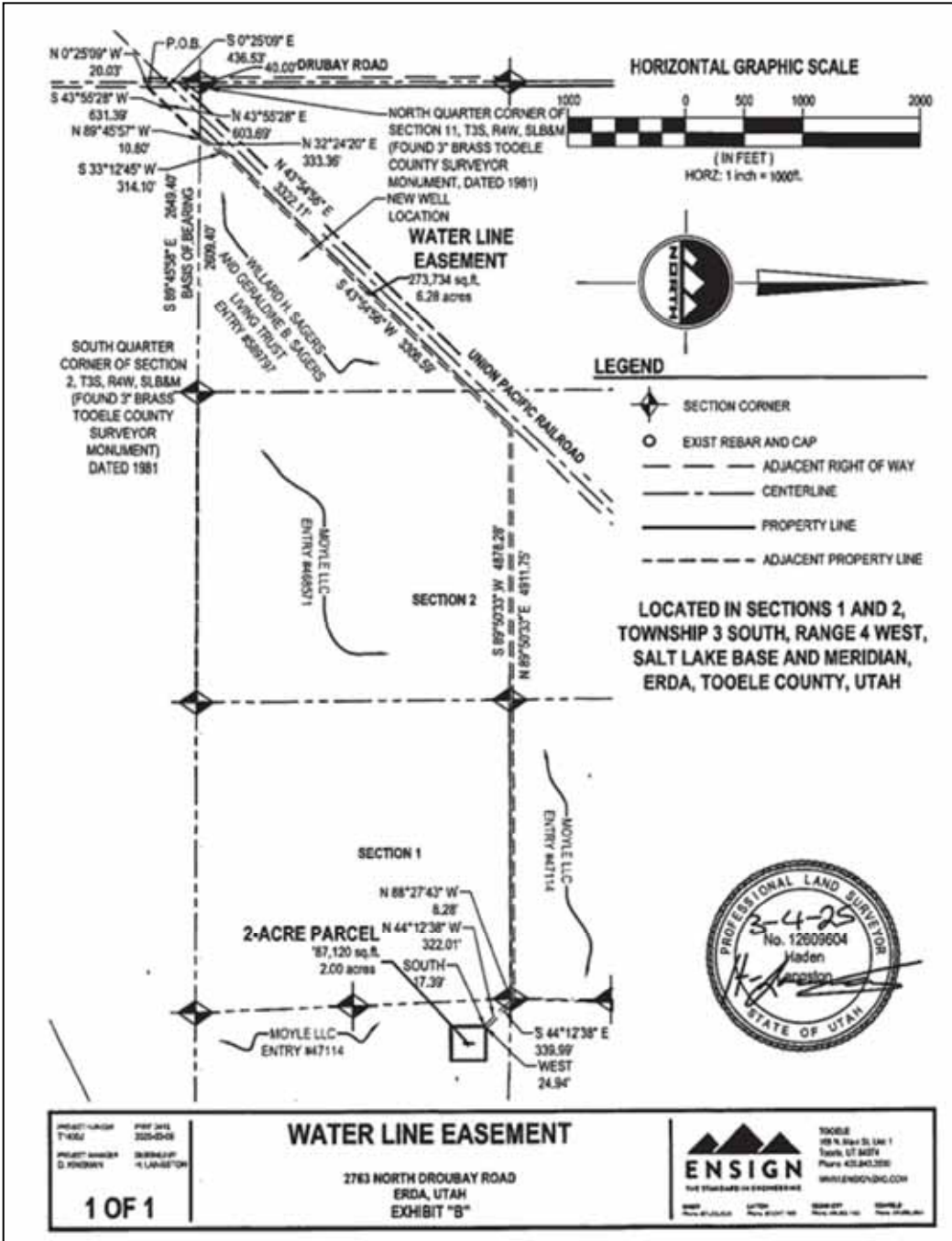
Remarks: 1.59 AF, 0.3975 ac

Name: Brittani and Gregory Zumwalt
Address: 3387 North Moyle Lane
Erda UT 84074

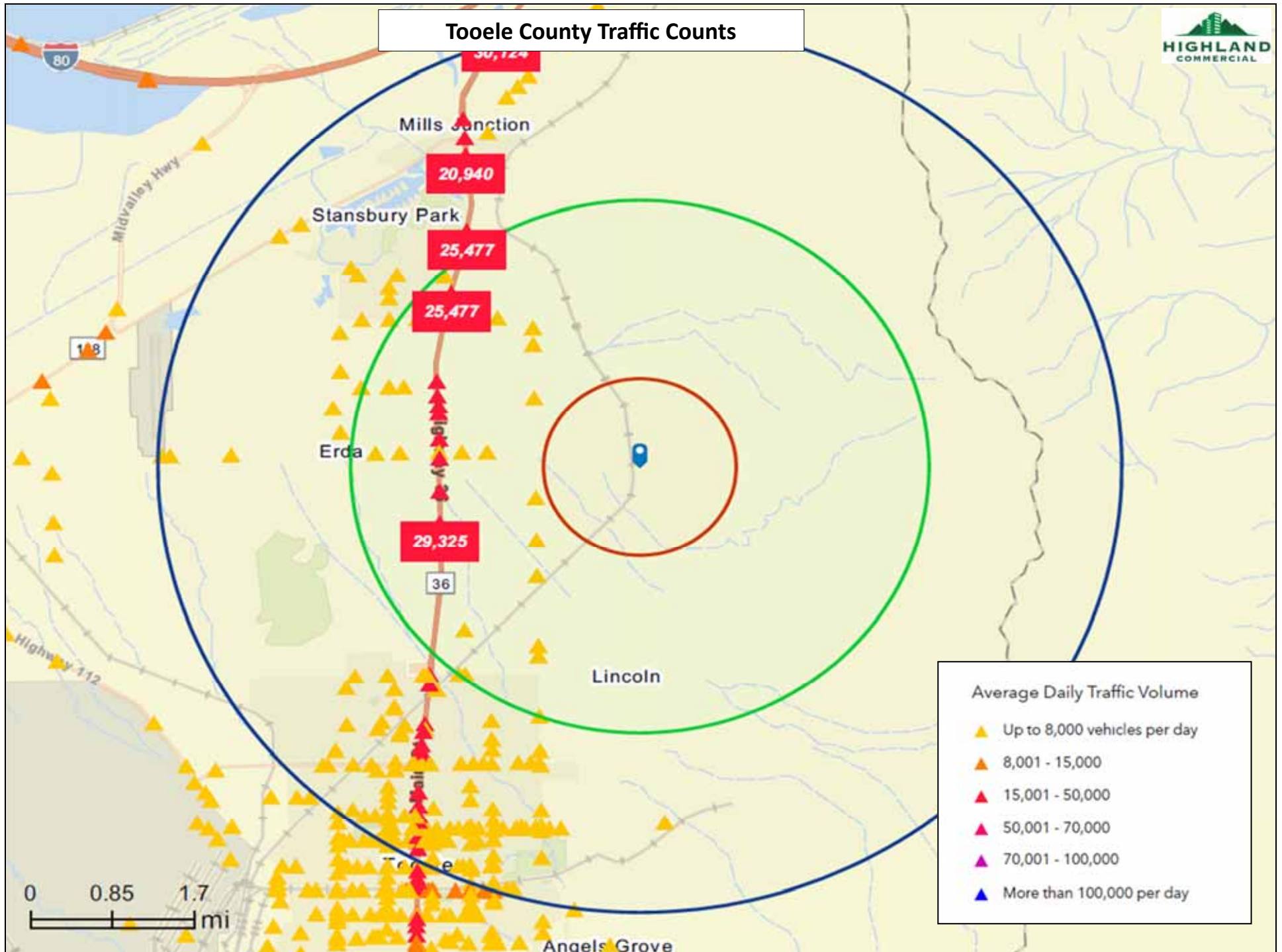
Remarks: 1.59 AF, 0.3975 ac (Joint Tenants)

Oquirrh Point Improvement District: There is no public sewer and water system in this area of Tooele County & Erda City. Development of the property would require water be purchased and put into the Oquirrh Point Improvement District with approximately 1.62 acre-feet per dwelling unit on a 1-acre lot. Water requirements vary based on total size of home and lot. The following page shows the water line easement agreement over a portion of the property.

