Commercial

Commercial

Mixed Residential

① ② ③ ④

College Ward

Colliers

Retail Land For Sale

Call for Pricing

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Nibley Parcels

US Hwy 89/91
Nibley, UT

Property Highlights
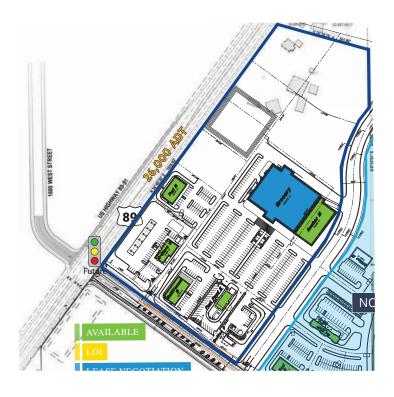
Parcels 1 - New Development

- Zone: (C) Commercial and (R-M) Mixed Residential
- 144 proposed residental lots

Parcel 2 - 25.10 acres   Zone: (A) Agriculture

Parcel 3 - 9.90 acres   Zone: (A) Agriculture

Parcel 4 - 20 acres   Zone: (A) Agriculture

- Expanding Industrial Zones: Nibley is strategically developing two industrial areas along US 89/91, positioning itself as a regional hub for light manufacturing and logistics.

- Major Employers: Utah State University, Cache County School District, Intermountain Healthcare and Cache Valley Electric

- Business-friendly climate: Nibley's focus on infrastructure, streamlined permitting, and development incentives has made it increasingly attractive for commercial and industrial investment.
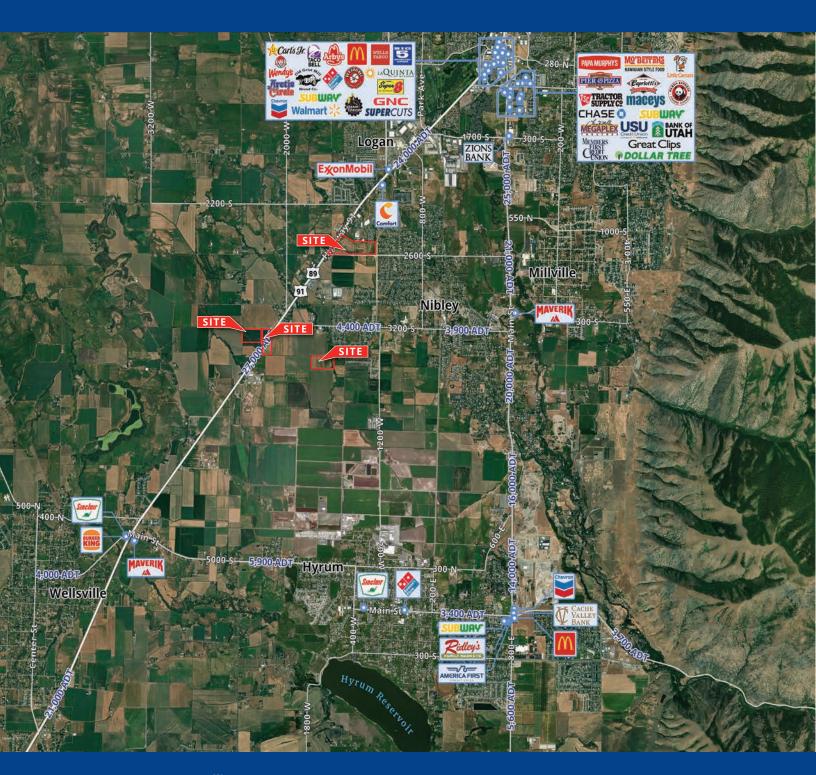
Accelerating success.

Development Site Plans

Site Plan

Site Plan

SITE **SITE** **SITE** **SITE**

Logan
Millville
Nibley
Hyrum
Wellsville

Hyrum Reservoir

ExxonMobil
Comfort
Maverik
Sinclair
Burger King
Maverik
Sinclair
Subway
Ridley's Family Markets
America First Credit Union
Chevron
Cache Valley Bank
McDonald's

Zions Bank

Carl's Jr. · Taco Bell · Arby's · McDonald's · Wells Fargo · Big 5 Sporting Goods
Wendy's · Arctic Circle · Old Great Mill Bread Co. · Domino's · Firestone · La Quinta · Super 8
Chevron · Subway · Walmart · GNC · SuperCuts

Papa Murphy's · Mo'Bettahs Hawaiian Style Food · Little Caesars
Pier 49 Pizza · Capriotti's · Panda Express
Tractor Supply Co. · Maceys · Chase · Subway
Megaplex Theatres · USU Credit Union · Bank of Utah
Members First Credit Union · Great Clips · Dollar Tree

24,000 ADT · 25,000 ADT · 21,000 ADT · 27,000 ADT · 4,400 ADT · 3,900 ADT · 3,200 S · 3,700 ADT
20,000 ADT · 16,000 ADT · 14,000 ADT · 5,600 ADT · 3,400 ADT
5,900 ADT · 5,000 S · 4,000 ADT · 24,000 ADT

89 · 91

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