

Colliers

Mountain View Corridor

Commercial Lots Available



Land for sale

Asking Price:  
\$20-24 SF

#### Contact:

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#### Colliers

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Herriman Business Park  
15103 Mountain View Corridor  
Herriman, UT 84096

#### Property Details

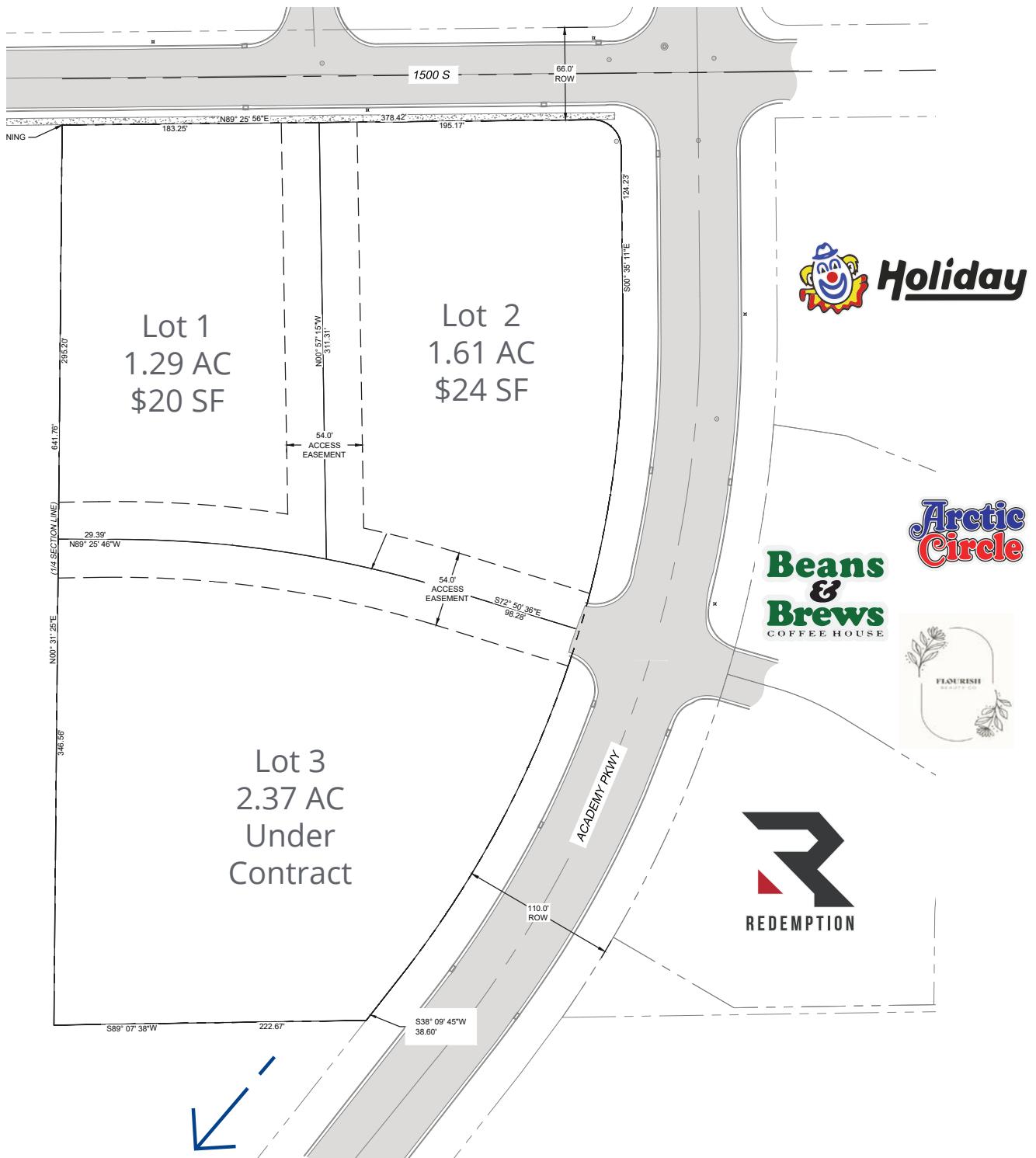
- Right off Mountain View Corridor
- Zoning Community Commercial
- Fast Growing Area
- 3 Lots

Lot 1 - 1.29 Acres - \$20/SF

Lot 2 - 1.61 Acres - \$24/SF

Lot 3 - 2.37 Acres - Under Contract

# Site Plans



Mountain View Corridor

# Herriman City

## 2023 Households

1 mi 2,291  
3 mi 16,029  
5 mi 46,900

## 2028 Proj Households

1 mi 2,370  
3 mi 16,292  
5 mi 49,766

## 2023 Median HHI

1 mi \$87,883  
3 mi \$107,435  
5 mi \$106,840

C-2 Zone: The purpose of the C-2 Zone is to provide areas in the City for community commercial development.

### Conditional Uses

Agricultural sales and service
Bed and breakfast inn
Brewery
Car wash
Conference and reception center
Congregate living facility
Construction sales and service
Convenience store
Daycare/preschool center <sup>26</sup>
Fireworks stand <sup>27</sup>
Gasoline service station
Golf course
Government service
Hotel/motel
Kennel
Mobile store <sup>32</sup>
Mortuary
Operations center
Parking lot
Printing
Protective service
School, vocational
Secondhand store
State liquor store
Temporary building <sup>38</sup>
Transportation service
Utility substation
Utility, major
Vehicle and equipment rental
Vehicle and equipment repair, general
Vehicle repair, limited
Wireless telecommunication facility <sup>41</sup>

### Permitted Uses

Animal care service
Bank or financial institution
Banquet catering
Bar establishment
Beer wholesaler
Brewery manufacturing
Business equipment rental and supplies
Business services
Food truck
Garden center
Hospital
Hotel
Laundry or dry cleaning, limited
Laundry services
Medical or dental laboratory
Medical service
Model home sales office <sup>33</sup>
Office, professional
Off-premises beer retailer
On-premises beer retailer
Package agency
Personal care service
Personal instruction service
Post Office
Reception center
Recreation and entertainment, indoor
Recreation and entertainment, outdoor
Repair service
Resource recycling collection point <sup>14</sup>
Restaurant - beer only
Restaurant - full service
Restaurant - limited service
Restaurant, fast-food
Restaurant, general
Retail, general
School, charter <sup>15</sup>
School, elementary, middle, or high <sup>16</sup>
Tavern



### 2023 Population 2028 Proj Population

1 mi	6,842	1 mi	6,842
3 mi	57,716	3 mi	57,987
5 mi	163,761	5 mi	171,679



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