

OPPORTUNITY ZONE PROPERTY

LOT 1 IN IRONTON BLVD, PROVO, UTAH



Google Earth
Airbus

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Each Office Independently Owned and Operated.

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LISTING PRESENTATION



PROPERTY HIGHLIGHTS

- Opportunity Zone: Huge tax benefits for owners.
- 354' Frontage, 267' Depth.
- 1.51 Acres.
- Corner Lot Frontage on US-89 (check traffic count).
- Gradually Sloping Lots: Allows easy access for parking on the back of the building.
- \$14 Per Square Foot
- Stubbed Sewer and Stormwater Drains on the southwest corner of the lot.
- Lot 1: 2 other lots available, Lot 4 already sold!

TABLATIONS

TOTAL AREA	9.471 Acres (412,545 SF)
UDOT/PROVO DEDICATION AREA	0.226 Acres (9,836 SF)
LOT AREA	9.245 Acres (402,709 SF)
NUMBER OF LOTS	4
DENSITY	0.43 Lots/Acre

LOT NUMBER	LAND ACRES	SQUARE FOOT	AVAILABILITY
LOT 1	1.518 Acres	66,129 SF	For Sale
LOT 2	1.95 Acres	84,922 SF	Available
LOT 3	2.343 Acres	102,045 SF	Available
LOT 4	3.435 Acres	149,614 SF	Sold

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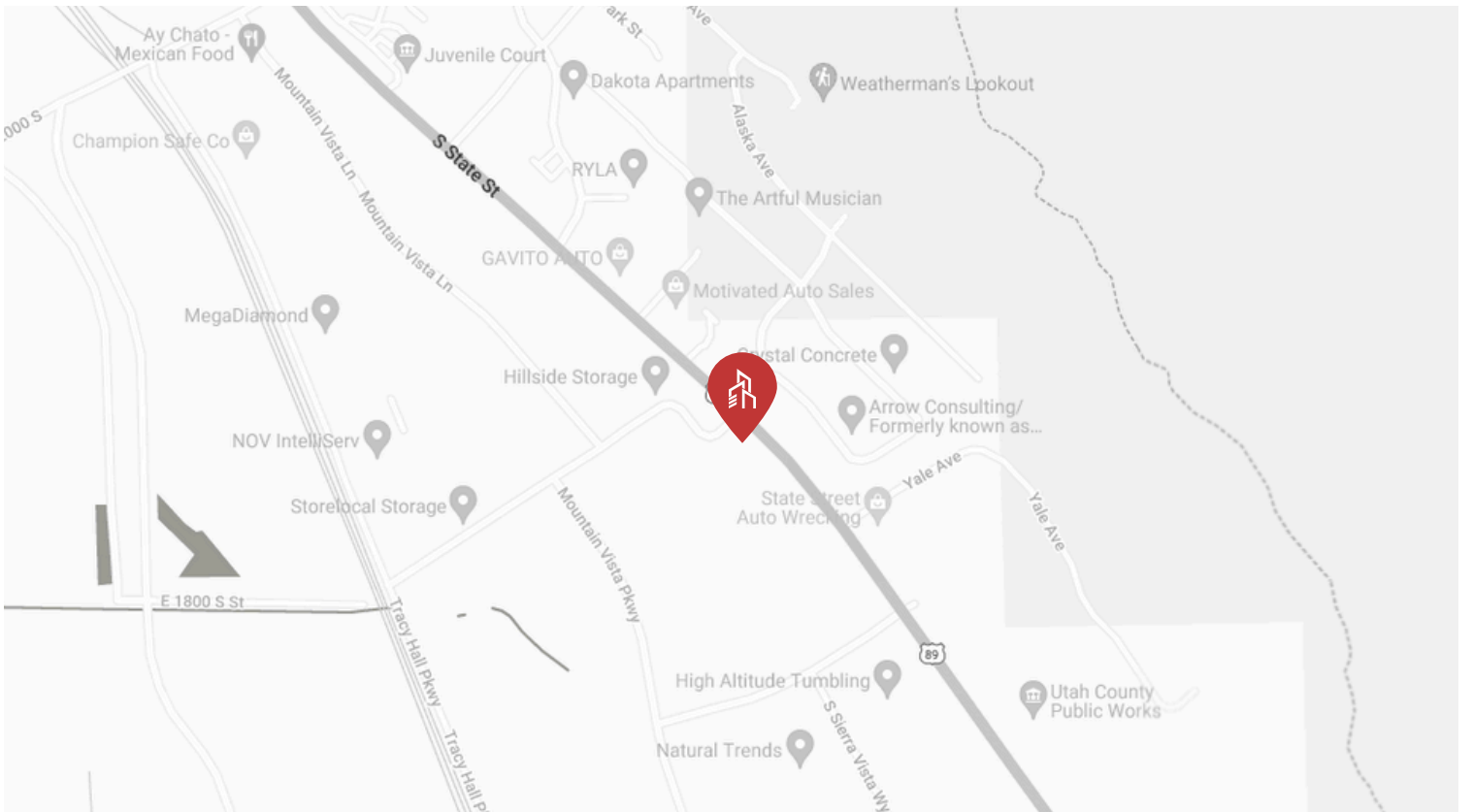
LISTING PRESENTATION



