



OFFERING MEMORANDUM

KAYSVILLE SPORTSPLEX

2,406 SF & 2,900 SF OFFICE SPACES

KAYSVILLE (OGDEN MSA), UT



HG MANORTM
REAL ESTATE GROUP

KAYSVILLE SPORTSPLEX

1188 W SPORTSPLEX DRIVE, KAYSVILLE, UT 84037

CONTACT BROKER 2,406 & 2,900 SF

PRICING OFFICE SPACES (2)

INVESTMENT HIGHLIGHTS

- ▶ Office spaces (2) in multi-use office, retail, & warehouse space
- ▶ Easy access to I-15 (185,000 VPD), Downtown Ogden and Salt Lake City
- ▶ Solid Demographics · Population of 11,383 & Average Household Income of \$121,384 in one mile radius.
- ▶ Ogden-Clearfield MSA is ranked as one of the fastest-growing high-tech sectors in the U.S., with a remarkable 28% growth from 2015 to 2020.

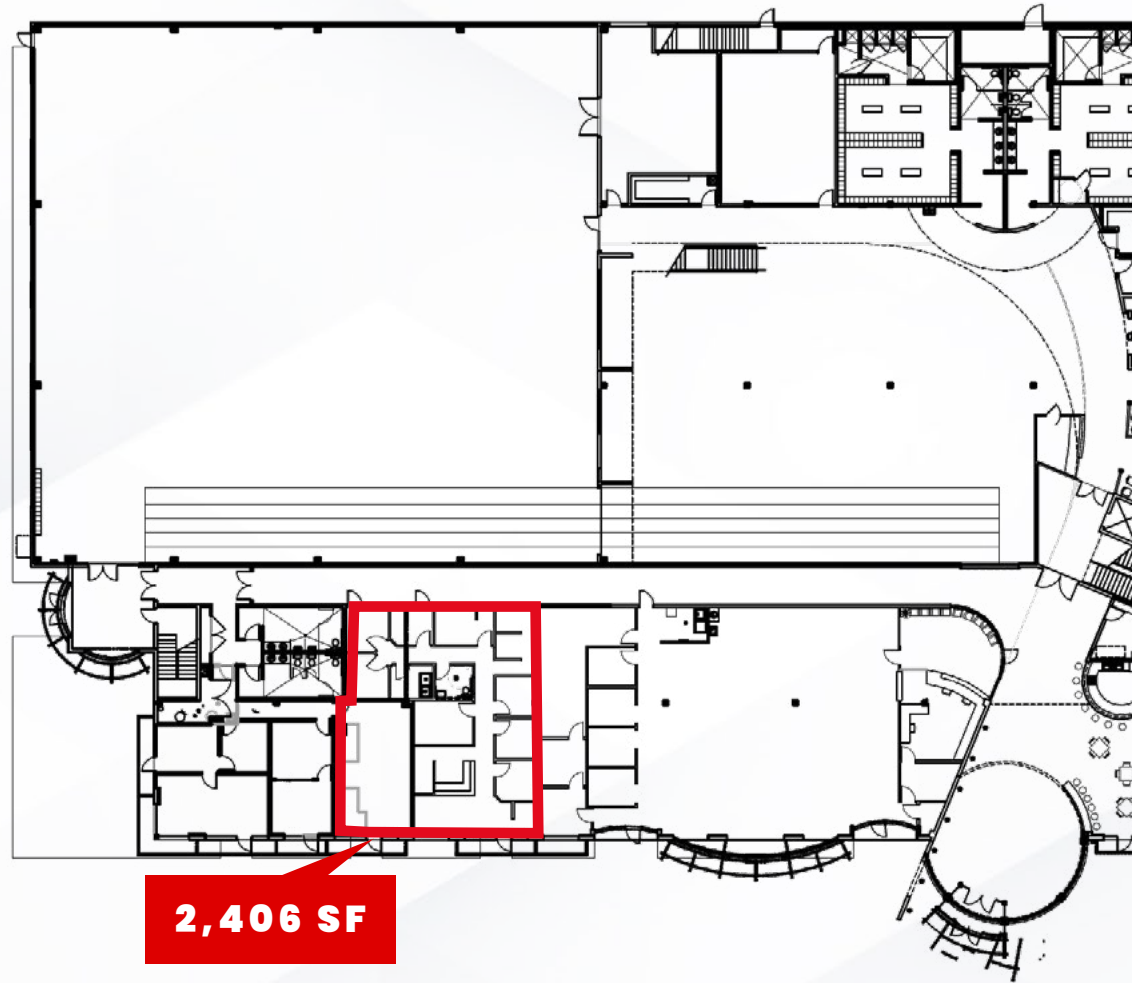
DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION (2023 Proj.)	11,383	77,786	160,035
AVG. HOUSEHOLD INCOME	\$121,384	\$121,757	\$119,270
POPULATION GROWTH (2023-2028)	18.98%	19.10%	19.48%



