

Offered at: \$980,101.00 Per 5 Acre Lot - \$4.50 PER SQ. FT.

ATLAS COMMERCIAL BUSINESS PARK

M-D LIGHT MANUFACTURING/DISTRIBUTION & M-G GENERAL MANUFACTURING

EXECUTIVE SUMMARY

LAND SIZE:	66 ACRES / 12 LOTS PRICES AT \$4.50 PER SQ. FT.
5 ACRE PARCELS:	PRICED AT \$980,101.00 PER 5 ACRE LOT – EACH LOT SOLD SEPARATELY
3.5 ACRE PARCEL:	PRICED AT \$609,841.00 PER 3.5 ACRE LOT – EACH LOT SOLD SEPARATELY
3.3 ACRE PARCEL:	PRICED AT \$574,993.00 PER 3.3 ACRE LOT – EACH LOT SOLD SEPARATELY
CURRENT ZONING:	MU-40 MULTIPLE USE BUSINESS
PROPOSED ZONING:	M-D MANUFACTURING/DISTRIBUTION & M-G GENERAL MANUFACTURING
UTILITIES:	ROCKY MOUNTAIN POWER AND DOMINION ENERGY AVAILABLE
WATER:	IRRIGATION SHARES AVAILABLE
SEWER:	SEPTIC SYSTEM APPROVED

OFFERING MEMORANDUM

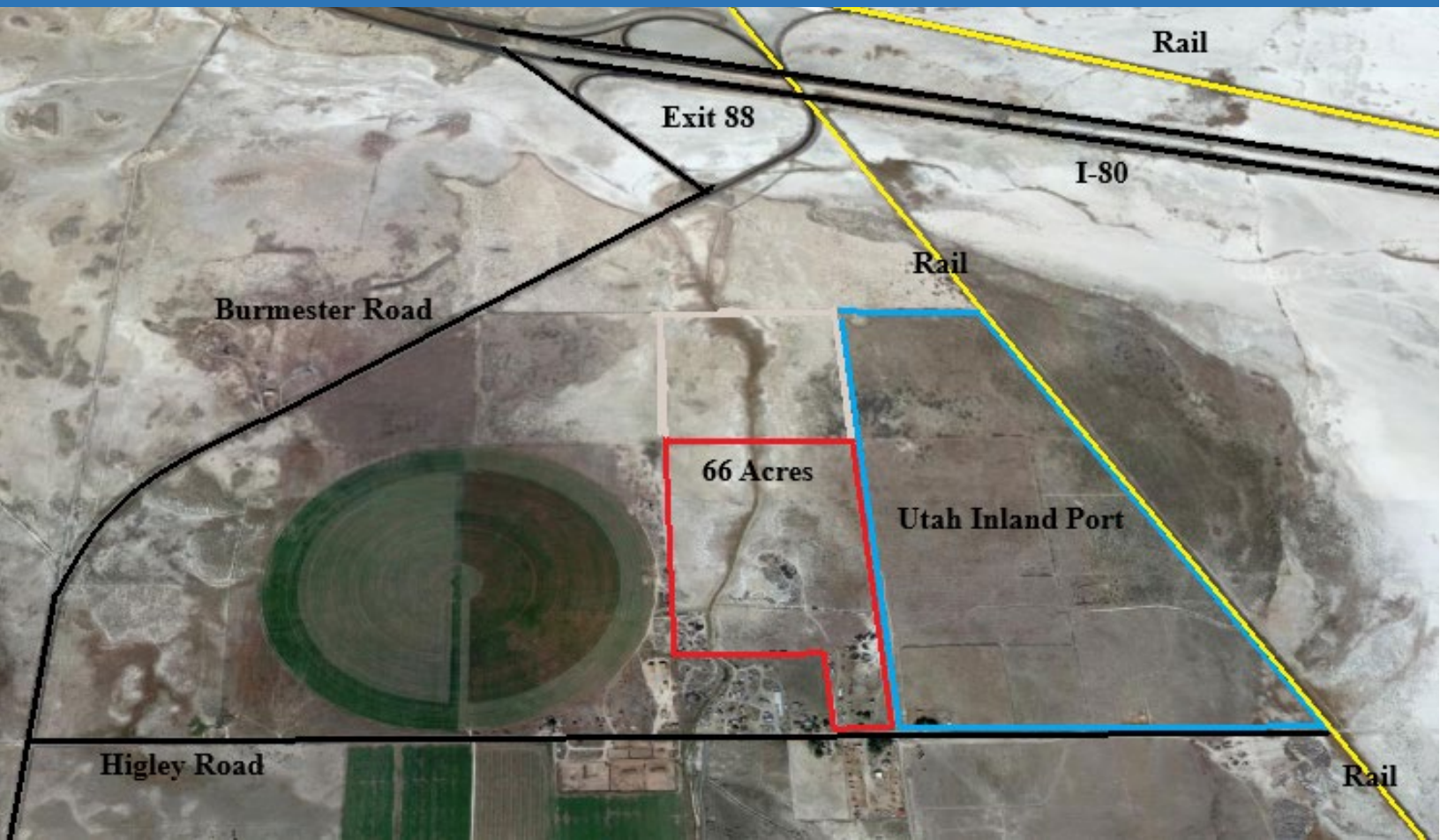
\$4.50 PER SQ. FT.

