



**FOR
SALE**

**SOUTH RIM
TOOELE COUNTY, UT**

SOUTH RIM WEST

225 FULLY-ENTITLED ONE-ACRE LOTS | PHASE 1 SHOVEL-READY

South Rim West is a newly entitled 225-lot residential subdivision positioned in an unincorporated area of Tooele County, Utah. The community is master-planned across five phases, offering true one-acre estate lots – high demand within the Tooele and Greater Salt Lake housing markets.

All entitlements for the entire subdivision are complete. Phase 1 (~59 acres) is fully approved as a final plat and construction drawings – including grading, drainage, utilities, erosion control, and street profiles – are complete and ready for immediate construction.

PROPERTY HIGHLIGHTS

- 225 fully entitled one-acre estate lots
- 5-phase master-planned subdivision
- Phase 1 final plat approved (approx. 59 acres)
- Fully engineered civil plans complete
- 1,000,000-gallon water tank planned
(currently in the bidding and pre-construction phase)
- Zero entitlement risk

CENTURY 21 Everest

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LOCATION HIGHLIGHTS

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STRATEGIC LOCATION

Located south of Tooele and 50 minutes from Salt Lake City, this area provides a rural edge lifestyle with quick access to urban employment and services.

WHY SOUTH RIM?

One-Acre Lots in High Demand

Large lots are increasingly rare along the Wasatch Front due to zoning constraints and high land prices.

Buyer Preference for Space

Post-2020 trends favor properties that allow for RV parking, workshops, large yards, and multi-generational use.

Strong Local Growth

Tooele County remains one of Utah's fastest-growing regions, driven by affordability, job access, and in-migration from Salt Lake and Utah Counties.

Commute-Friendly

SR-36 provides a direct connection to Salt Lake City job centers.



ENGINEERING AND UTILITIES HIGHLIGHTS

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This site has been evaluated with future infrastructure and construction in mind. Existing conditions and completed studies support efficient planning, predictable construction methods, and coordination with civil and structural engineering teams.

SITE CHARACTERISTICS

- Undeveloped land with gentle slope trending to the southwest
- Surrounding area consists of similar undeveloped land
- Access available via existing dirt road extending north-south west of the site
- Topography conducive to grading and site layout without extreme cut or fill conditions

CIVIL AND STRUCTURAL ENGINEERING CONSIDERATIONS

- Site conditions support reinforced concrete structures and conventional construction methods
- Excavation depths on the order of approximately 9 to 15 feet were evaluated in the geotechnical study
- Subsurface conditions allow for predictable excavation and backfill operations using standard equipment
- Structural loads analyzed in the geotechnical report indicate compatibility with conventional foundation systems

UTILITIES AND INFRASTRUCTURE PLANNING

- Soils encountered are suitable for support of underground utilities and piping systems
- Minimal anticipated settlement when proper bedding and compaction practices are followed
- Pipe support conditions allow for standard trenching and installation methods
- Thrust block design and lateral resistance values are defined and suitable for utility infrastructure planning

DRAINAGE AND WATER MANAGEMENT

- No groundwater encountered during subsurface exploration
- Site drainage can be designed to direct surface runoff away from structures
- Subsurface drainage systems may be incorporated as needed to support long-term performance
- Conditions reduce complexity for dewatering during construction

SEISMIC AND CODE CONSIDERATIONS

- Site classified as Site Class D under the 2021 International Building Code
- Seismic parameters have been evaluated for structural and civil design coordination
- No active fault traces mapped through the site, supporting long-term infrastructure stability

CONSTRUCTION COORDINATION

- Report recommends coordination meetings between owner, civil engineer, geotechnical engineer, and contractors prior to construction
- Geotechnical observation during foundation excavation is recommended to confirm consistency with report assumptions
- Conditions support streamlined design-to-construction workflow

Additional Information

Detailed engineering parameters, seismic data, excavation guidelines, and utility support criteria are included in the full geotechnical report and are available upon request for engineering review and final design coordination.

GEOTECHNICAL HIGHLIGHTS

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A comprehensive geotechnical investigation was completed by Applied Geotechnical Engineering Consultants, Inc. in May 2024 for the subject site. The study evaluated subsurface conditions, soil characteristics, groundwater presence, seismic considerations, and foundation suitability to support future development.

SUBSURFACE CONDITIONS

- Subsurface soils consist primarily of lean clay extending to depths of approximately 40 feet
- Sandy silt was encountered at localized depths
- Soils were found to be consistent and suitable for conventional foundation design

GROUNDWATER

- No subsurface groundwater was encountered during drilling
- Reduced risk for excavation, foundation construction, and long-term site performance

FOUNDATION SUITABILITY

- Site is suitable for conventional spread footings
- Allowable bearing pressure of 2,500 pounds per square foot on undisturbed native soil
- Allowable bearing pressure of up to 3,500 pounds per square foot when supported by structural fill
- Estimated total and differential settlement within acceptable limits for structural design