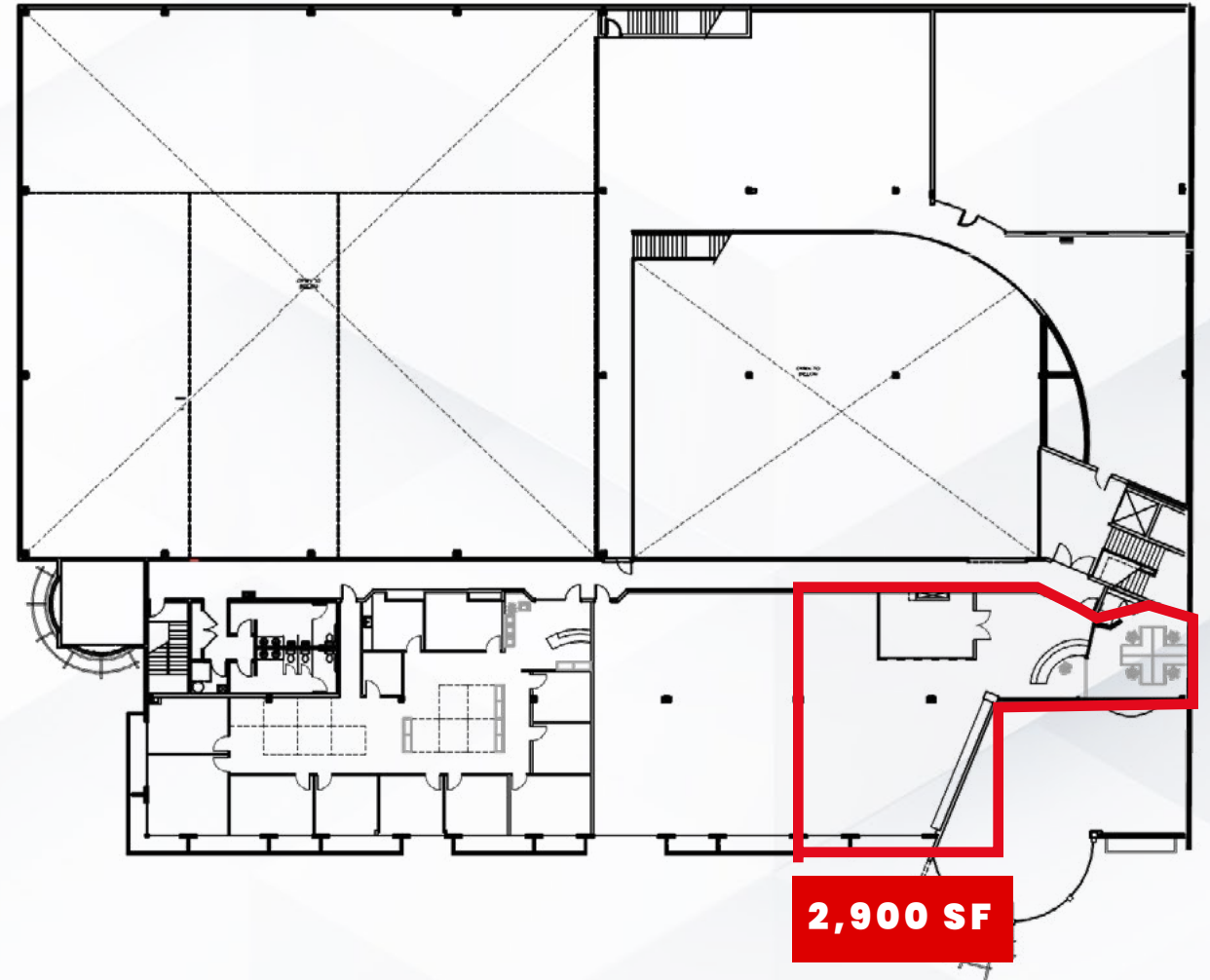
KAYSVILLE SPORTSPLEX



| SITE PLAN



FIRST FLOOR



SECOND FLOOR



**\$4.55 B
ECONOMIC IMPACT**

**65,000
DIRECT & INDIRECT
JOBS SUPPORTED**



**UINTA-WASATCH-CACHE
NATIONAL FOREST**
10 M+ Visitors Per Year



KAYSVILLE SPORTSPLEX

 Sun Hills Golf Course

 Hubbard Golf Course

 Valley View Golf Course

 **DAVISTECH**
DAVIS TECHNICAL COLLEGE
4,152 STUDENTS

 Davis Park Golf Course

 Oakridge Country Club





 **15** 185,000 VPD

 Centennial Junior HS
1,033 students

 Snow Horse ES
505 students











LAYTON DISTRIBUTION



 Great Salt Lake Shorelands Preserve

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Urgent Care -
Layton Parkway
Tanner Clinic



