

Mayberry Residential

Prime 240 Acre Development Opportunity



Executive Summary

Atlas Wholesale Real Estate offers 240 acres of subdividable residential land, strategically located just minutes from major transportation hubs and shares a boundary line with SITLA opening up options for community solar.

Currently proposed zoning is for RR-5 (Rural Residential 5 acre) with power, water well, septic system, and pending annexation into Grantsville City, Utah for full utilities, this property is ideal for the next location of your dream home.

Location Highlights

- Direct access to I-80 and key regional freight corridors
- Shares boundary line with SITLA opening up options for solar
- Fastest growing area in Utah and 7th fastest in the US
- Within a 35-minute drive to Salt Lake City's business district

Property Overview

- **Land Size:**
 - 240 acres
 - Forty 5 acre lots
 - Customized options available
- **Pricing:**
 - \$4.50 per sq. ft.
 - 5 acres - \$980,100
 - 3.5 acres - \$686,070
 - 1 acre - \$196,020
- **Zoning:**
 - Current: MU-40 (Multiple Use Business)
 - Proposed: RR-5 (Rural Residential 5 acre)
 - Proposed: Annexation into Grantsville City, Utah
- **Utilities:**
 - Rocky Mountain Power Available
 - Water Well Approved with Water Rights
 - Septic System Approved

○ 888-285-2750 (888-ATLAS-50)

