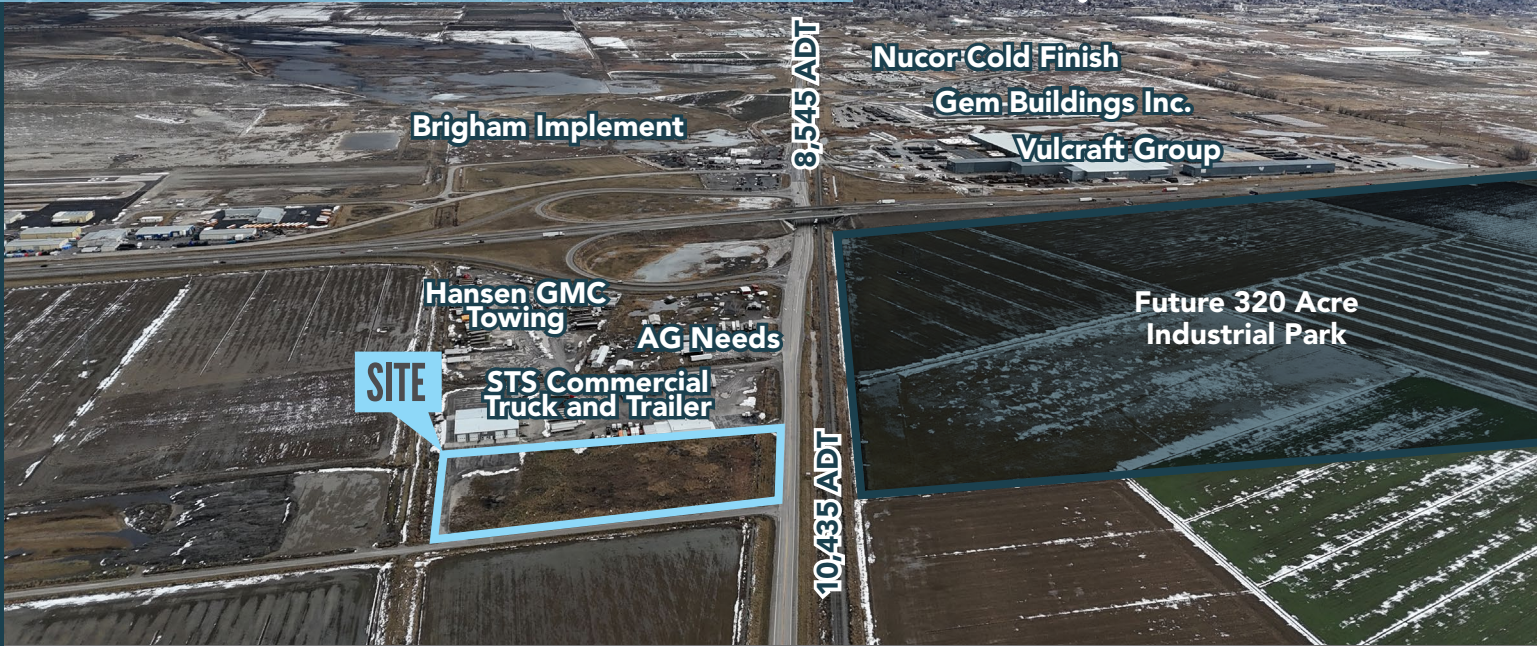


# 2.98 ACRES IN BRIGHAM CITY

## FOR GROUND LEASE OR BUILD TO SUIT



### PROPERTY DETAILS

2380 WEST HIGHWAY 13, BRIGHAM CITY, UT 84302

- For Ground Lease or Build to Suit
- Parcel Size: 2.98 AC
- Availability: Immediate
- High growth area Brigham City, UT.
- Across from the future 320 Acre Industrial Park

### 2023 DEMOS



#### EST. POPULATION

5 MINUTE » 3,622  
10 MINUTE » 20,722  
15 MINUTE » 30,612



#### EST. HOUSEHOLDS

5 MINUTE » 1,169  
10 MINUTE » 7,055  
15 MINUTE » 10,193



#### EST. AVERAGE HH INCOME

5 MINUTE » \$88,824  
10 MINUTE » \$91,683  
15 MINUTE » \$99,394



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

### PARKER DIXON

pdixon@mtwest.com  
direct 801.391.2552  
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312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
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**SITE**

**FUTURE 320 AC INDUSTRIAL PARK**



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**DISTANCES TO:**

Ogden, UT .....	25.1 miles
Salt Lake City, UT .....	59.9 miles
Logan, UT .....	29.4 miles
Malad City, ID .....	49.6 miles



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