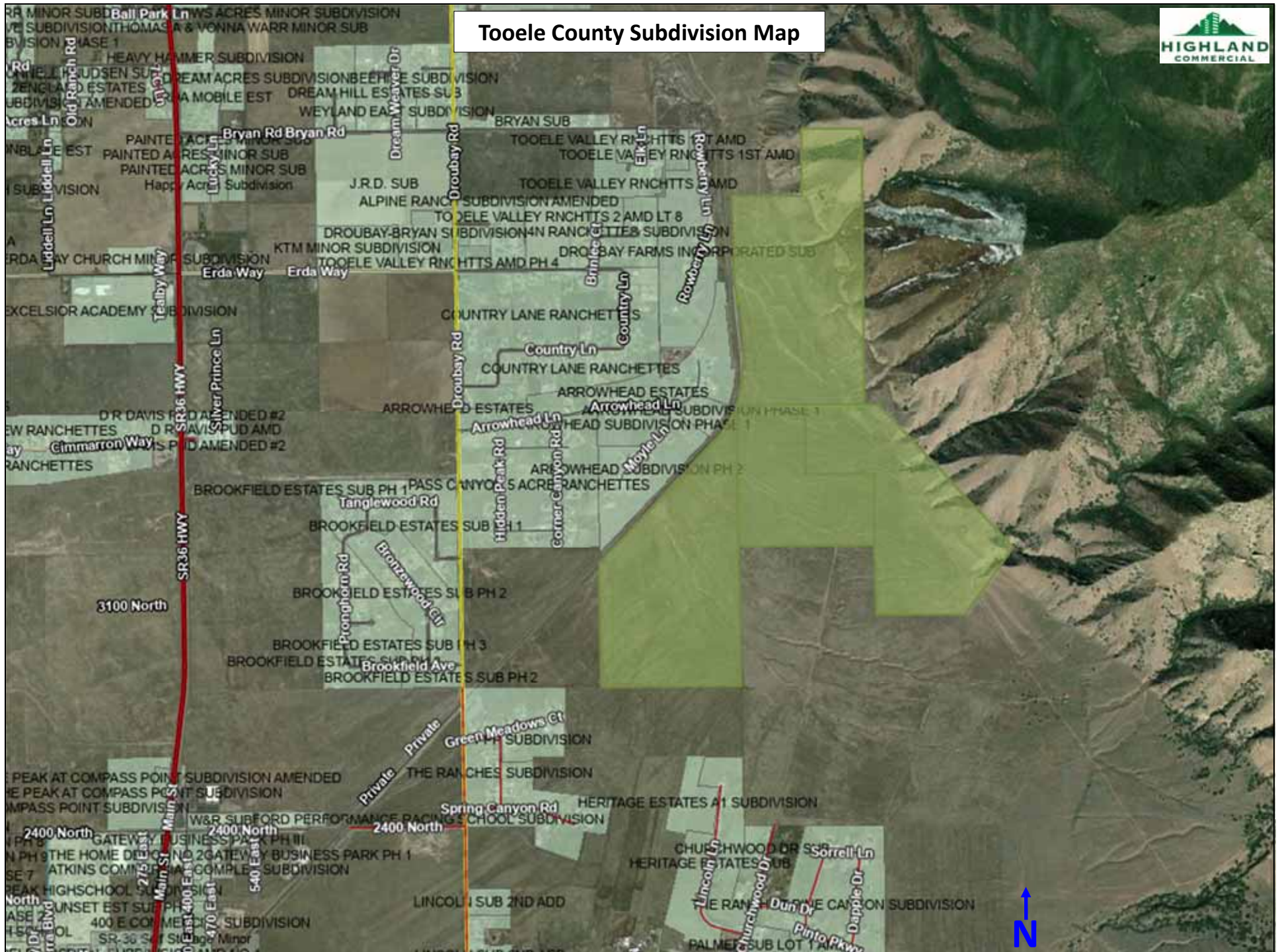
Water Line Easement



Tooele County Traffic Counts



HIGHLAND
COMMERCIAL

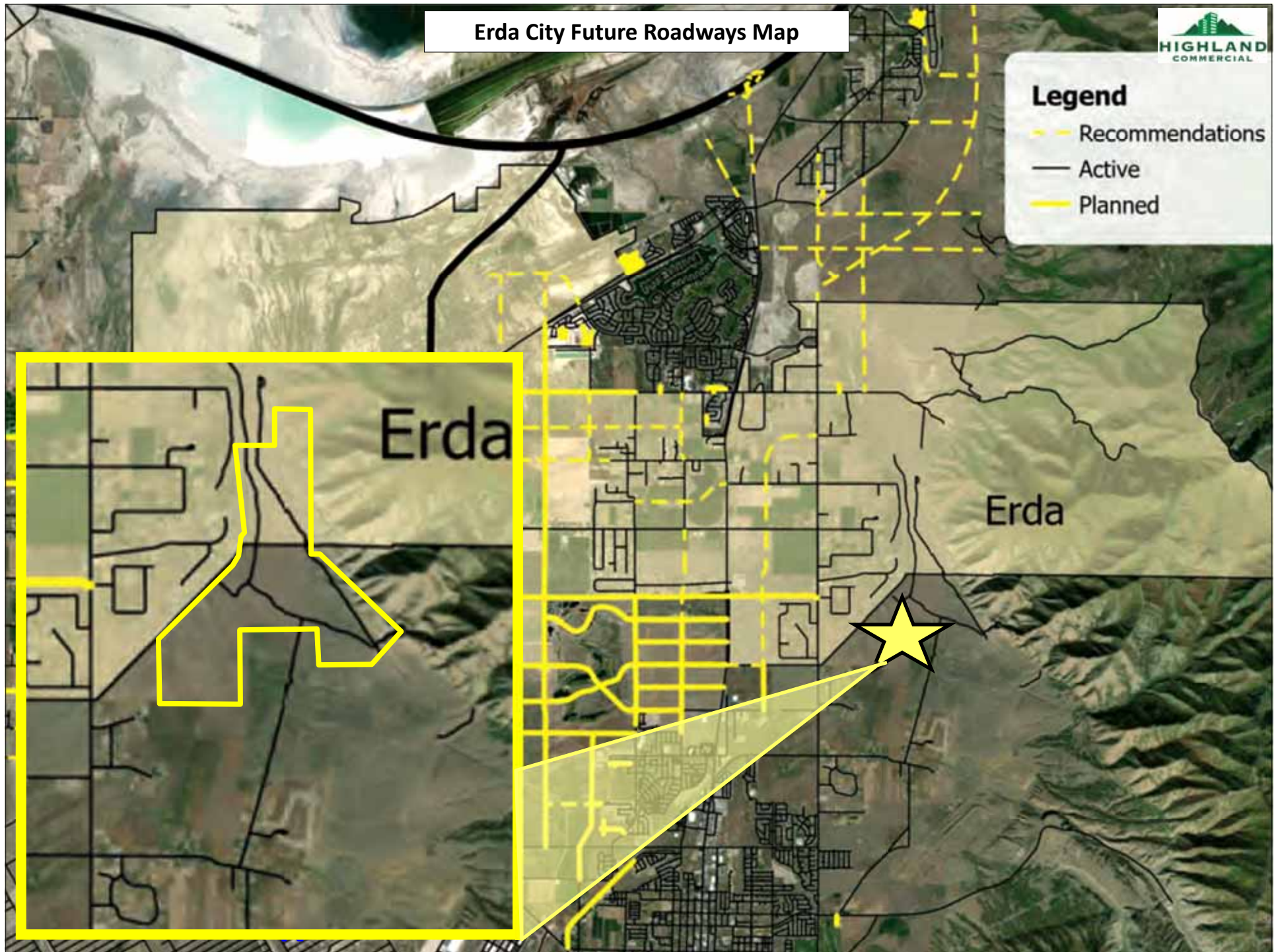


