

RAIL-SERVED LAND OFFERING

BRIGHAM CITY HWY 13 LAND

* approximate
boundary
representation

PROPERTY HIGHLIGHTS

- Site Size: 15.10 Acres
- Parcel Numbers: 03-076-0003, 03-076-0004, 03-076-0006, 03-076-0019
- Hwy 13 Frontage: ~1,410 ft.
- Located 1.62 Miles from I-15 Exit 365
- Possible Rail-Spur Service
- Utilities Available Nearby
- Rapid-Growth Area

\$1,590,000

**Approx. 900 West SR 13
Brigham City, UT 84302**



PRESENTED BY:



HIGH BRIDGE
COMMERCIAL REAL ESTATE

Rob Lindsey

Principal Broker

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Brandon Lindsey

Vice President

435-237-1750

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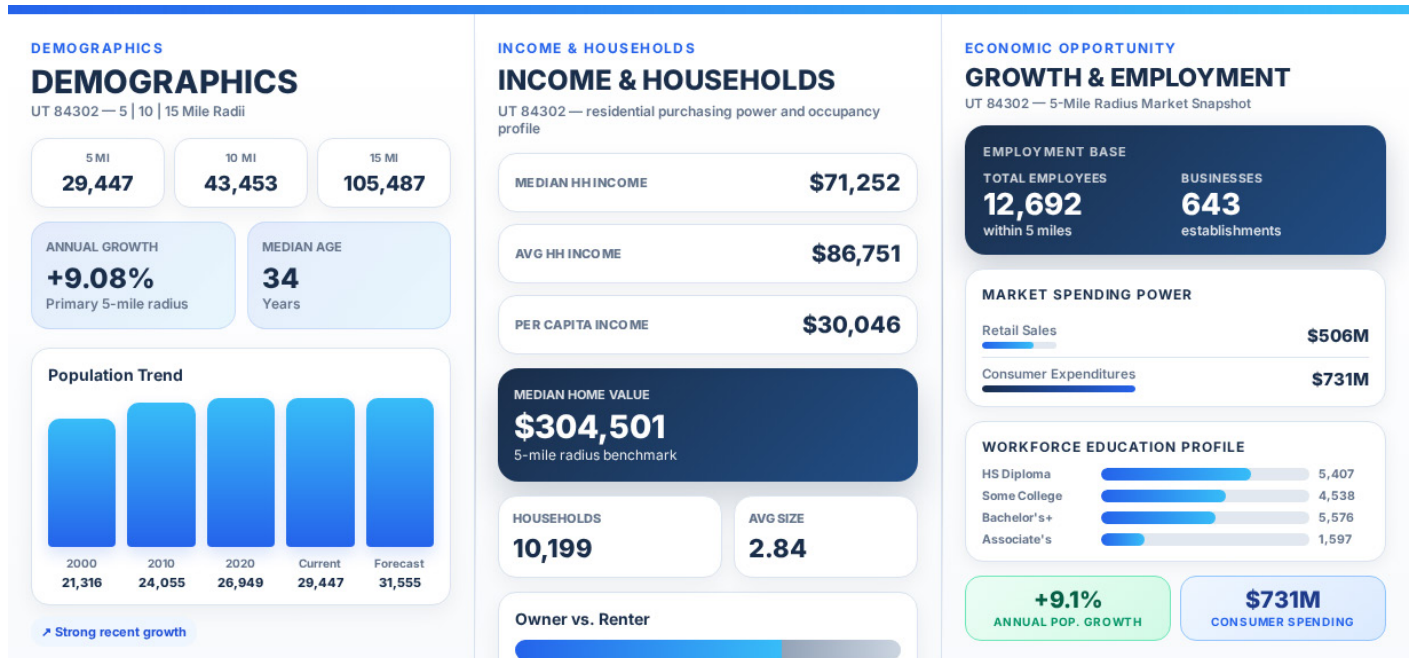
EXECUTIVE SUMMARY

Brigham City, UT – High Bridge Commercial, is pleased to present the opportunity to acquire Rail-Served Land at approximately 900 W SR 13, Brigham City, UT 84302 ("The Property")

The Property is situated on the north end of Brigham City, near I-15 Exit 365 and the Brigham City Airport. Additionally, there are many large companies and employers with presence in the area, including: Nucor Steel (multiple building divisions), Steve's Doors, Autoliv, Love's Travel Stop Distribution, Niagara Bottling, Walmart Distribution, Proctor & Gamble, and Northrup Grumman.

Brigham City is the county seat of Box Elder County and is located between the I-15 / I-84 interchanges, one in Ogden to the south and the other in Tremonton to the north. I-15 transits from San Diego, CA to the Canadian Border in Montana. I-84 routes from Portland to I-80 in Utah, giving coast to coast connection. The Property is located within one day's truck haul from the following major cities: Salt Lake City, Boise, Las Vegas, Denver, Portland, Phoenix, Seattle, Spokane, Albuquerque.

DEMOGRAPHICS



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PARCELS



<u>Lot ID</u>	<u>Parcel #</u>	<u>Lot Size (Acres)</u>
1	03-076-0003	3.14
2	03-076-0004	6.03
3	03-076-0006	5.30
4	03-076-0019	0.63

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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MAP



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