



## WEBER COUNTY DEVELOPMENT PROPERTY

3101 Pioneer Road, Marriott Slaterville, UT 84404

### PROPERTY DESCRIPTION:

- Currently Operating as a Dog Training/Boarding Business
- Kennel License Grandfathered with the Property
- Strong Development Potential
- Close Proximity to I-15
- Culinary Water in Place with (2) Wells and Multiple Water Shares
- Approximately 1,500 SF Home On-Site as well as Kennels & Out-Buildings
- Zoning: A-1
- Owner will Lease Back for Up to \$9,000/Month

### SALE PRICE:

**\$1,300,000**

### PROPERTY DETAILS:

**6.8 Acres**

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## PROPERTY DESCRIPTION

The A-1 Agricultural Zone is intended to preserve areas for farming while allowing for future low-density residential growth in a rural setting. Agricultural use is prioritized and fully protected, including farm operations and livestock keeping. While single-family homes and home-based businesses without visiting customers are permitted, the zone also allows a variety of rural-compatible uses such as greenhouses, religious institutions, parks, and schools. On properties over 10 acres, developers must consider Rural Residential Subdivisions. Overall, the A-1 zoning encourages a blend of agricultural activity and thoughtfully planned rural residential development.


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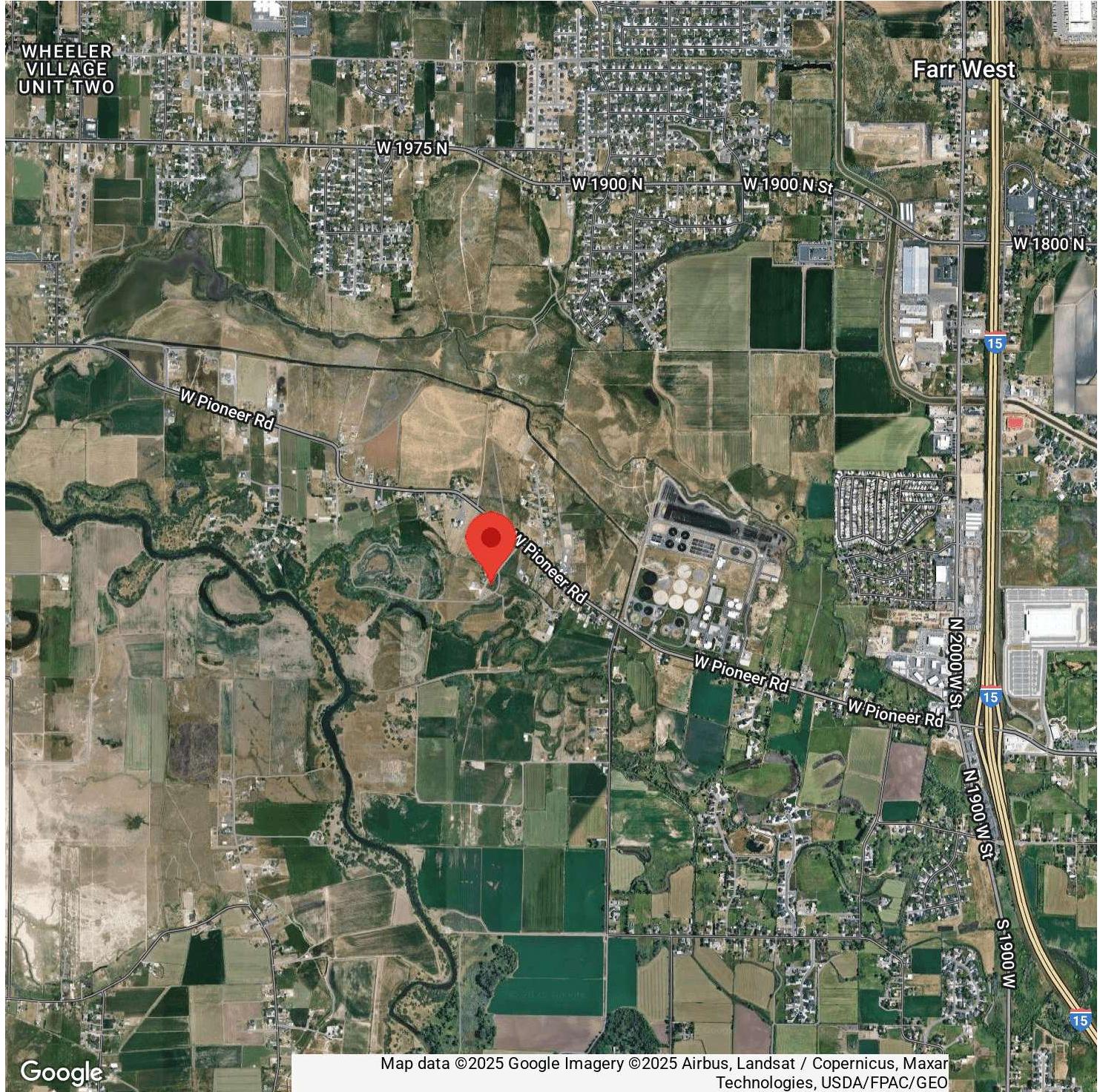
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