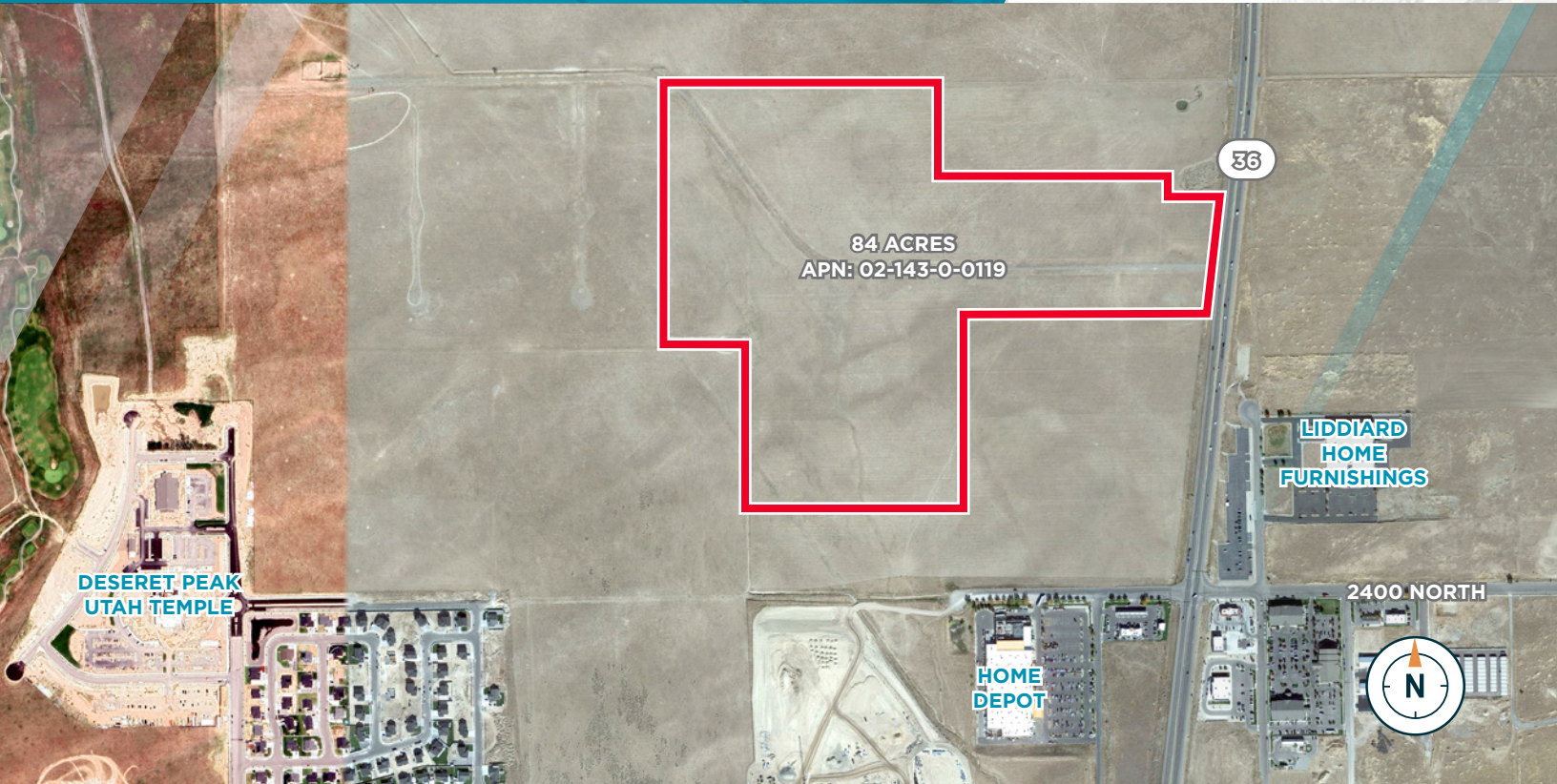


DEVELOPMENT LAND FOR SALE

2600 NORTH HIGHWAY 36
TOOELE, UT 84074



FEATURES

- 84 Acres
- 440 plus feet frontage on Highway 36
- 2,800 feet deep
- 1,000 feet north of Liddiards Furniture
- Utilities near by
- Major development in area
- Deseret Peaks Temple
- Deseret Peaks High School
- Adjacent to Overlake Development
- Initial Area Plan
- 524 Units
- Zoned RR-5 and GC with highway frontage overlay
- Municipal Land Use - Medium Density Residential and Regional Commercial
- Tooele County APN 02-143-0119
- Assessed Value \$4,160,898
- 2023 Property Tax \$44,451

