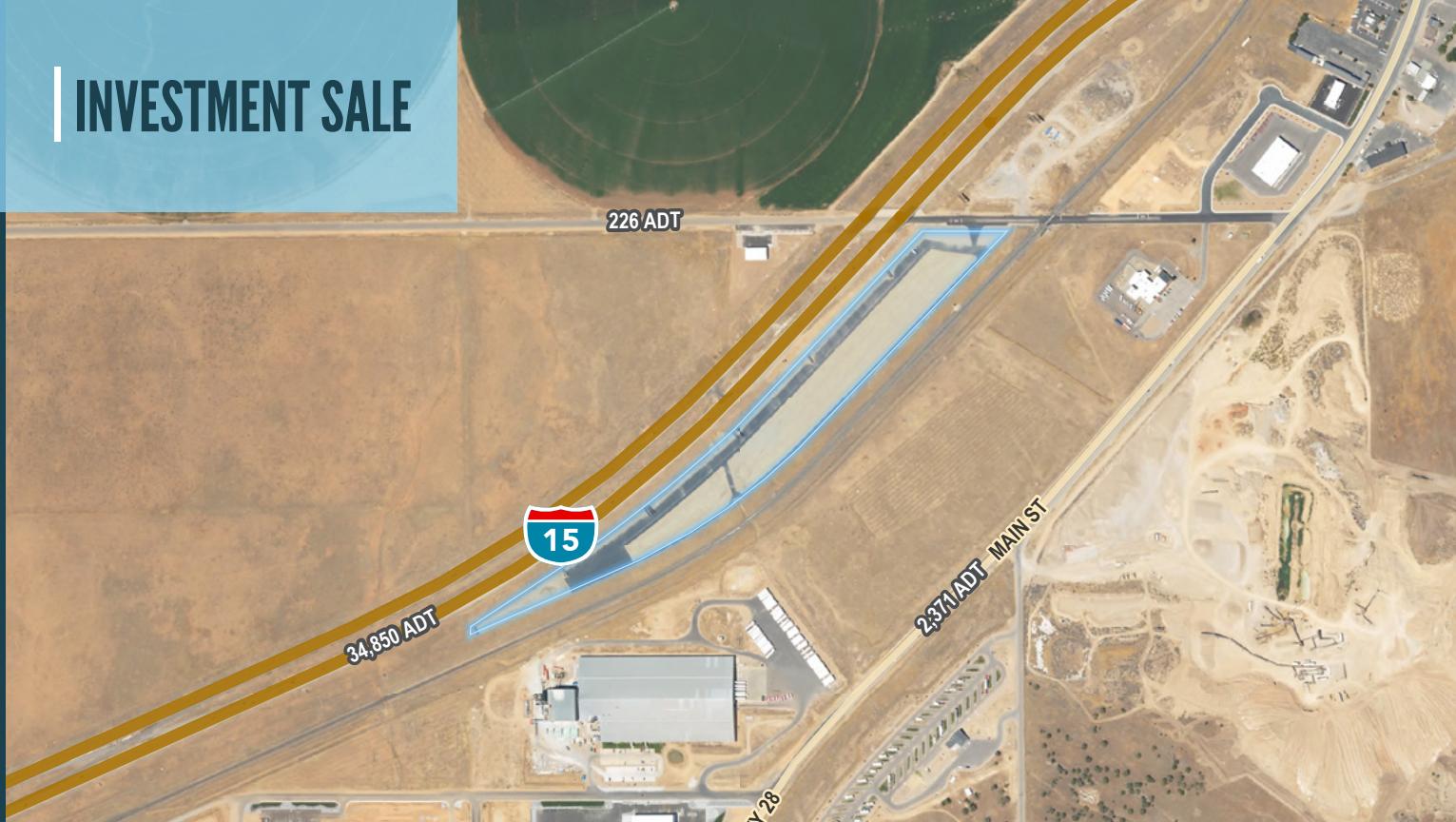


# 16-ACRE SECURE RV STORAGE

## INVESTMENT SALE



### PROPERTY DETAILS

525 WEST SHEEP LANE, NEPHI, UT 84648

- Price: \$3,500,000
- Excellent income potential with future growth opportunities on I-15 Exit 222
- Billboard lease income
- Storage yard income potential: \$190,000 annually
- 172 storage spaces. Potential for covered storage to increase rental income.
- Land: 15 fenced acres. 7 acres paved, 8 acres of shovel-ready dirt. One-acre south section for additional storage or shops (currently not fenced).
- Infrastructure: utilities (power, gas, water, sewer, fiber internet) already available. Security cameras and automated gate and storage rental software in place.

### 2024 DEMOS

#### EST. POPULATION

NEPHI » 7,350  
JUAB COUNTY » 13,091

#### EST. HOUSEHOLDS

NEPHI » 2,340  
JUAB COUNTY » 3,958

#### EST. MEDIAN HH INCOME

NEPHI » \$92,827  
JUAB COUNTY » \$94,023

**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

MW

#### RODD JEFFRIES

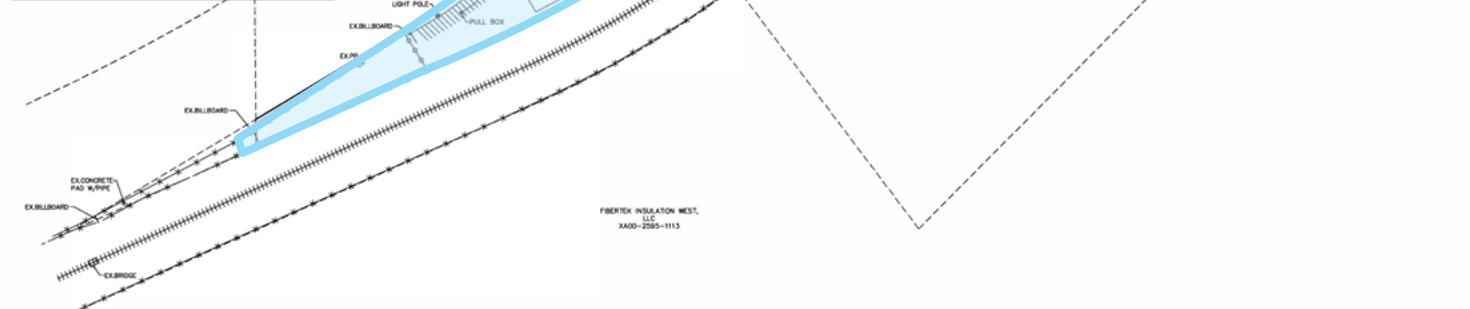
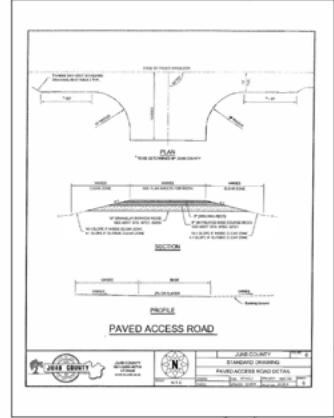
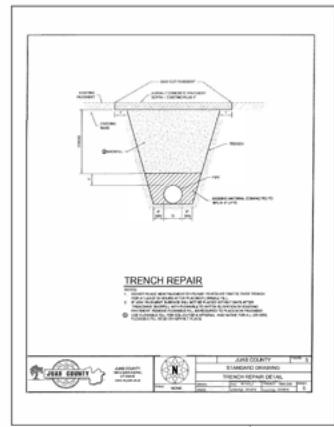
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# 16-ACRE SECURE RV STORAGE

## SITE PLAN



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