



3 Acres at 558 W.  
Stockman Way

FOR SALE

PROPERTY  
FEATURES

- 3 Acres
- Industrial
- \$14.00 PSF
- \$1,829,520.00
- Hubzone Qualified

AREA  
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,533	78,929	172,639
Households	1,719	29,764	62,150
Income	\$100,618	\$87,449	\$99,277

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## Overview

The **Ogden Business Exchange** is a 51 acre master planned, business and industrial location with over 30 buildable acres for sale or lease. Once a former cattle stock yard and shipping facility, Ogden Business Exchange has been transformed into a vibrant, convenient, and state-of-the-art business lifestyle park offering premier services and infrastructure to the office, manufacturing, distribution, and light industrial sectors.



## Features

<u>Airports</u>	Ogden Airport - 10 minutes Salt Lake International – 40 minutes
<u>Transit</u>	I-15 – less than a mile / UTA Intermodal Hub less than ½ mile
<u>Rail Line</u>	Trans-loading facility located near the project for potential rail needs.
<u>Recreation</u>	Direct connection to the banks of the Weber River. Walking trails and bike paths adjacent to the river which connect to green space, the Ogden City Kayak Park, and miles of additional bike paths
<u>Access</u>	24 <sup>th</sup> Street Access, which is a major corridor into downtown and only one mile to the heart of the City, providing you convenient access to many restaurants, stores, banks, entertainment, etc.

## Utilities

- Fiber Optics to project (Comcast/Qwest)
- Upgraded Water
- Upgraded Storm Sewer
- Upgraded Sanitary Sewer
- Questar Gas
- Rocky Mountain Power – 3 phase
- Possible solar incentives

## Possible Incentives for Development

- RDA Project Area – TIFF available
- New Markets Tax Credit program
- Investor Visa Program
- Marketing assistance
- Streamlined entitlement and construction approval process
- Workforce Assistance

## WHAT TO KNOW ABOUT THE HUBZone PROGRAM

The HUBZone program fuels the growth of small businesses in historically underutilized business zones (HUBZones) by providing certification for preferential access to federal contracts. The federal government has a goal to award at least 3 percent of all federal contracting dollars to HUBZone-certified small businesses each year.

### HUBZone certification qualifies you to:

- Bid on contracts reserved for HUBZone businesses.
- Receive 10 percent price evaluation preference in full and open competition procurements.

## HUBZone Program Qualifications

### A HUBZone firm must:

- Be a small business according to SBA size standards.
- Be at least 51 percent owned by U.S. citizens OR be a business owned by:
  - Indian Tribal Government
  - Alaska Native Corporation
  - Community Development Corporation
  - Native Hawaiian Organization
  - Small Agricultural Cooperative
- Have a principal office located in a HUBZone.
- Have at least 35 percent of its employees living in a HUBZone.

Full qualification criteria can be found in [Title 13 Part 126 Subpart B](#) of the Code of Federal Regulations (CFR).

### View location eligibility:

[maps.certify.sba.gov/hubzone/map](https://maps.certify.sba.gov/hubzone/map)