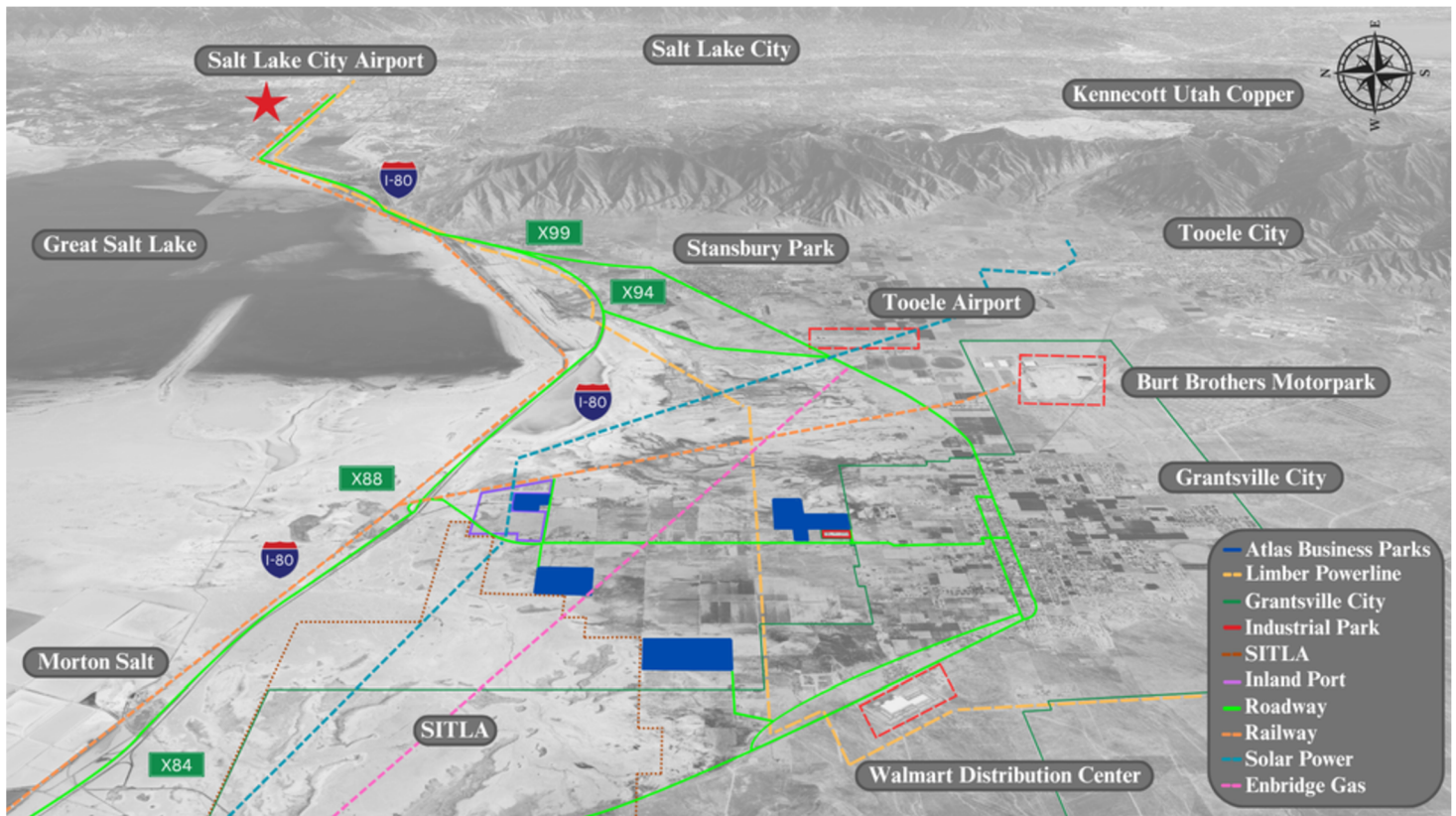
sales@atlaswholesalerealestate.com



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Tooele County Demographics

- **Employment and Business Facts:**
 - 13.2% Pink Collar / Services
 - 31.6% Blue Collar
 - 55.5% White Collar
 - 86.2% Labor Participation Rate
 - 40,300 Total Labor Force Employment
 - 1,275 Total Businesses
 - 17,043 Total Employees
- **Population Metrics:**
 - Wealth Index - 90
 - Diversity Index - 45
 - Total Crime - 29 per 1,000 residents (2.9%)
 - Total Housing Units - 27,500
 - Housing Affordability Index - 116
 - Households below the poverty level - 1,296
 - Median Age - 32
 - Total Population - 86,243

Tooele County Facts

- **Growth Rate:**
 - Utah's fastest growing county
 - 7th fastest growing county in the US
- **Employment:**
 - 76% of the local workforce commutes to Salt Lake County
 - 9th lowest unemployment rate in US
- **Affordability:**
 - Tooele County is the most affordable area to live in Utah
- **Education:**
 - \$25 million expansion approval of Tooele Technical College
- **Distribution:**
 - 1400 miles of railway track
 - 695 million pounds annually of air cargo & freight.
 - 43,155 miles of highways and roads

