

1683 WEST HIGHWAY 40



FOR SALE: ALL OR PART

PROPERTY DETAILS

1683 WEST HIGHWAY 40, VERNAL, UT 84078

- \$4,300,000 (\$12.82 PSF)
- Zoning is CP-2 (City Planned Commercial)
- Two parcels available consisting of 7.23 acres for the larger parcel and 0.47 acres for the smaller parcel for a total of 7.7 acres
- 750' of Highway 40 frontage
- Adjacent to a major retail center
- On-site water, sewer, and power
- Future planned signalized intersection onto Highway 40

2024 DEMOS

EST. POPULATION

1 MILE » 3,348
3 MILE » 21,276
5 MILE » 28,382

EST. HOUSEHOLDS

1 MILE » 1,200
3 MILE » 7,819
5 MILE » 10,185

EST. AVERAGE HH INCOME

1 MILE » \$79,268
3 MILE » \$73,006
5 MILE » \$79,827



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.