Atlas Commercial Business Park c/o Michael Drury

6975 South Union Park Center, Suite 600, Salt Lake City, Utah 84047

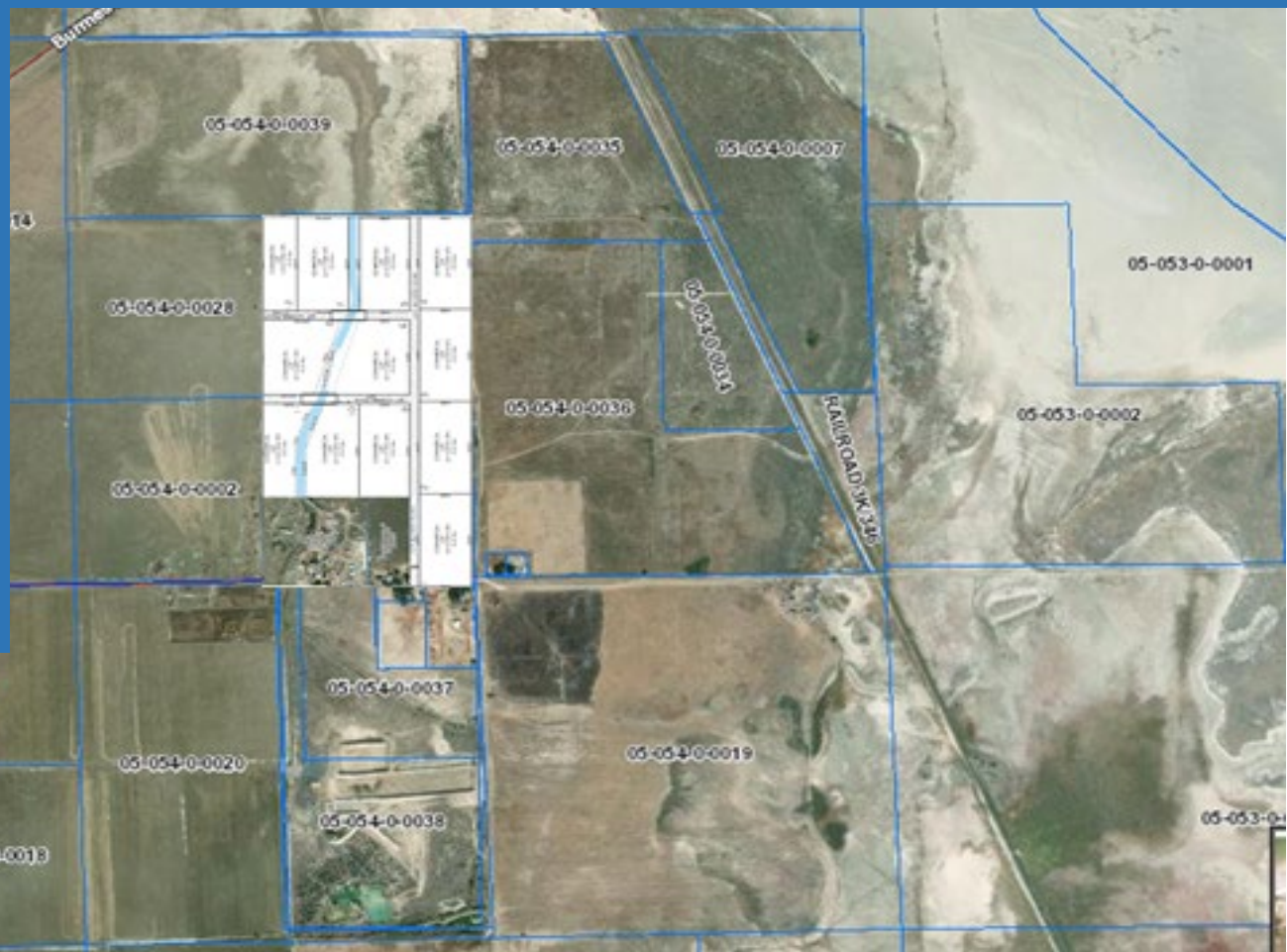
