

12TH STREET INTERCHANGE LAND

FOR SALE OR BUILD-TO-SUIT



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CHRIS FALK, CCIM, SIOR
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PROPERTY DETAILS

988 SOUTH 1700 WEST
MARRIOTT-SLATERVILLE, UTAH 84404

SALE PRICE: \$3,800,000 (\$9.75/SF)

- 8.94 acres
- Zoned C-3P
- Prime development ground
- Immediate and easy access to I-15
- Located next to brand new developments
- Utilities stubbed to site

2024 DEMOS

EST. POPULATION



1 MILE » 1,054
3 MILE » 36,966
5 MILE » 158,265

EST. HOUSEHOLDS



1 MILE » 295
3 MILE » 13,901
5 MILE » 58,093

EST. MEDIAN HH INCOME



1 MILE » \$93,492
3 MILE » \$81,776
5 MILE » \$91,611

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1755 East 1450 South
Clearfield, UT 84015
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Site

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