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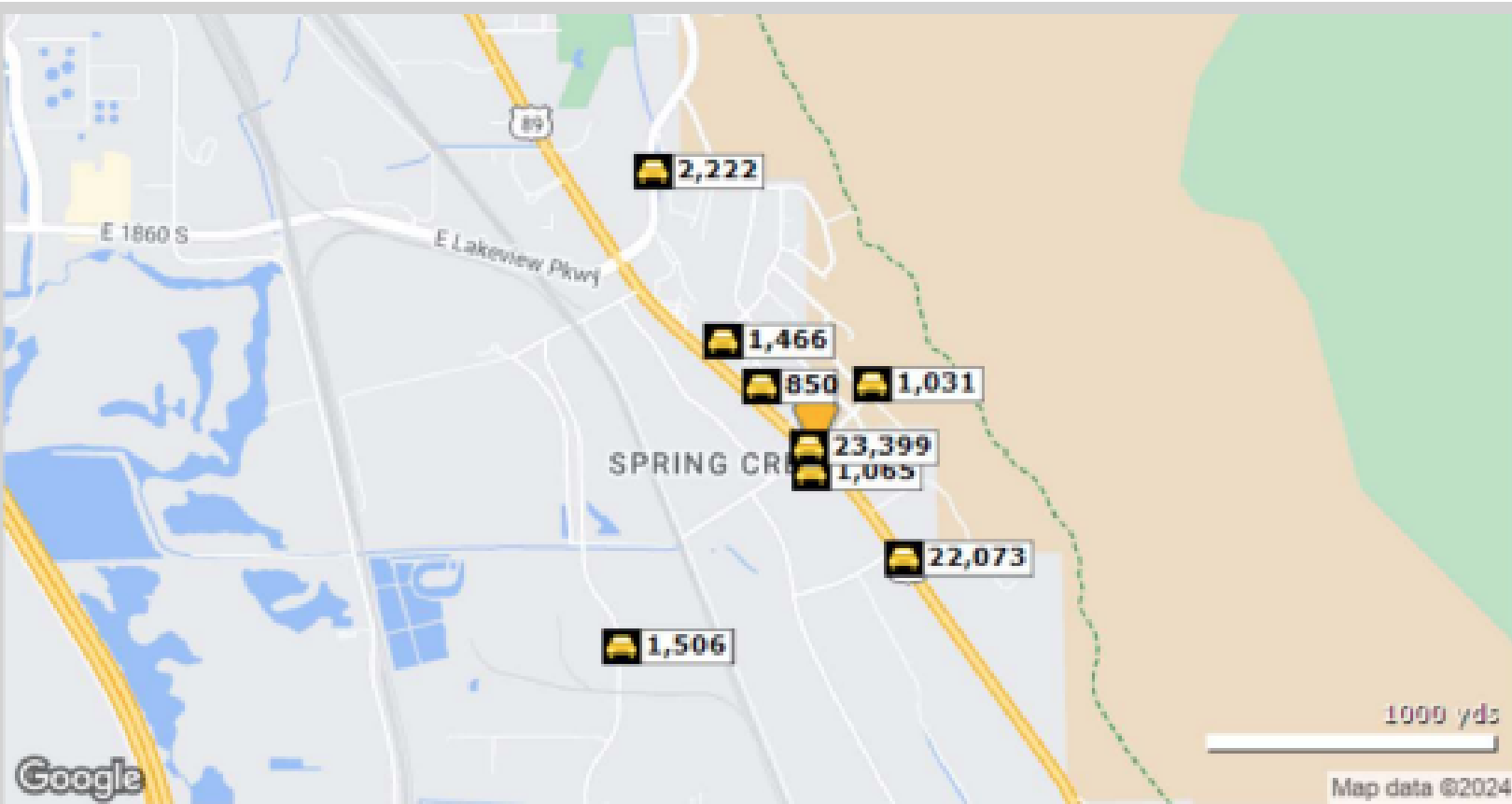


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TRAFFIC COUNTS



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ironton Blvd	Mountain Vista Ln	0.08 W	2022	1,065	MPSI	.02
2	South State Street	Alabama Ave	0.01 NW	2022	23,399	MPSI	.03
3	S Nevada Ave	Nevada Cir	0.02 N	2022	850	MPSI	.19
4	E Mountain View Pkwy	Alaska Ave	0.02 SW	2022	1,031	MPSI	.20
5	S State St	Yale Ave	0.11 NW	2022	21,042	MPSI	.26
6	South State Street	Yale Ave	0.11 NW	2020	22,073	MPSI	.26
7	California Ave	S State St	0.04 SW	2022	1,466	MPSI	.30
8	Industrial Parkway	W Parkway Cir	0.20 S	2020	1,517	MPSI	.53
9	Industrial Parkway	W PkwyCir	0.20 S	2022	1,506	MPSI	.53
10	S Slate Canyon Dr	E Dakota Ln	0.11 S	2022	2,222	MPSI	.66

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PROPERTY SITE PLAN

