

# LOCATION



# MIDLAND DRIVE & HINCKLEY DRIVE

Midland Drive & Hinckley Drive | West Haven, UT



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	9,697	63,152	170,450
2029 PROJECTED POPULATION	10,265	66,036	176,926
2024 EST. DAYTIME POPULATION	2,390	20,821	63,734
2024 EST. AVG HH INCOME	\$100,489	\$107,163	\$103,895
2024 EST. HOUSEHOLDS	3,721	22,224	59,983
2024 EST. BUSINESSES	161	1,893	5,774

## TRAFFIC

**HINCKLEY DR**  
13,200 VEHICLES PER DAY

**MIDLAND DR**  
25,400 VEHICLES PER DAY



## HIGHLIGHTS

- AVAILABLE FOR SALE
- TOTAL PARCEL SIZE: 7.35 AC (NOT PLATTED YET, BELOW LOT SIZES CAN BE ADJUSTED)
  - LOT 1: 61,206 SF (1.41 AC)
  - LOT 2: 47,772 SF (1.10 AC)
  - LOT 3: 31,126 SF (0.71 AC)
  - LOT 4: 18,488 SF (0.42 AC)
  - LOT 5: 38,941 SF (0.89 AC)
  - LOT 6: 40,236 SF (0.92 AC)
  - LOT 7: 68,381 SF (1.57 AC)
- LIT CORNER OF MIDLAND DR AND HINCKLEY DR
- PADS AVAILABLE FOR GROUND LEASE OR BTS
- ADJACENT TO LARGE MULTIFAMILY DEVELOPMENT
- ARTERIAL ROAD TO I-15 EXIT
- ZONING: COMMERCIAL (C-2)

**TANNER OLSON**  
801.930.6752  
tolson@legendcommercial.com

**JOE MILLS**  
801.930.6755  
jmills@legendcommercial.com



801.930.6750 | www.legendllp.com  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



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PROPOSED  
**MAVERIK**

MIDLAND DR 25,400 ADT

HINCKLEY DR 13,200 ADT

300 UNITS

372 UNITS