Erda City Future Roadways Map

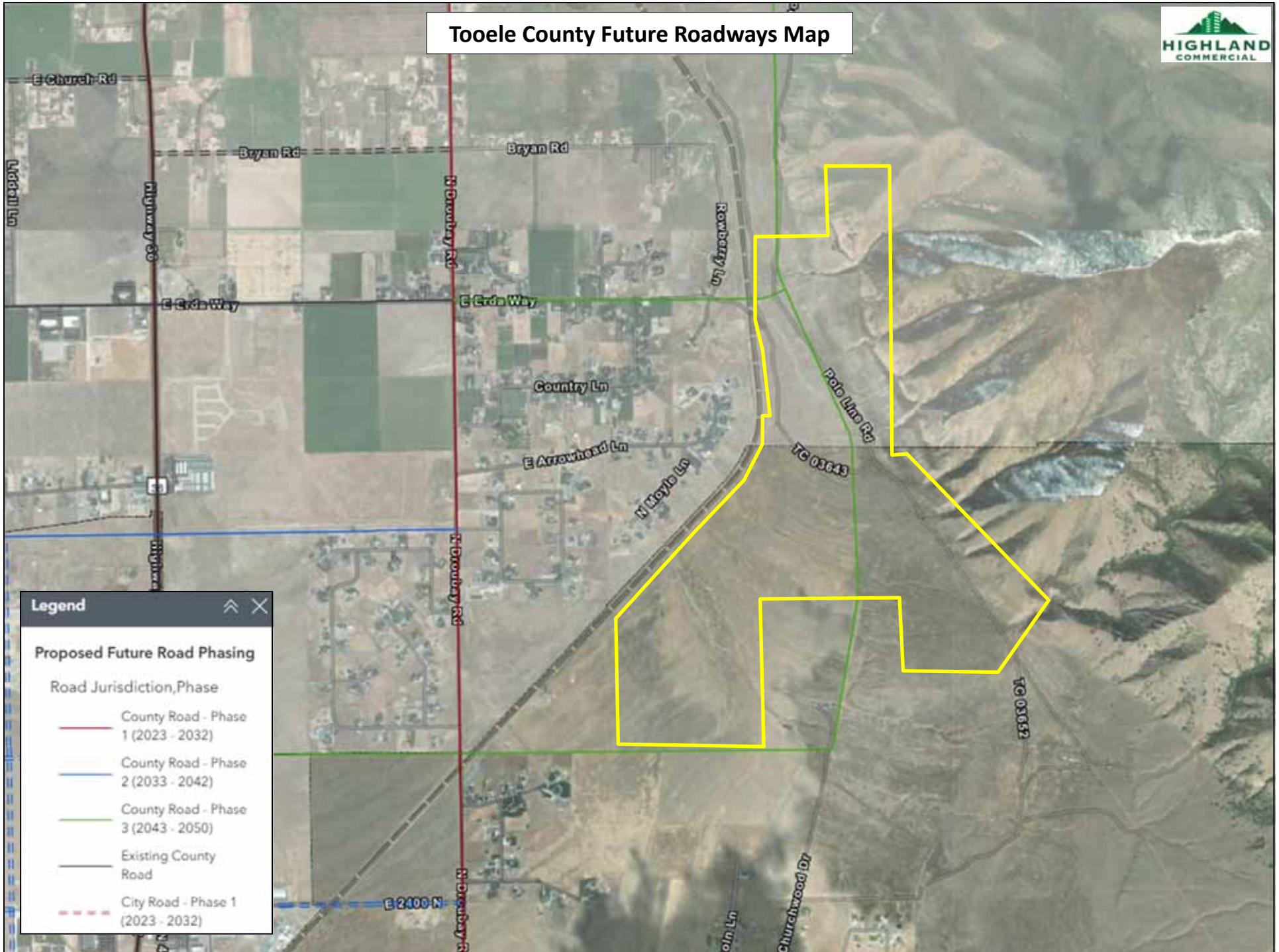


Legend

- Recommendations
- Active
- Planned



Tooele County Future Roadways Map