M 801-860-6453, mike@unitedmanda.com

Property Location

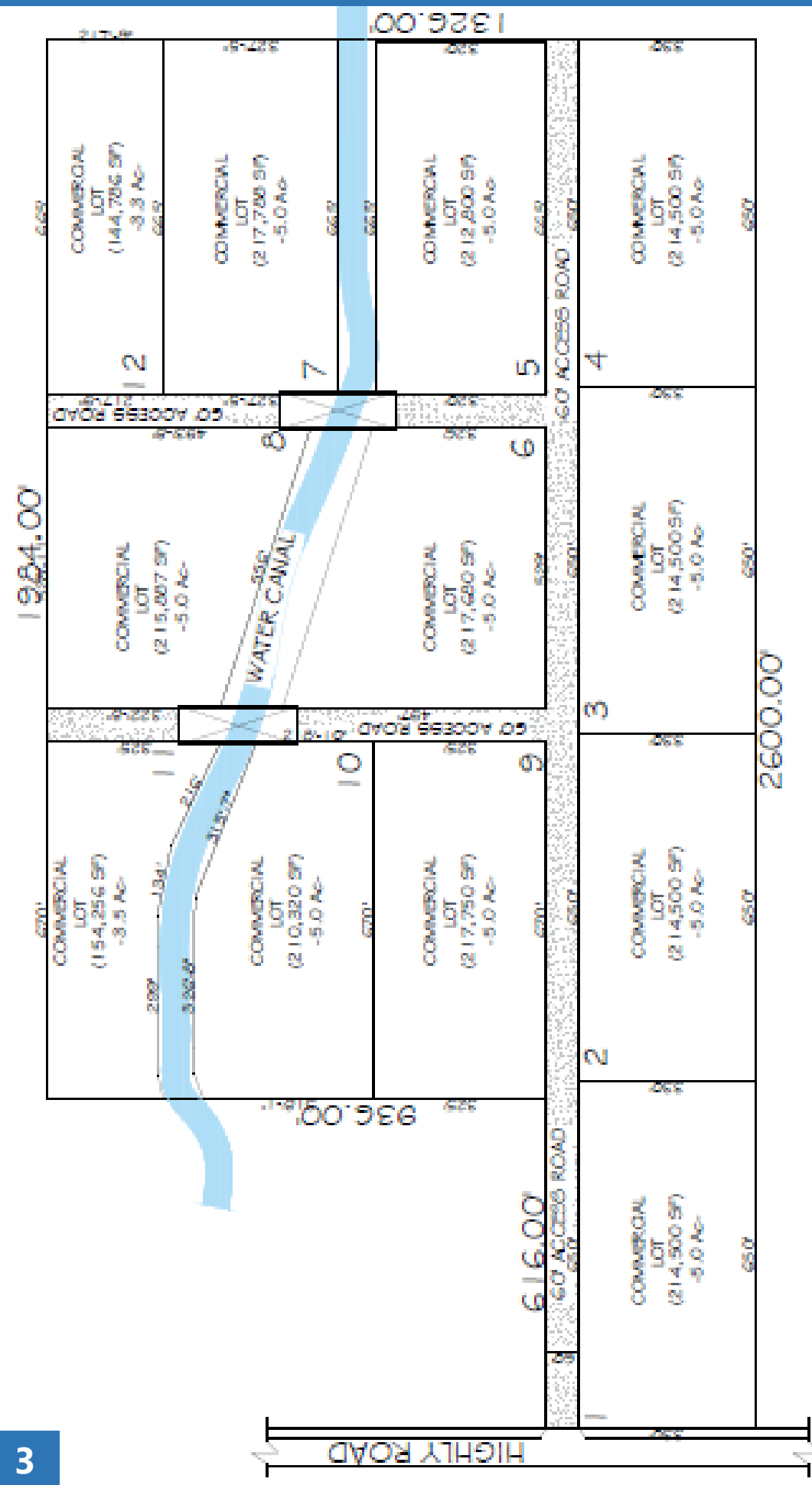


Property Location:

