



Colliers

# SCANNELL LAND

For Sale

33.14 total acres

3813, 3816, 3858 South Tracy Hall Parkway | Provo, Utah

*Call for Pricing*

**Jarrod Hunt**

Vice Chair

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## PROPERTY HIGHLIGHTS



**Total Acres: 33.14**

Fully improved Industrial Lots



**Great Location**

Qualified Opportunity Zone



**Good Amenities**

Within a 5 mile radius



**Zoned M1**

Light Manufacturing



**Call for Pricing**

Build-to-suit or ground lease options



## PROVO DEMOGRAPHICS

Population

**116,293**

Median Age

**23.9**

Average Household Size

**3.03**

## Employment

White Collar

**71%**

Services

**14%**

Blue Collar

**15%**

Unemployment

**2.2%**

## Business

Total Businesses

**3,237**

Daytime Population

**134,131**

Total Employees

**63,280**

## DRIVE TIMES

Salt Lake City

1 hour

Denver, CO

7 hrs 36 min

Las Vegas, NV

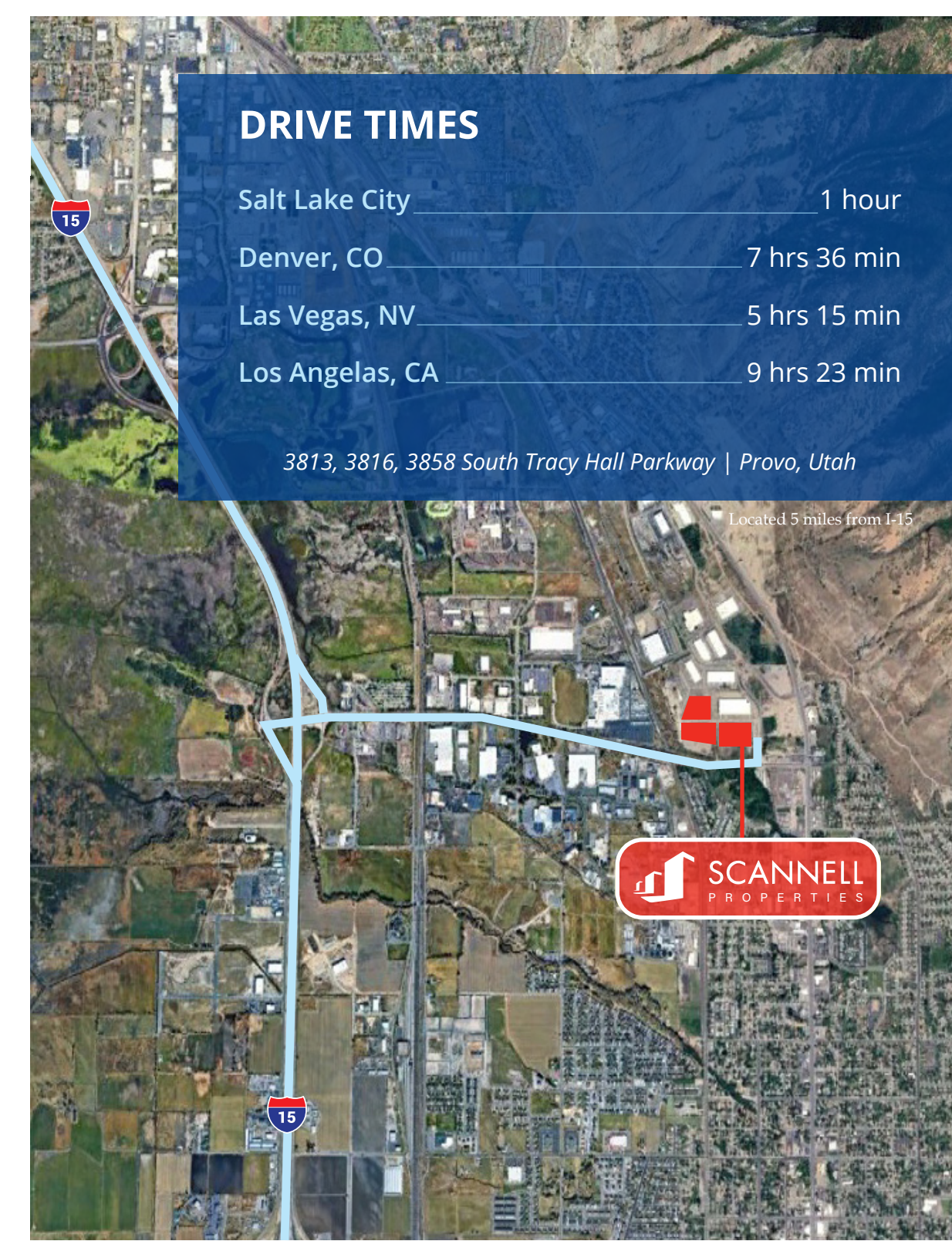
5 hrs 15 min

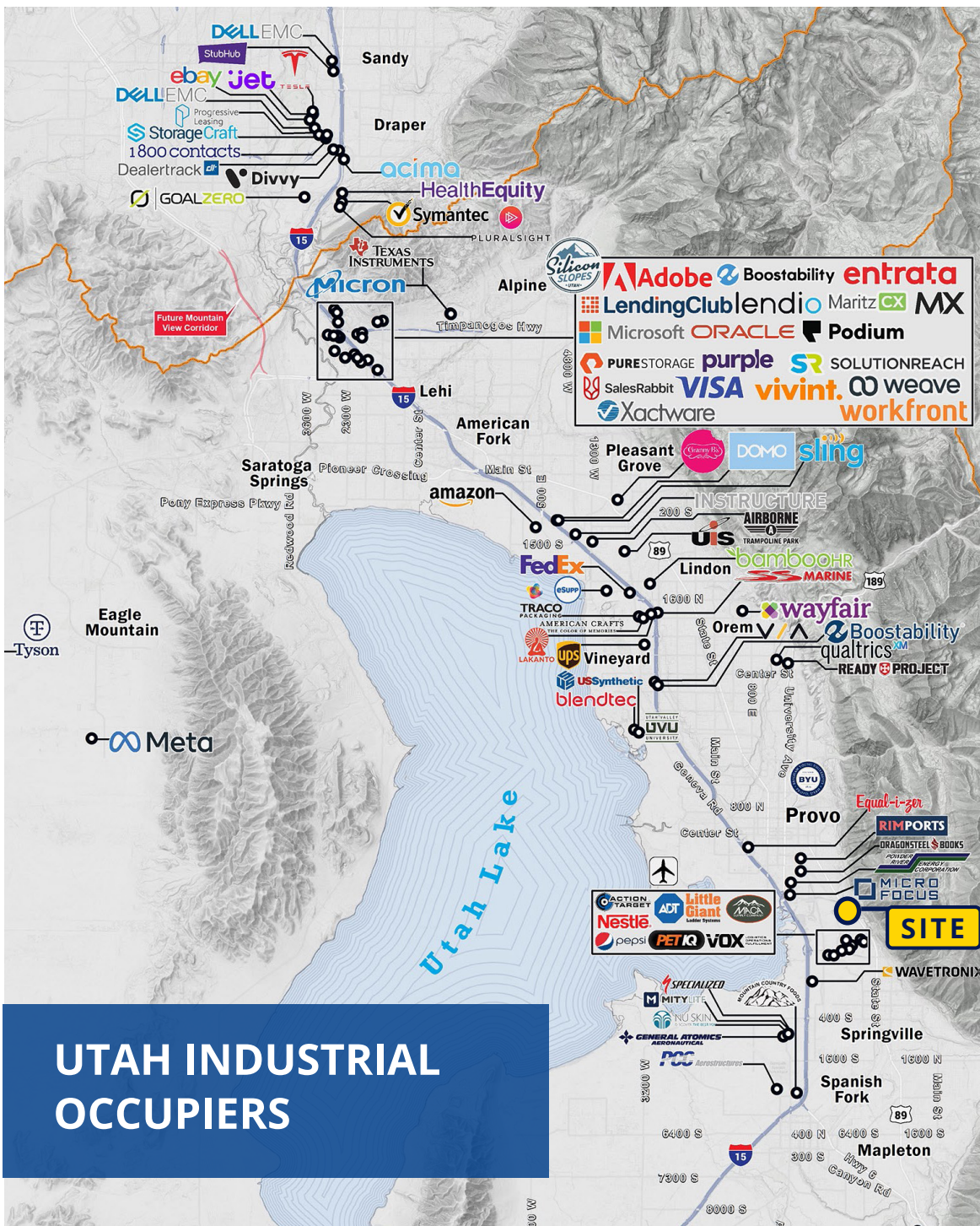
Los Angeles, CA

9 hrs 23 min

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Located 5 miles from I-15





# SUMMARY

We are pleased to present an opportunity to acquire developable land zoned for light manufacturing, situated in a thriving area ideal for commercial development.

Purchase one or all three contiguous parcels.

The property is conveniently located just 5 miles from the nearest freeway, ensuring easy access. Positioned in a rapidly developing area, the site is perfect for businesses looking to establish or expand their operations.

## Contact us for Pricing Information

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Provo, Utah

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