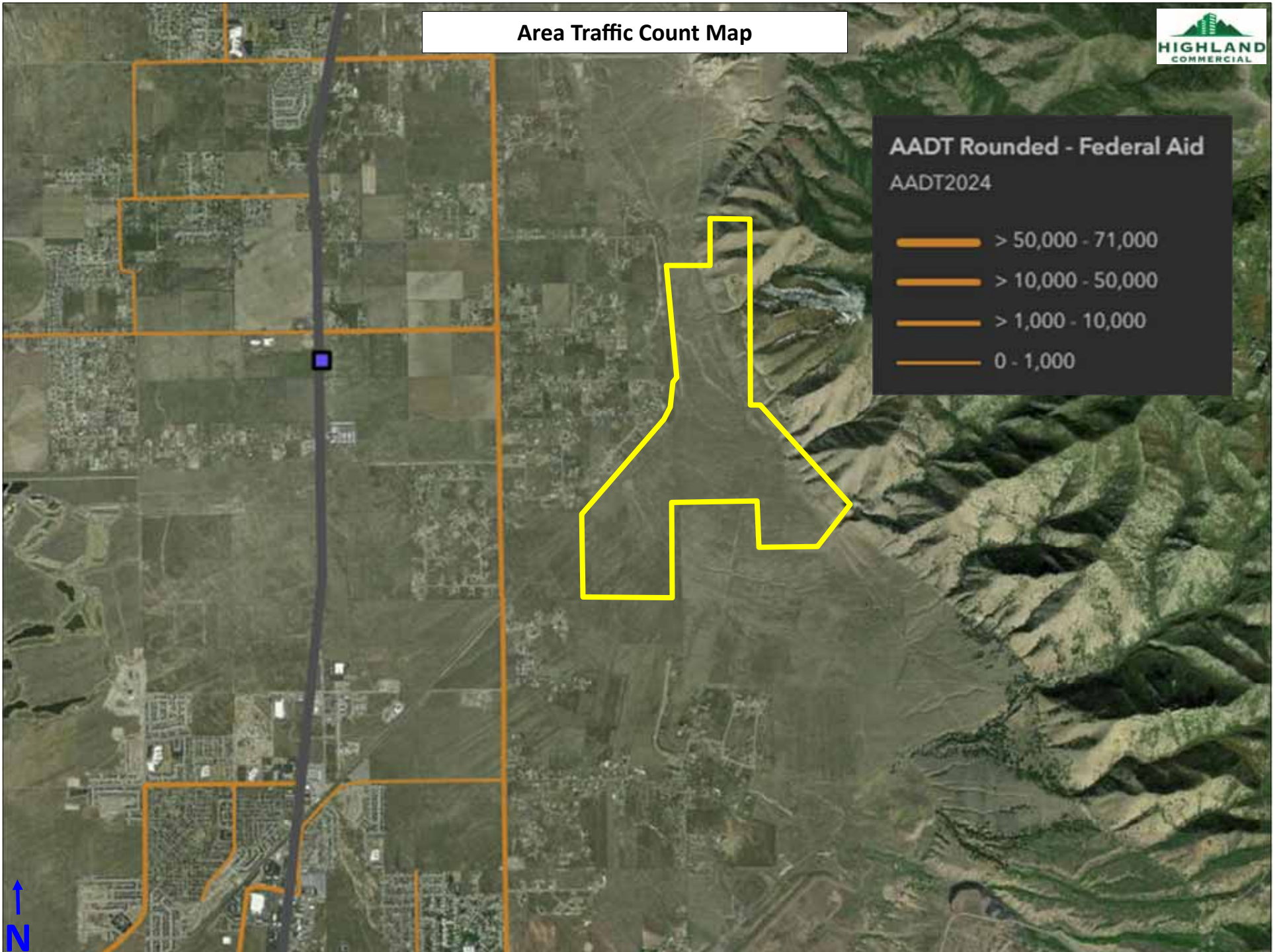


Area Traffic Count Map

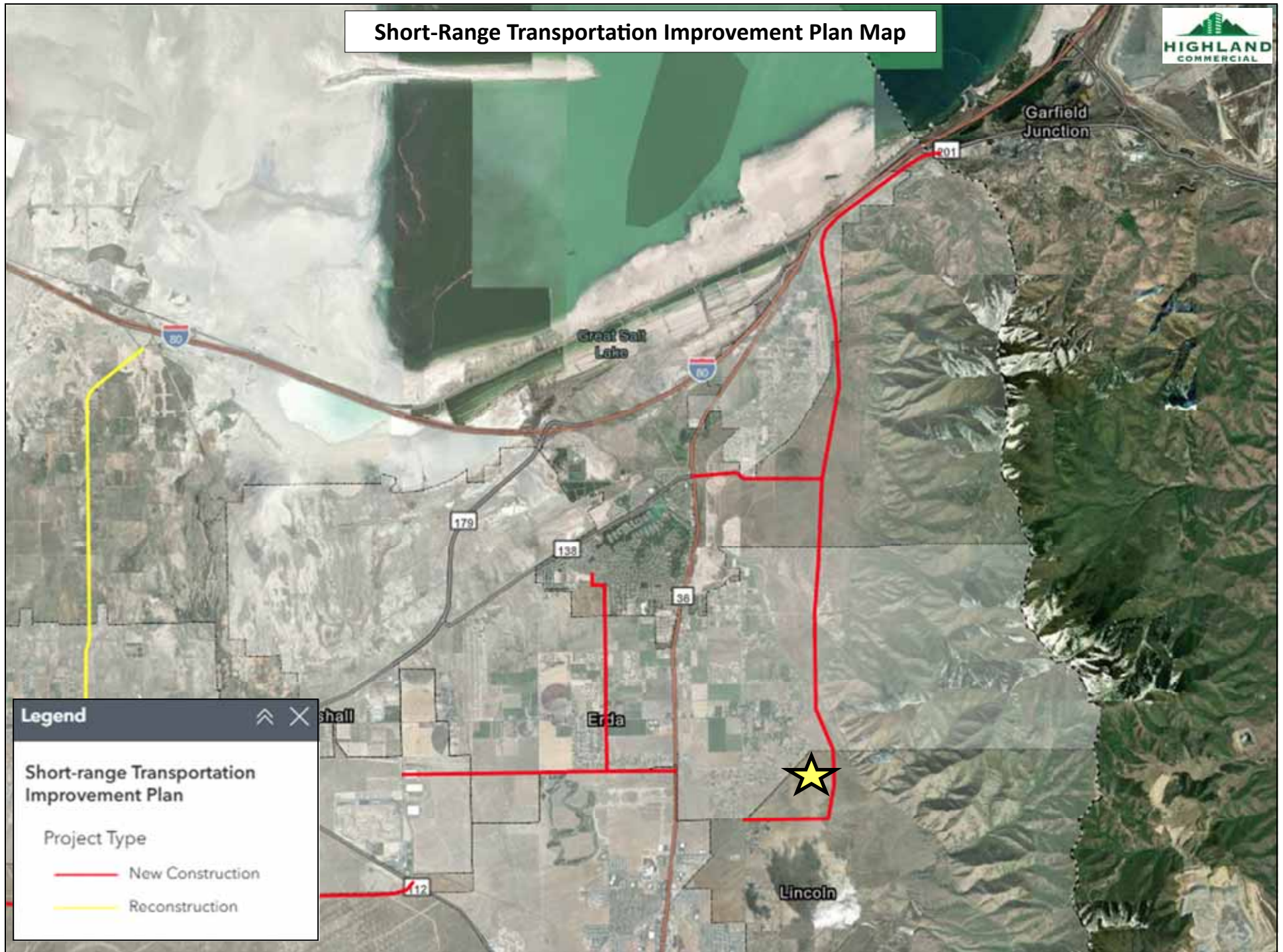


AADT Rounded - Federal Aid
AADT2024