- 3 Minutes to I-80
- 30 Minute drive to Salt Lake Airport
- 20 Minute drive to Union Pacific Intermodal Hub
- 35 Minute drive to Salt Lake City's Central Business District
- Next to Approved Inland Port



Parcel Layout



- 60' Roads
- 30 Minute drive to Salt Lake Airport
- 20 Minute drive to Union Pacific Intermodal Hub
- 35 Minute drive to Salt Lake City's Central Business District
- Next to Approved Inland Port Property

Utah Inland Port Authority approves two new projects in Tooele County

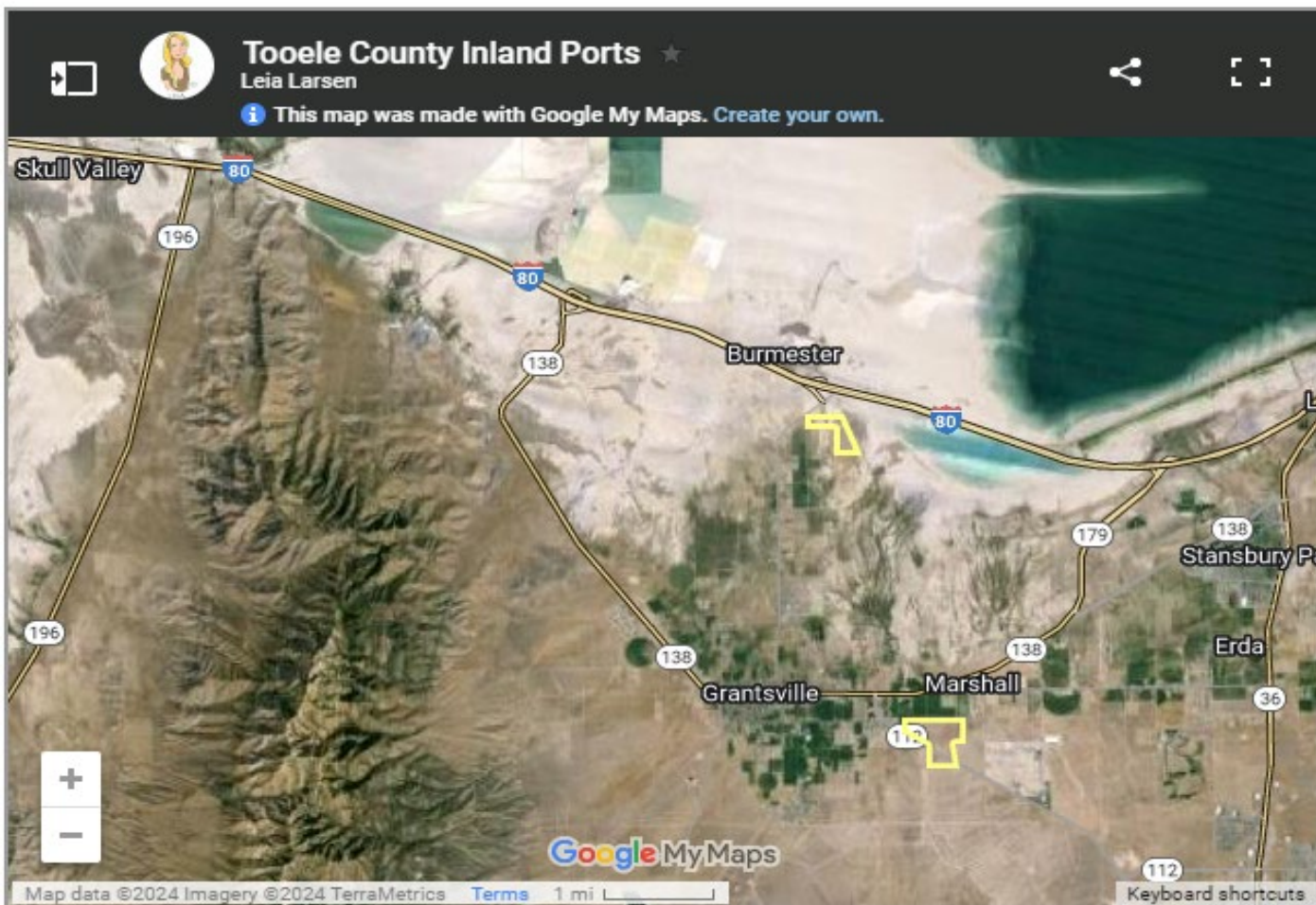
Supporters say the light industrial developments will diversify the economy, while opponents worry about impacts to water demand, wetlands and the Great Salt Lake.



