

FOR SALE

TOOELE LAND



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JEFFERY SORENSON**

jsorenson@mwcre.com  
direct 636.219.5642  
[View Profile](#)

**TAYLOR OGDEN**

togden@mwcre.com  
direct 801.750.6342  
[View Profile](#)

**KRIS MORTENSEN**

kmortensen@mwcre.com  
direct 801.739.6431  
[View Profile](#)

**PROPERTY DETAILS**

1150 W 1200 S, TOOELE, UT 84074

- Approximately 93.7AC on 4 parcels
- Industrial Development Site
  - » Makes up nearly 30% of the proposed Tooele Rail Industrial Park project
- Zoning: Part of the Tooele City Business Park (TCBP) district, approved for mixed uses:
  - » East side: Commercial/office uses (up to 35' height)
  - » West side: Heavy industrial uses (up to 70' height)
- Adjacent to Union Pacific Rail Line & State Route 36
- Opportunity to Co-Develop with the city of Tooele

**2024 DEMOS**



**EST. POPULATION**

1 MILE » **4,582**  
3 MILE » **23,273**  
5 MILE » **41,358**



**EST. HOUSEHOLDS**

1 MILE » **1,445**  
3 MILE » **8,181**  
5 MILE » **13,644**



**EST. AVERAGE HH INCOME**

1 MILE » **\$116,395**  
3 MILE » **\$97,659**  
5 MILE » **\$104,628**

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# TOOELE LAND

## SITE PLAN

Peterson Industrial Depot

Union Pacific

17.98 AC

7.18 AC

7.14 AC

61.4 AC

1,102 ADT

MO VALLEY 84

SETTLEMENT CANYON 85 UNITS

SETTLEMENT CANYON SCHOOL 546 STUDENTS

1,067 ADT

1,152 ADT

6,493 ADT

**SUBMARKET:** Situated in the Tooele County industrial submarket.

**GROWTH POTENTIAL:** Benefits from the booming Salt Lake City economy, including tech firms, suburban expansion, and major employers.

The metro area is expected to add over 106,000 people through 2027, resulting in the formation of roughly 37,000 households. Median incomes above the national average allow 63 percent of households to afford owning a home. Roughly 34% of people ages 25 and older hold a bachelor's degree or higher, and of those residents, 12% have also obtained a graduate or professional degree.



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