- > 50,000 - 71,000
- > 10,000 - 50,000
- > 1,000 - 10,000
- 0 - 1,000



Short-Range Transportation Improvement Plan Map



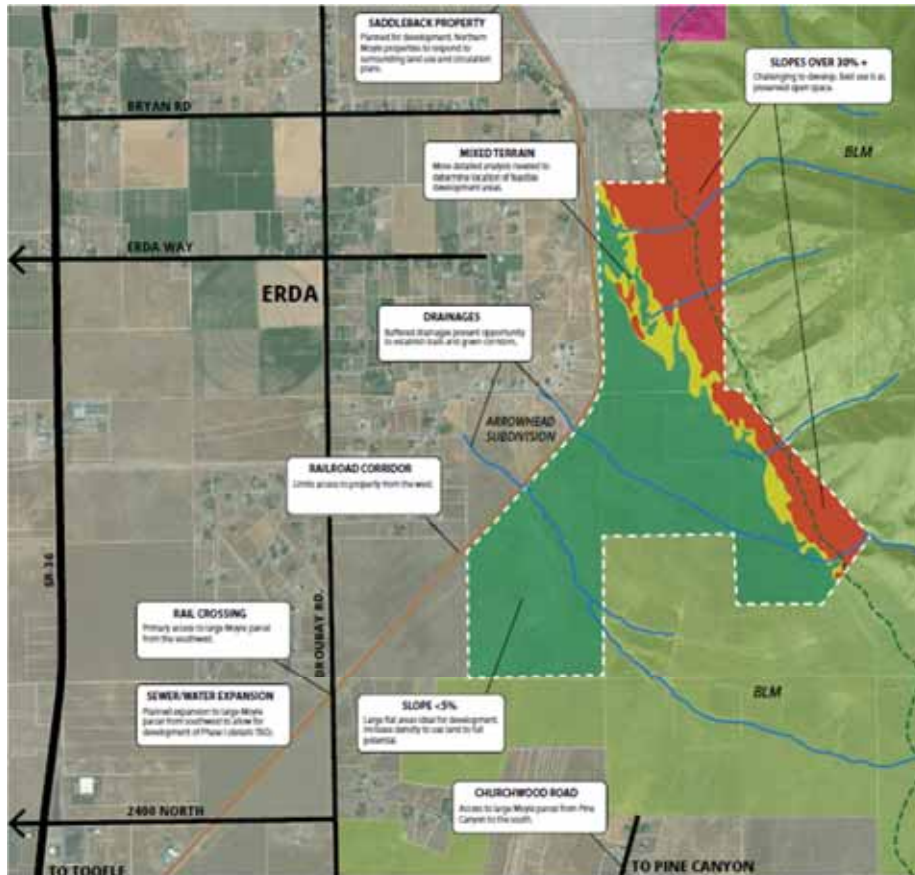
