

FOR SALE: ALL OR PART



PROPERTY DETAILS

1683 W. Highway 40, Vernal, UT 84078

- Total sales price: \$4,300,000 (\$12.82/SF)
- Two parcels available for sale: 7.7 acres
 - » Parcel ID #050690007 (7.23 acres)- \$4,037,515.42
 - » Parcel ID #050700010 (0.47 acres)- \$262,466.42
- 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

2025 DEMOS



EST. POPULATION

1 MILE » **3,306**
3 MILE » **21,479**
5 MILE » **28,699**



EST. HOUSEHOLDS

1 MILE » **1,183**
3 MILE » **7,866**
5 MILE » **10,269**



EST. AVERAGE HH INCOME

1 MILE » **\$90,096**
3 MILE » **\$96,615**
5 MILE » **\$100,094**

NEWMARK

MOUNTAIN WEST



BILL STREET

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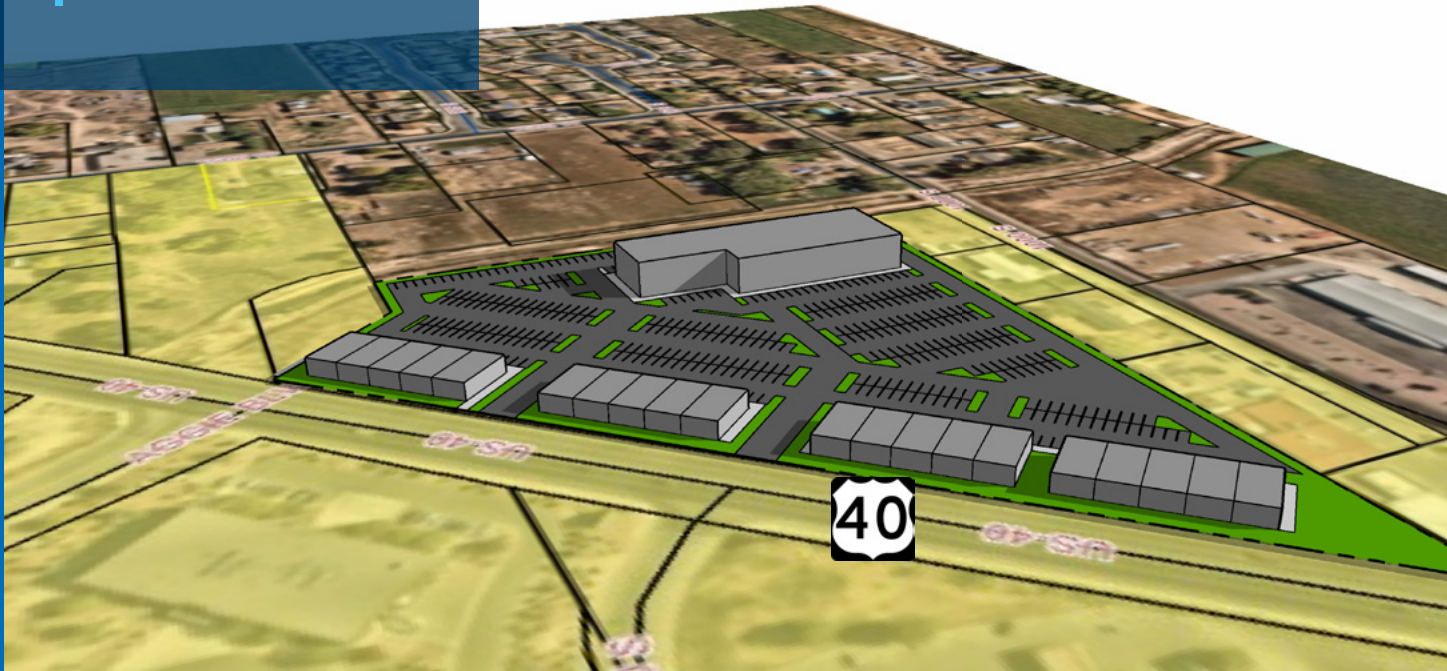
JAYANNE IVINS

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2015 West Grove Parkway, Suite J
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1683 W. HIGHWAY 40

RENDERINGS



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. The above information while not guaranteed has been secured from sources we believe to be reliable.

NEWMARK

Mountain West



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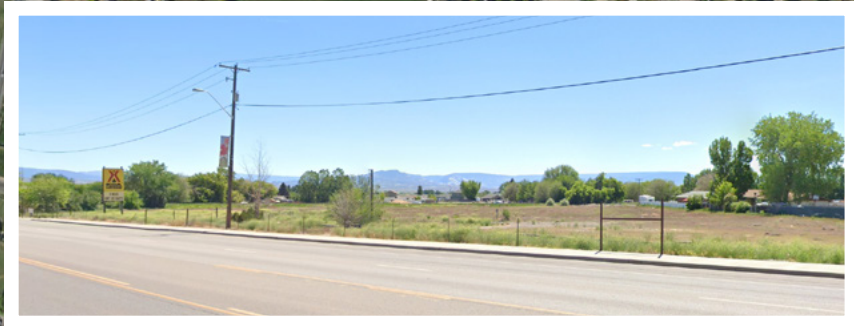
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