LIQUEFACTION AND SEISMIC CONSIDERATIONS

- Liquefaction is not considered a hazard at the site
- Site classified as Site Class D under the 2021 International Building Code
- No active fault traces mapped through the property
- Nearest potentially active fault located approximately 6.8 miles from the site

SOIL CHEMISTRY

- Laboratory testing indicates very low water-soluble sulfate content
- No special concrete cement requirements are necessary for construction in contact with native soils

OVERALL DEVELOPMENT SUITABILITY

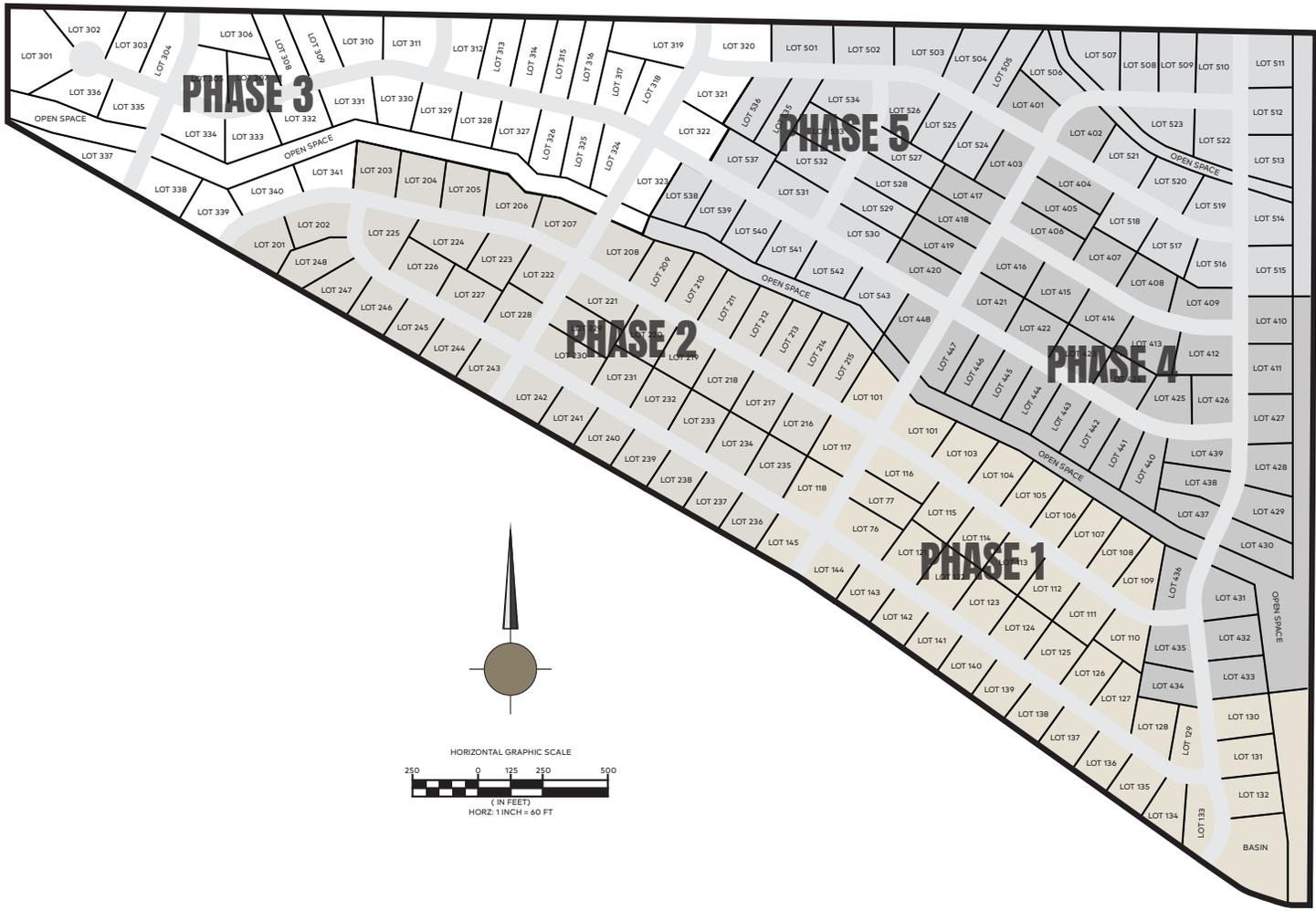
- Soils are suitable for use as backfill and site grading outside of structural areas
- Excavation anticipated to be achievable with conventional equipment
- Report supports efficient site development with predictable foundation performance

Additional Information

The full geotechnical report, including boring logs, laboratory testing results, and detailed engineering recommendations, is available upon request for further due diligence and design coordination.