Legend

Short-range Transportation Improvement Plan

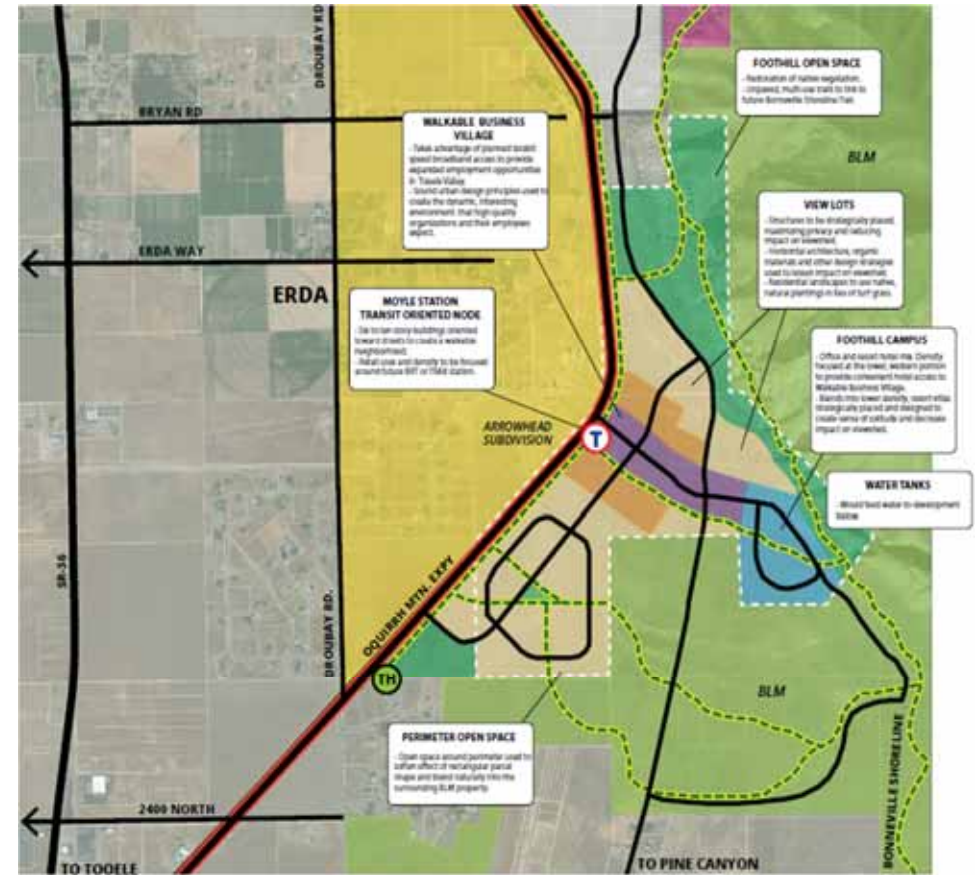
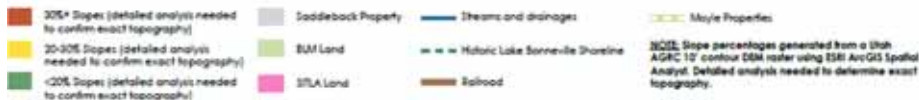
Project Type

