

# FOR SALE: ± 10.70 ACRES | PAYSON, UT



\*LOT LINES ARE APPROXIMATE

## Property Highlights

- 1305 W Utah Ave, Payson, UT 84651
- Parcel ID: 43:305:0003 & 43:305:0004
- Zoned Business Park Development (BPD)
- Acreage: ± 10.70
- Purchase Price: \$5,410,000.00 (\$11.61 PSF)
- Hard Corner Lot

This strategically located parcel offers excellent access to Interstate 15 and the Payson CBD, making it ideal for a variety of commercial uses including office buildings, light industrial or manufacturing, and research and development facilities. The parcel is surrounded by numerous established businesses, providing the buyer with a unique opportunity within this high-demand corridor. An existing residence is located on the property and may be retained as an income-producing investment or removed to accommodate additional development.

Please Contact:

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## Parcel Improvements

Significant site preparation has already been completed on the parcel, including the import and compaction of structural fill to create a large, level buildable pad. This prior work substantially reduces development timelines and upfront costs, positioning the site as a near shovel-ready opportunity for a wide range of commercial uses.

Key utilities are readily available, with water, sewer, electrical, and fiber optic infrastructure located on or immediately adjacent to the property, allowing for efficient connection and flexibility in site planning. These improvements, combined with the parcel's size and strategic location, provide a strong foundation for future development and long-term value.

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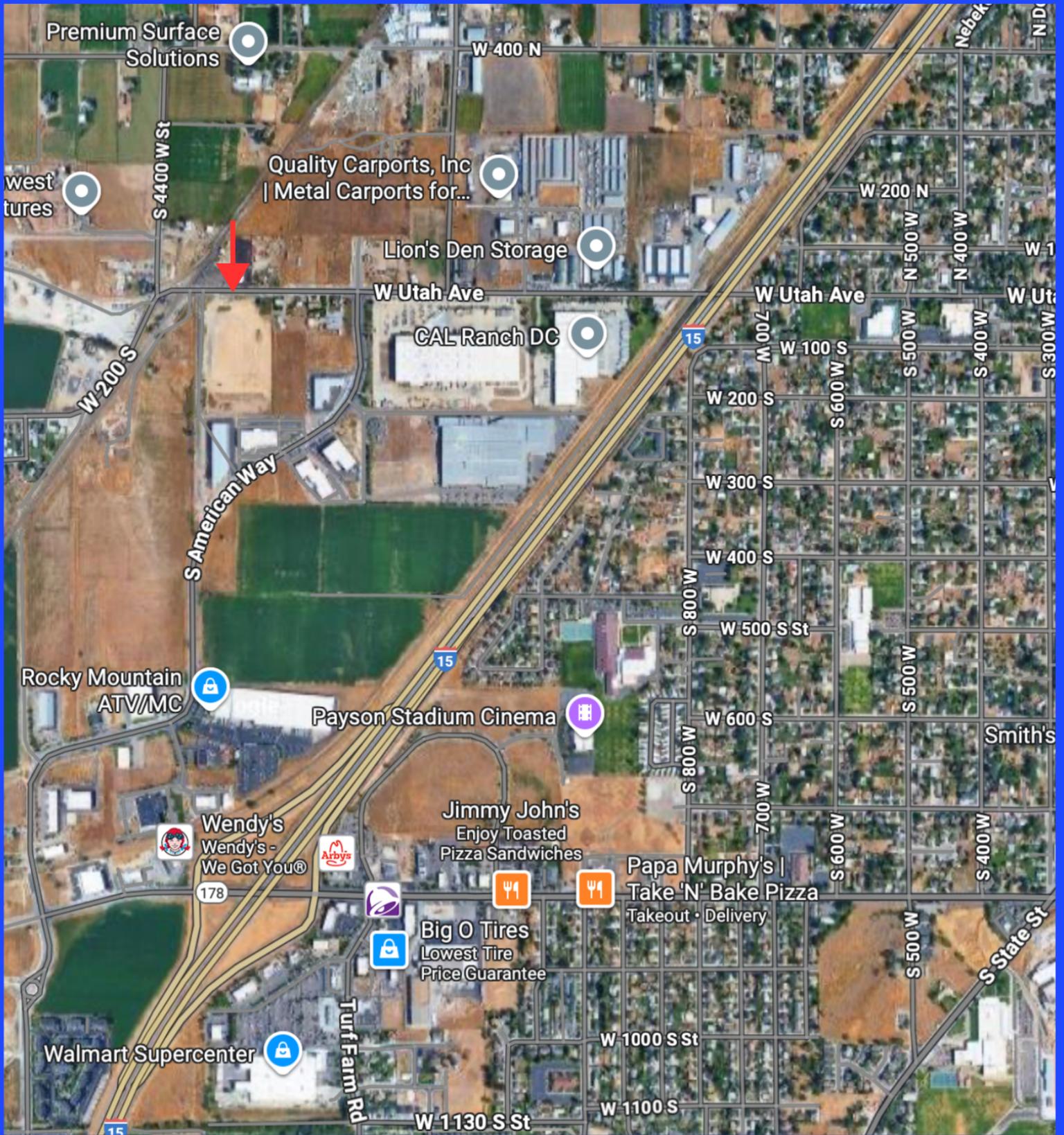
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