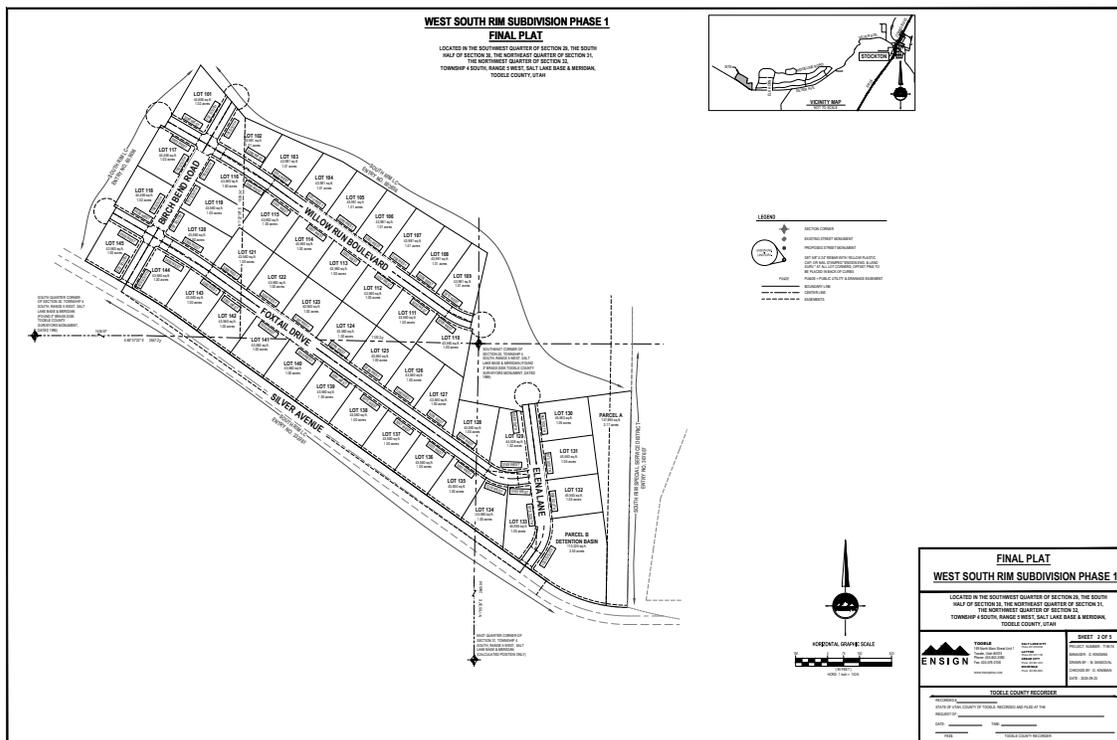
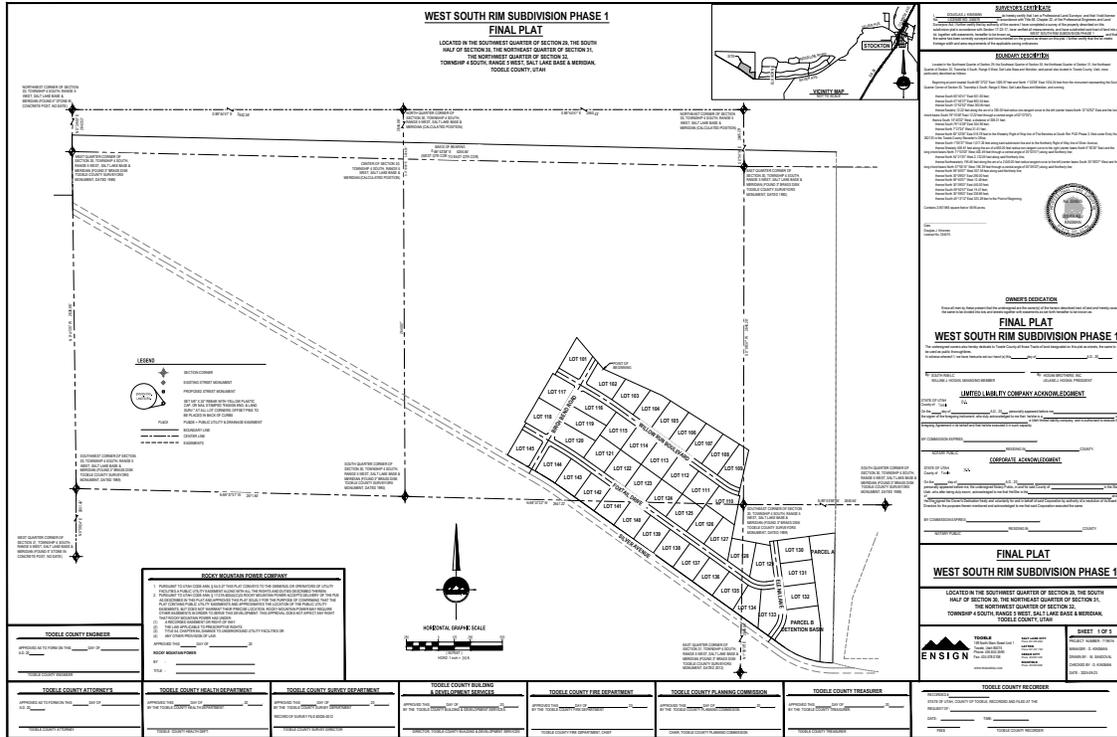
PLOT MAP

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PHASE ONE | PLOT MAP

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AERIAL PROPERTY IMAGES

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