- New Construction
- Reconstruction

Previous Development Study & Analysis



Legend



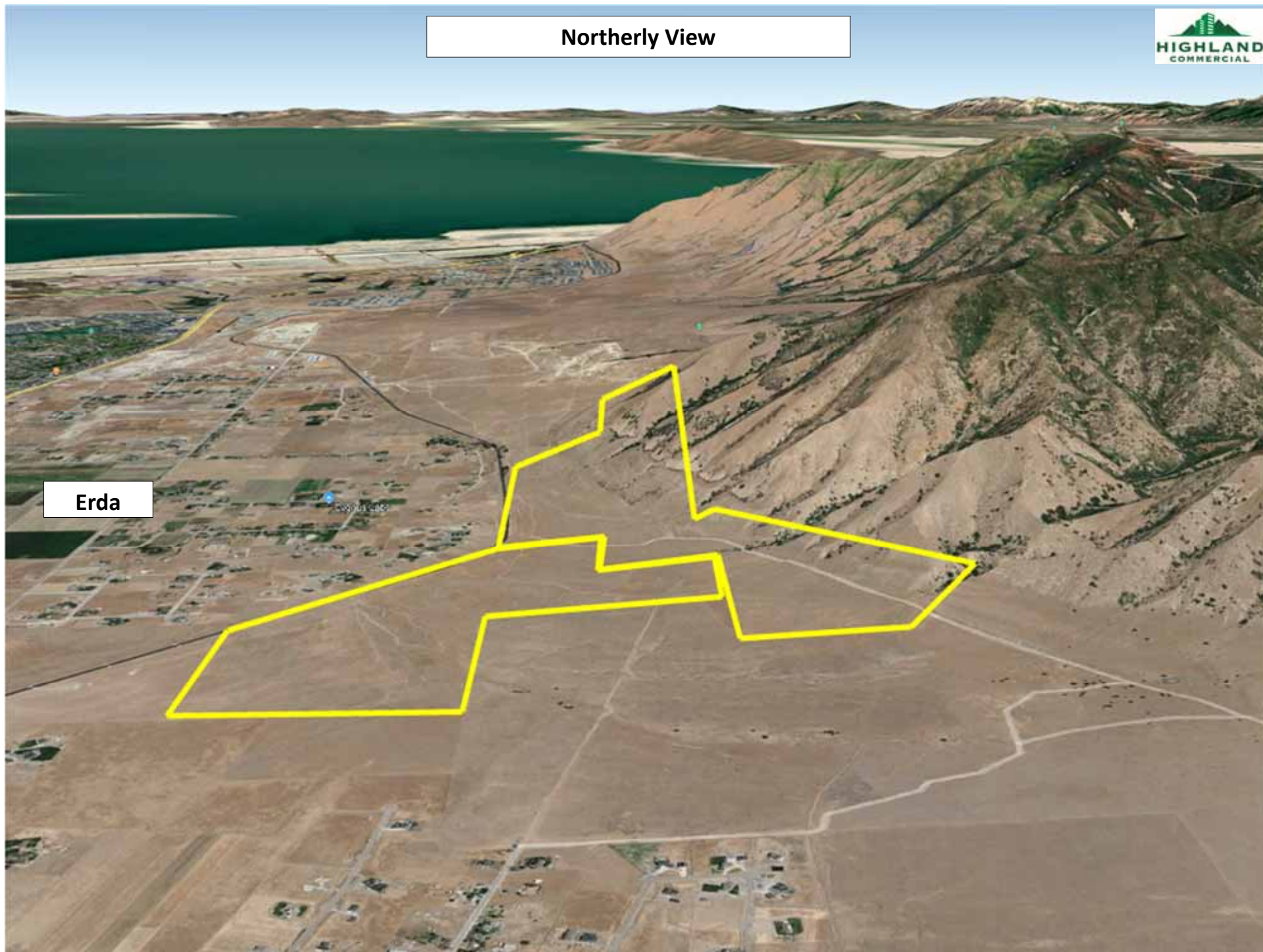
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Northerly View