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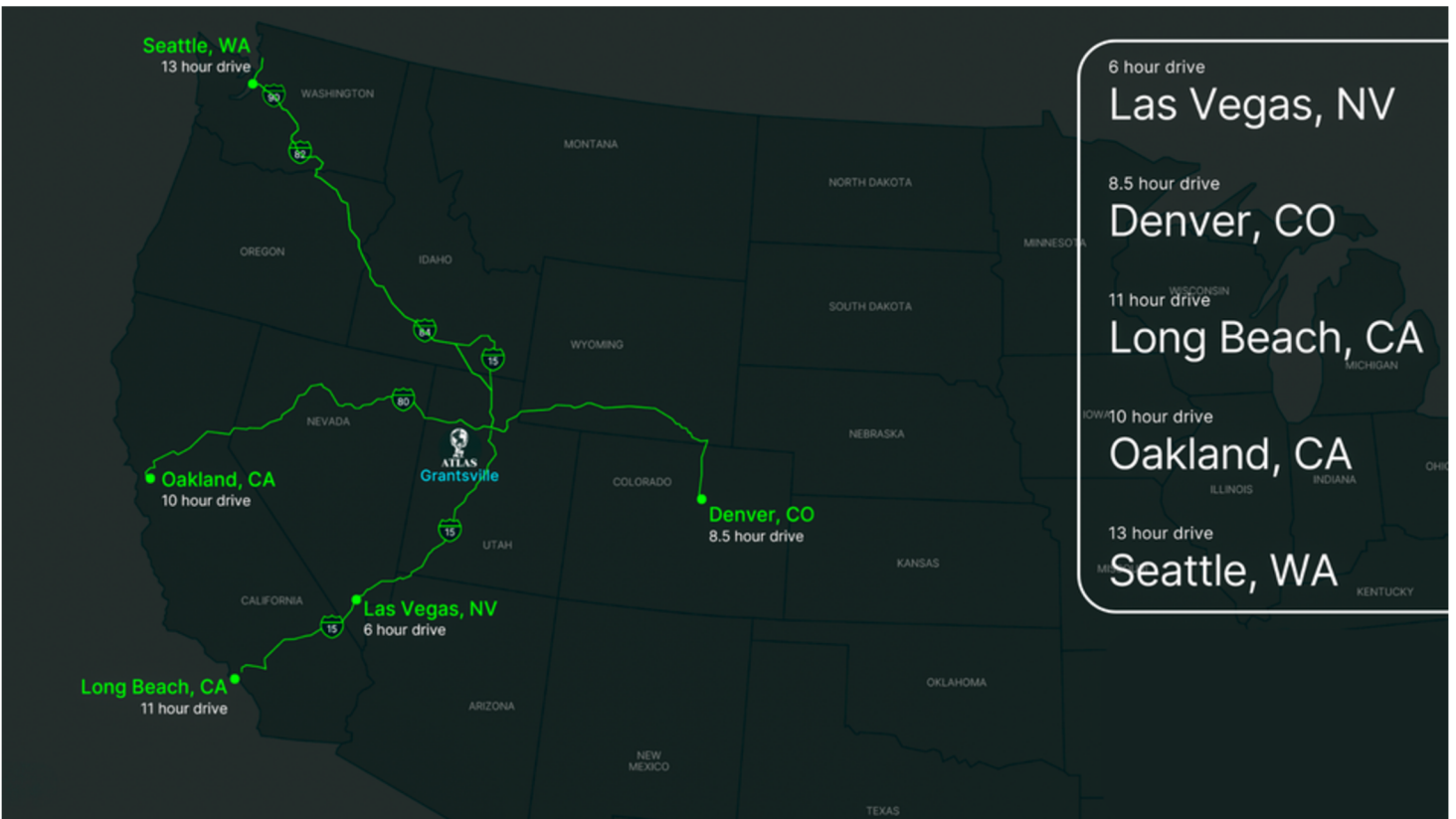
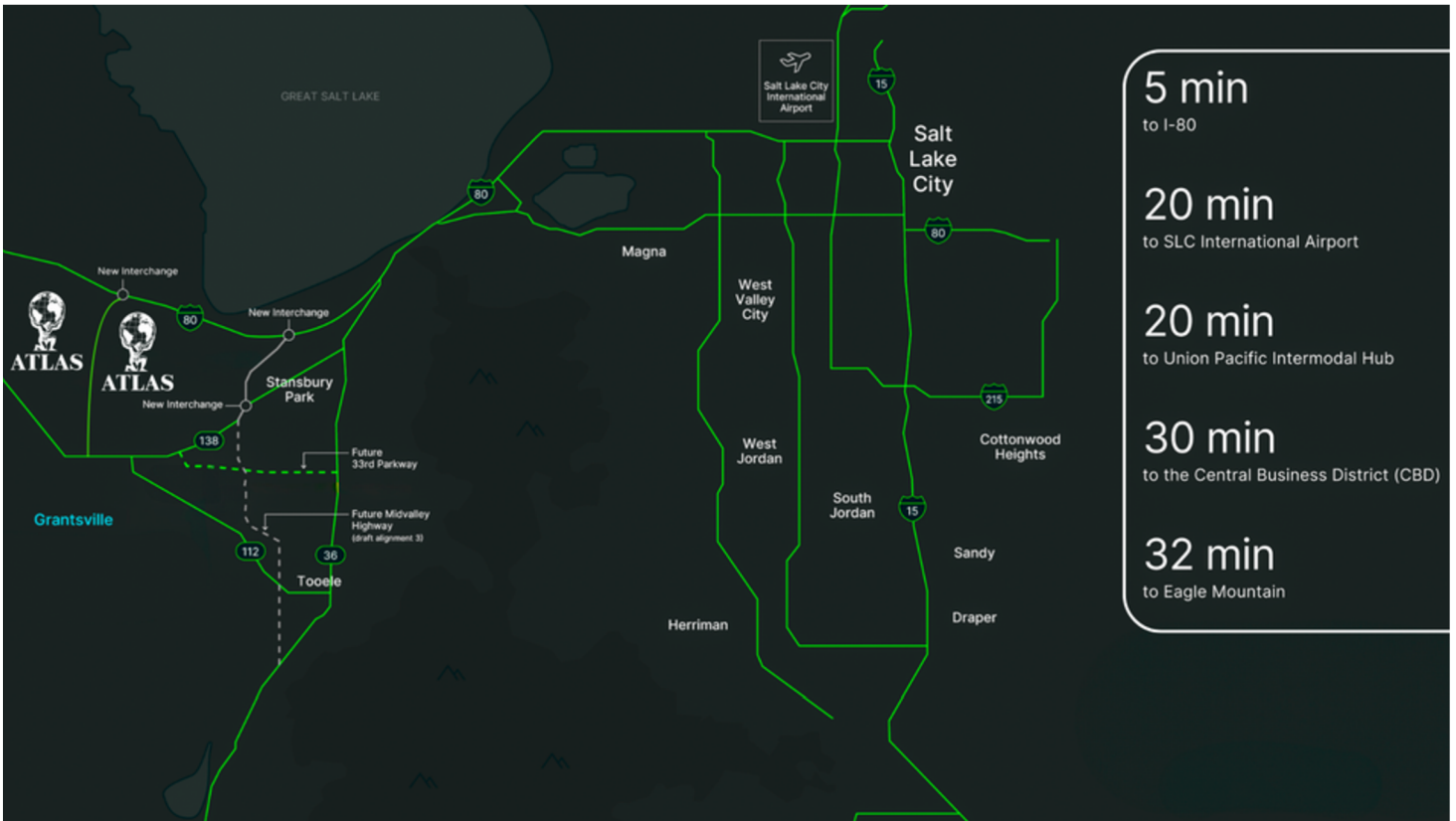
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