(Rick Egan | The Salt Lake Tribune) Railroad tracks by the Burmester Road exit off Interstate 80 near Grantsville, on Friday, Feb. 4, 2022, near the proposed Tooele Valley inland port project approved this week. Port Authority officials say projects in the county will help transition freight from trucks to train, improving air quality and traffic, but opponents worry about increased pollution and impacts to Great Salt Lake wetlands.

By Leia Larsen | Dec. 6, 2023, 10:46 a.m.

Tooele inland port locations and future plans



Tooele County is home to Utah’s two newest inland port projects.

The Utah Inland Port Authority, or UIPA, board unanimously approved the Tooele Valley and Twenty Wells port projects Tuesday. Officials from the county and Grantsville City stressed the importance of the port’s support in bringing manufacturing and logistics businesses to the county, along with sources of local, well-paying jobs. But opponents continue to raise concerns about impacts to air quality, traffic, water supplies and wetlands on the Great Salt Lake.

UIPA representatives say their project sites [popping up across the state](#) will help both Utah’s environment and economy by supporting more rail infrastructure.

“We can’t continue to put everything on trucks in the state of Utah, this trend is going in the wrong direction,” said UIPA executive director Ben Hart. “Trucks don’t go everywhere in the state, so economically you’re disadvantaged [and] they put a lot of crap in the air, quite frankly.”

Tooele leaders emphasized the importance of creating local employment and a diversified tax base. Around 75% of the county’s adult residents commute elsewhere for work, said Tooele County Council member Jared Hamner.

Zoning Overview

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size:

.....20,000 sq. ft.

Minimum Width at Front and Rear Setback..... 80 feet

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard 25 feet

Interior Side Yard 10 feet

Rear Yard 25 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height 65 feet

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

HISTORY

Amended by Ord. 2022-14 on 8/3/2022

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot

Size:.....20,000 sq. ft.

Minimum Width at Front and Rear Setback 80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard 35 feet

Interior Side Yard 20 feet

Rear Yard 35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height 80 feet*

*Except chimneys and smokestacks shall be permitted up to 120 feet in height.