Erda



Easterly View

Salt Lake City

Pine Canyon

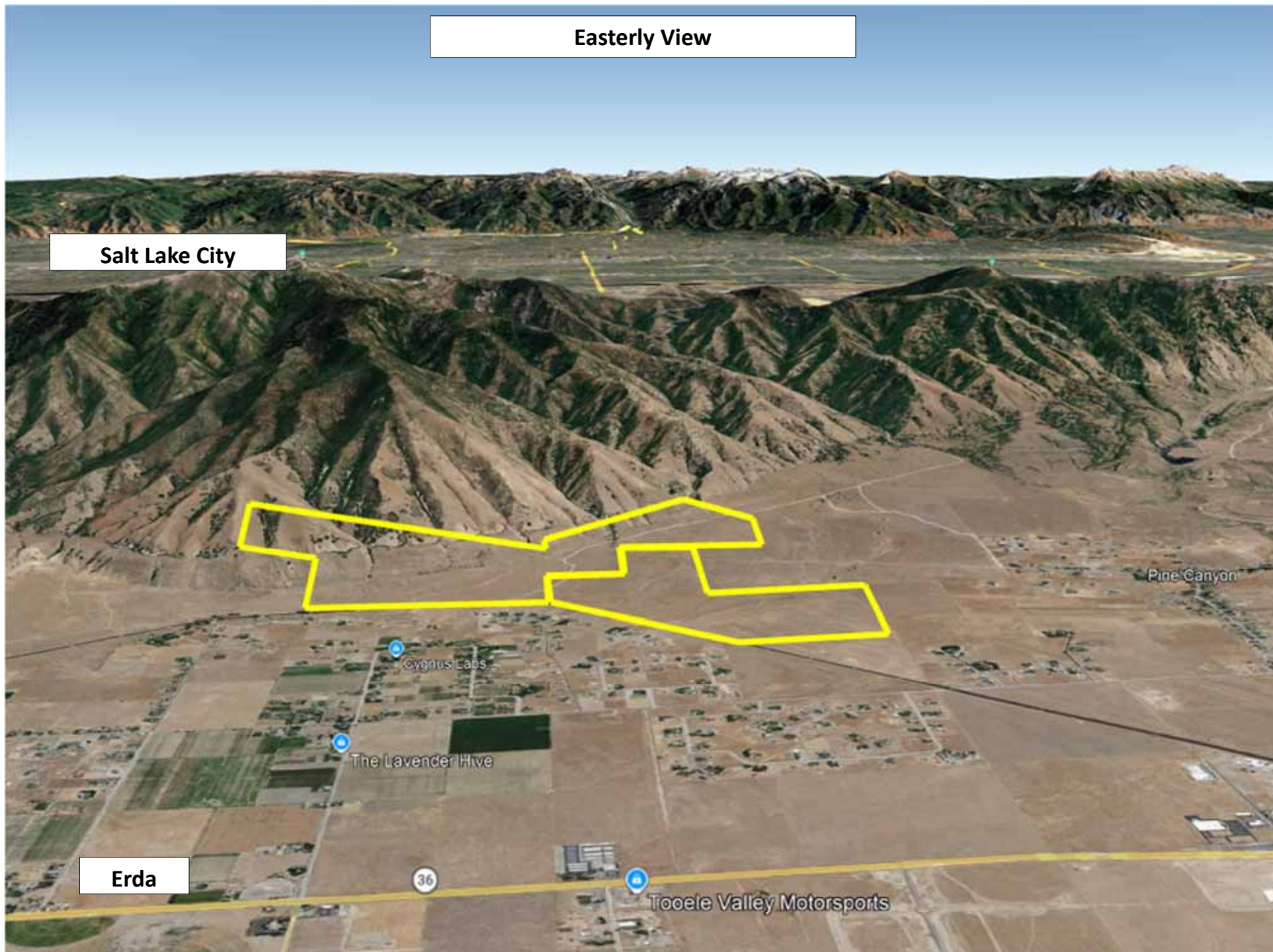
Cygnus Labs

The Lavender Hive

Erda

36

Tooele Valley Motorsports



Southerly View

Tooele City

Erda

Cygnus Labs

The Lavender Hive

Utah Valley Airport

North Ogden

Provo



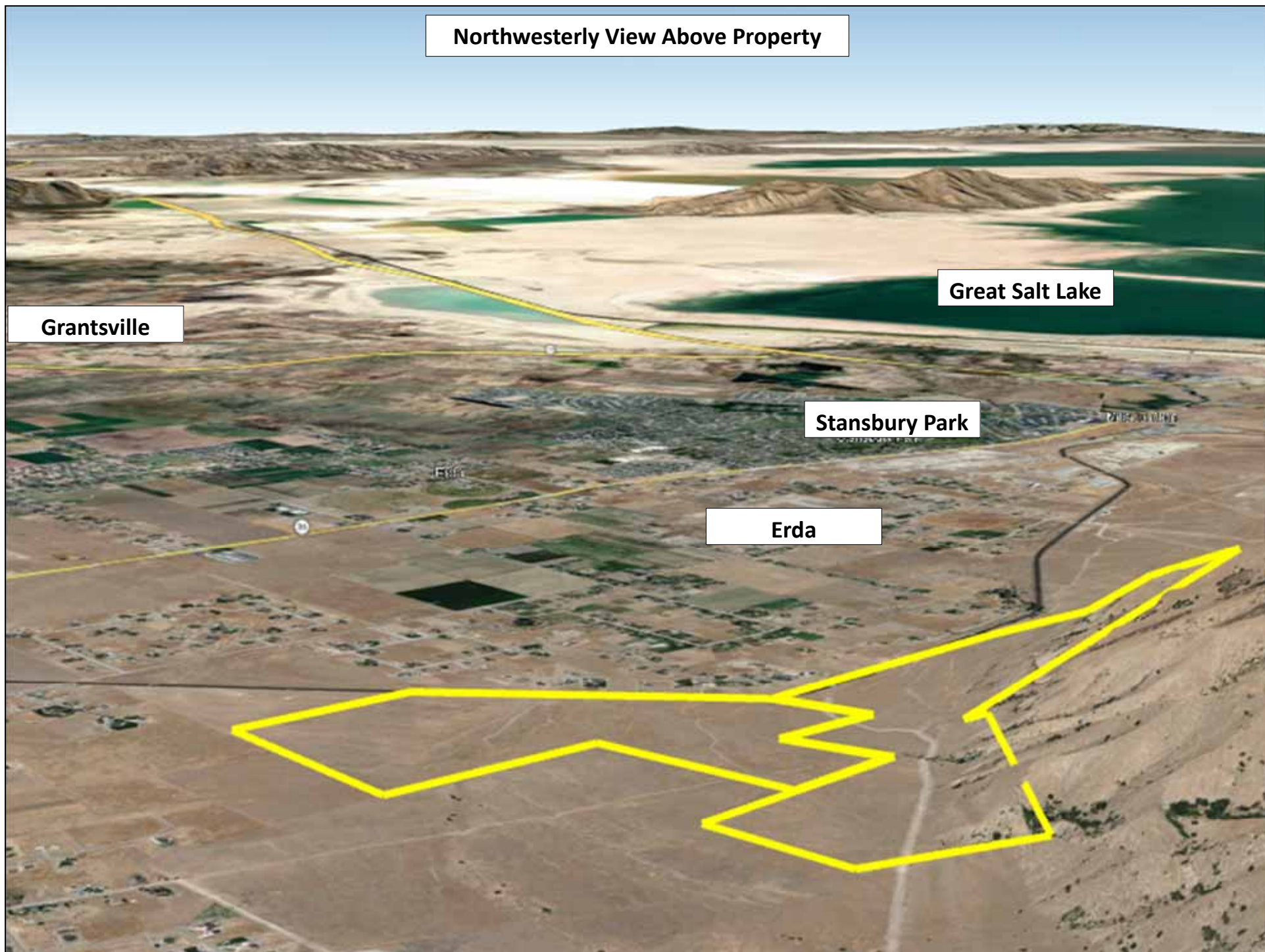
Northwesterly View Above Property

Grantsville

Great Salt Lake

Stansbury Park

Erda



Southwesterly View Above Property

Tooele City

Tooele Army Depot

Pine Canyon

Native Antiquities

Trucks, Water, and Fuel

Cygnus Labs