Layton Pkwy
24,500 VPD



Layton
Hospital

the MORGAN
APARTMENTS

the CLARA
by Seasons



CAMPING
WORLD

FUSION
A VOMELA COMPANY

A-1 DRIVING
SCHOOL

WASATCH
TRAILER SALES



STORAGE MANAGEMENT
Family Owned and Operated Since 1976

Safety Insurance®
AUTO • HOME • BUSINESS

Creekside ES
613 students

KAYSVILLE SPORTSPLEX

Gibbs Smith

DIAMONDHEAD
DENTAL LAB

AHDEPT

Smith's

N Flint St
5,100 VPD

L2D
Live 2 Dance
STUDIO

HAPPIJAC
moshipec

Total Home Services
of Utah

CHAMPIONSHIP
MARTIAL ARTS

ROBERT W. SPEARS
PLUMBING INC.
huxley
DESIGN
WASATCH
CART-CRETE
utah
powder
werks
PAUDAVIS
Property Restoration Experts
U LOCK IT
STORAGE
STONERWORKS UTAH

MOUNTAINLAND
SUPPLY COMPANY

TRUCK & TRAILER
CENTER

Orangetheory
FITNESS
Costa Vida
KNEADERS
BAKERY & CAFE
AMERICA FIRST
CREDIT UNION

AW SERVICES
EGAN
AUTOMOTIVE
Keeping You in the Driver's Seat!
BHI

Barnes Park

MAVERIK

200 N
21,500 VPD

15

OGDEN

METROPOLITAN AREA

Kayville, UT is located in the Ogden—Clearfield, Utah Metropolitan Area, north of Salt Lake City. Ogden, a vibrant city nestled at the foot of the Wasatch Mountains in Utah, is known for its rich history, outdoor adventures, and rapidly expanding high-tech sector. The city is part of the Ogden-Clearfield metro area, which is among the fastest-growing high-tech sectors in the U.S., with a remarkable 28% growth from 2015 to 2020, adding over 3,000 jobs. The average annual pay in this industry is an impressive \$142,561, nearly three times the metro area average. Electronic instrument manufacturing, in particular, has seen explosive growth, with a 109.9% increase. Ogden offers year-round recreational opportunities, from skiing and snowboarding in the winter to hiking, biking, and water sports in the summer, and Forbes has rated the Ogden-Clearfield MSA as the 6th best place to raise a family.

658,133
METRO POP.

TOP 10
CITIES WITH FASTEST
GROWING HIGH TECH
SECTORS
Wall Street 24/7

TOP 100
BEST PLACES TO LIVE
IN THE
UNITED STATES
Liveability.com



SALT LAKE CITY

METROPOLITAN AREA

Roy, UT is located just north of the Salt Lake City MSA, the capital and most populous city of Utah. As the commercial center of the metropolis and the scenic Intermountain West, Salt Lake City is a hub for travelers, with 70% of America's national parks and monuments within a day's drive. The city boasts a young, highly educated workforce, bolstered by institutions like the University of Utah. Known as the "Crossroads of the West," its economy thrives on service-oriented businesses, government, trade, transportation, utilities, professional services, and a growing alternative energy sector. Major transportation corridors, such as Interstates 15 and 80, along with the Salt Lake City International Airport, cement its role as a global distribution hub. Principal employers include Salt Lake County, University Hospital, Amazon SLC1, Delta Airlines, and Primary Children's Medical Center.

Salt Lake City is home to a vibrant, creative population supported by a community that values the arts in all forms. The Salt Lake City Arts Council hosts major events like the Twilight Concerts and the Living Traditions Festival. The Delta Center Arena, home to the NBA's Utah Jazz, along with venues like the Eccles Theater, Abravanel Hall, and the Pioneer Memorial Theater, offers residents and visitors a rich cultural and entertainment scene.

1.2 MILLION

METRO POP.

TOP 3

**BEST US CITY
TO STAR CAREER**



SALT LAKE CITY, UT



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