DEMOGRAPHICS

	Tooele City	% Change City	Tooele County	% Change County
2010 Population	31,509	-	58,218	-
2020 Population	35,742	1.27%	72,698	2.25%
2023 Population	38,302	2.15%	79,760	2.89%
2028 Population	40,702	1.22%	91,123	2.70%
2010 Households	9,910	-	17,981	-
2020 Households	11,319	1.34%	22,087	2.08%
2023 Households	12,200	2.33%	24,311	3.00%
2028 Households	13,033	1.33%	27,910	2.80%
2023 Average HH Income	\$96,716	-	\$109,483	-
2028 Average HH Income	\$108,307	2.29%	\$123,062	2.37%

Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data

LAND USE

- Medium Density Residential (RM-8, R1-7, R1-8, R1-10)
- Regional Commercial (RC, RD)

Contact

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PAUL WESTENSKOW

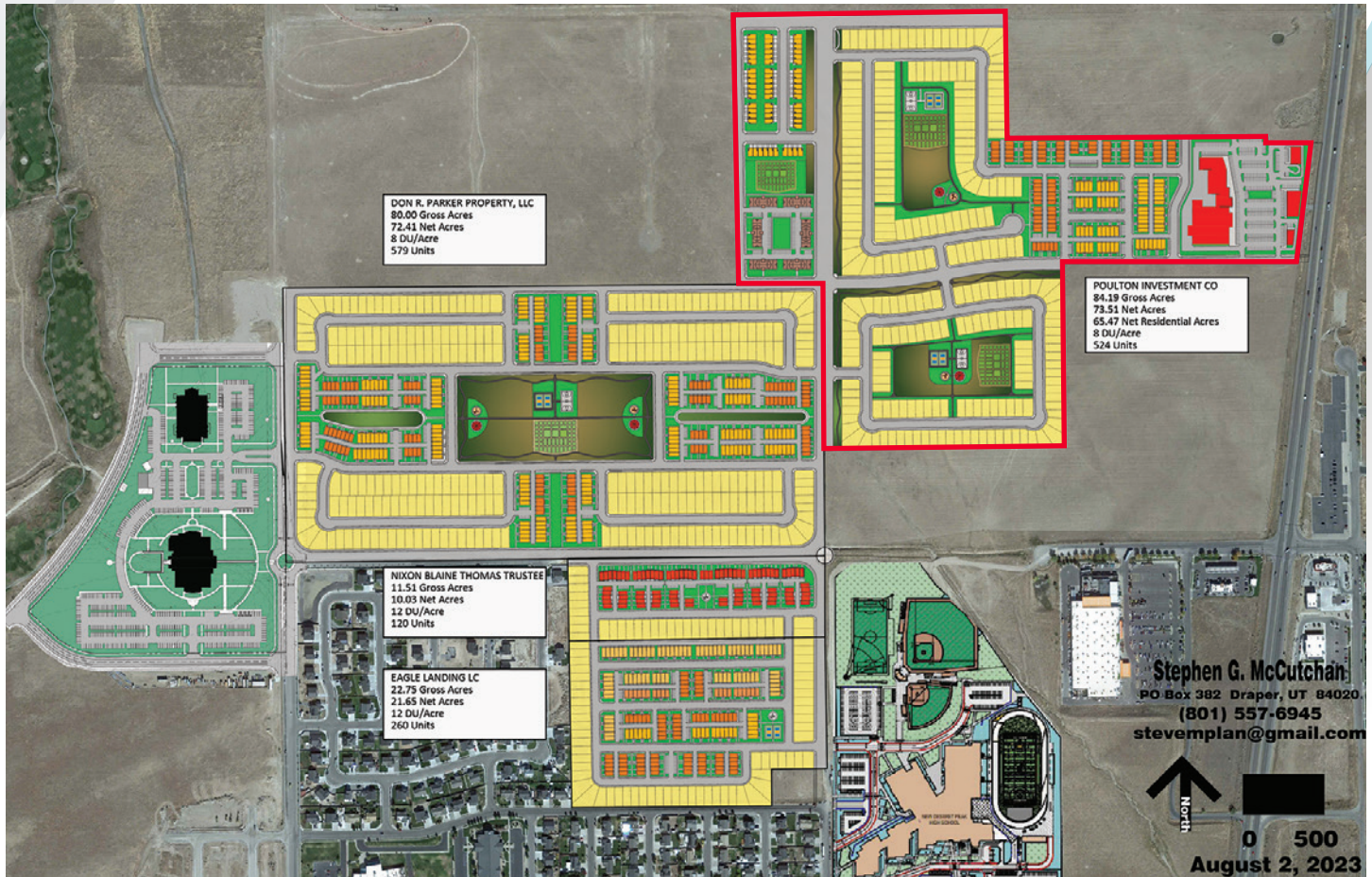
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