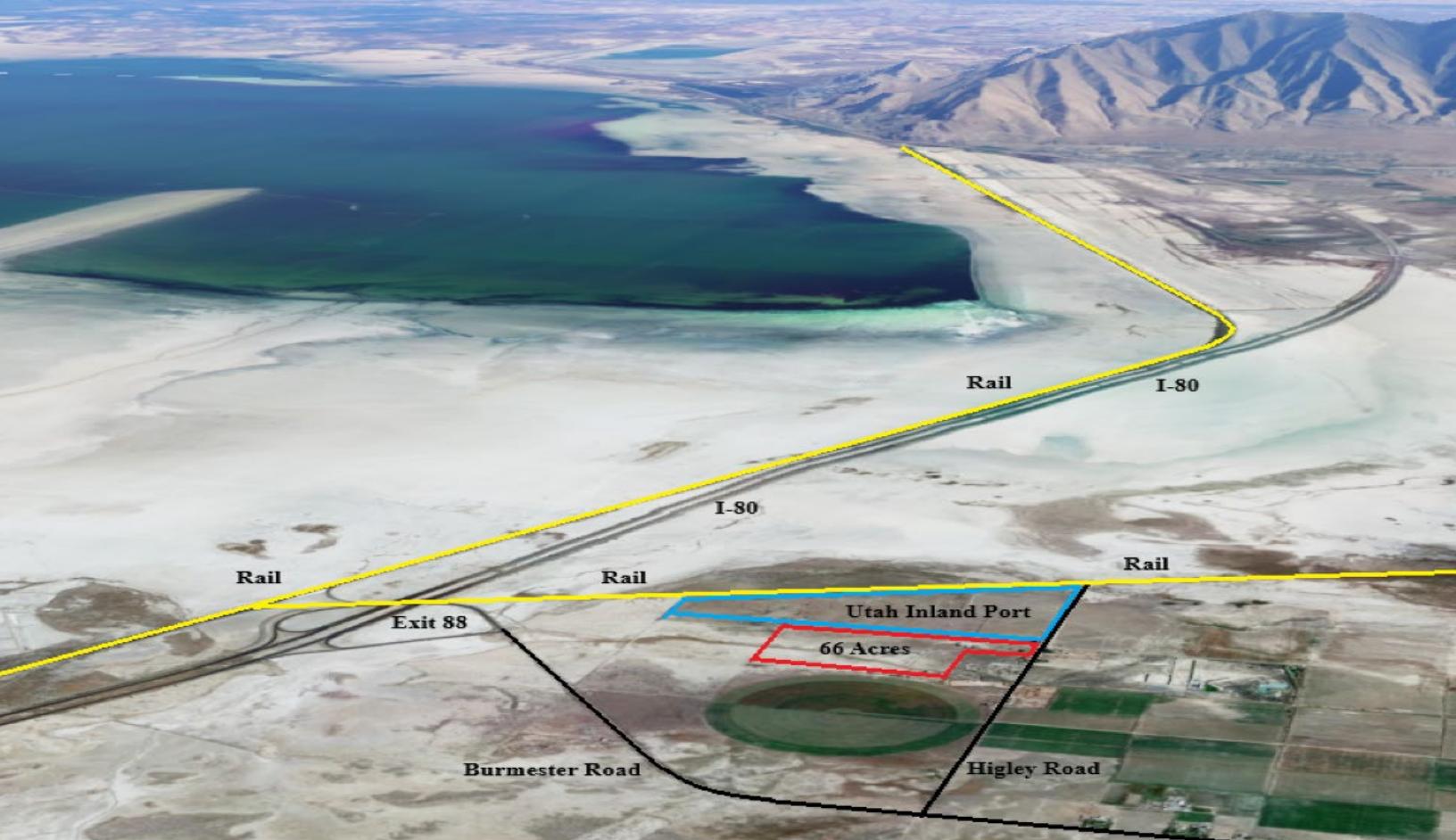
Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

Market Overview

Grantsville is the second most populous city in Tooele County, Utah, United States. It is part of the Salt Lake City, Utah Metropolitan Statistical Area. The population was 12,617 at the 2020 census. The city has grown steadily though out most of its existence, but rapid increases in growth occurred during the 1970s, 1990s and 2010s. Recent rapid growth has been attributed to being close to Salt Lake City, small town community feel, lower housing costs than Salt Lake County, the nearby Deseret Peak recreational center, the Utah Motorsports Campus raceway, and the newly-built Wal-Mart distribution center located just outside the city. It is quickly becoming a bedroom community for commuters into the Salt Lake Valley.

As of the 2020 census, there were 12,617 people, and 3,855 households in the city. The population density was 335.65 people per square mile. The racial makeup of the city was 91.2% White, 0.2% African American, 0.6% Native American, 0.3% Asian, 0.2% Pacific Islander, 2.1% some other race, and 5.5% from two or more races. Hispanic or Latino of any race were 7.3% of the population.

Recorded in the 2020 census: There were 3,855 household units, out of which 68.8% were married couples living together, 9.0% had a male householder with no spouse present, and 14.4% had a female householder with no spouse. 7.8% of households were made up of individuals. The average family contained 3.69 persons. The median age was 27.9 years. 8.1% of the population was age 65 and older. 6.8% of the population were veterans. The median household income for the city was \$84,293. 5.0 % of the population were below the poverty line. 24.9% of the population has a Bachelor's Degree or higher. The School Enrolled Population Enrolled in Kindergarten to 12th grade is 79.0%. Employment: 72.8% of employees are private company workers, 16.8% government workers, 5.9% private not-for-profit workers, 3.4% self-employed in not owned businesses and 1.1% in self-employed in own businesses.



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