

**TOOELE**



2400 NORTH

**LOT 3**

**COMPASS POINT  
3,600 UNITS PLANNED**

PROP. 33RD PARKWAY

UDOT'S \$4.6 BILLION EXTENSION CALLED 33RD PARKWAY WILL CONNECT SR 36 (MAIN STREET) WITH SHEEP LN & SR 138

PROP. 3400 NORTH

**LOT 2**

**LOT 1**

**OQUIRRH POINT  
1,260 UNITS PLANNED**

PROP. SILVER CLAIM BLVD

FUTURE MEDICAL CAMPUS



HWY 36 26,000 ADT

ERDA WAY

6.5 MILES



# FOR SALE

## OQUIRRH POINT

3400 North & Highway 36 | Erda, Utah 84074

### Property Highlights

- Commercial Land For Sale
- Sizes:
  - Lot 1 - 14.32 Acres
  - Lot 2 - 11.57 Acres
  - Lot 3 - 23.78 Acres
- Sale Price: Contact Agent
- Residential Units Planned:
  - 1,260 Units Adjacent (Oquirrh Point)
  - 3,600 Units West (Compass Point)
- Zoned P-C (Planned Community)

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**COLE WEST**

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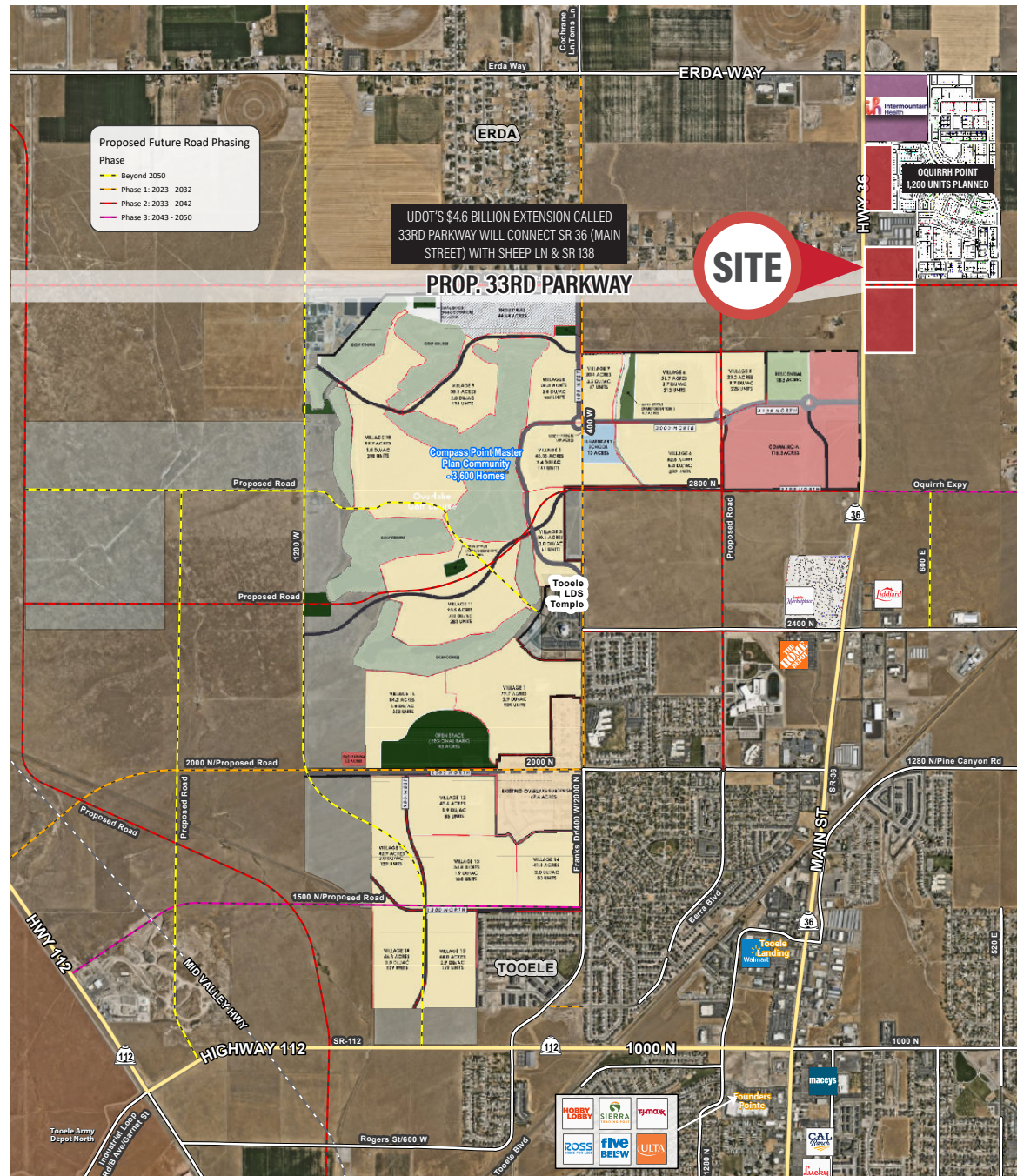
# OQUIRRH POINT

3400 North & Highway 36 | Erda, Utah 84074

## DEMOGRAPHICS

	3 MILE	5 MILE
2025 POPULATION	21,731	54,704
2030 PROJECTED POPULATION	25,380	61,610
2025 HOUSEHOLDS	6,058	17,037
2025 AVG HH INCOME	\$144,353	\$126,464
2025 BUSINESSES	444	1,110
2025 DAYTIME POPULATION	4,242	9,076

TOOELE COUNTY POPULATION	2026	2032 PROJECTED
	88,163	106,220



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PARTNER **XTEAM**  
RETAIL ADVISORS

**LEGEND**  
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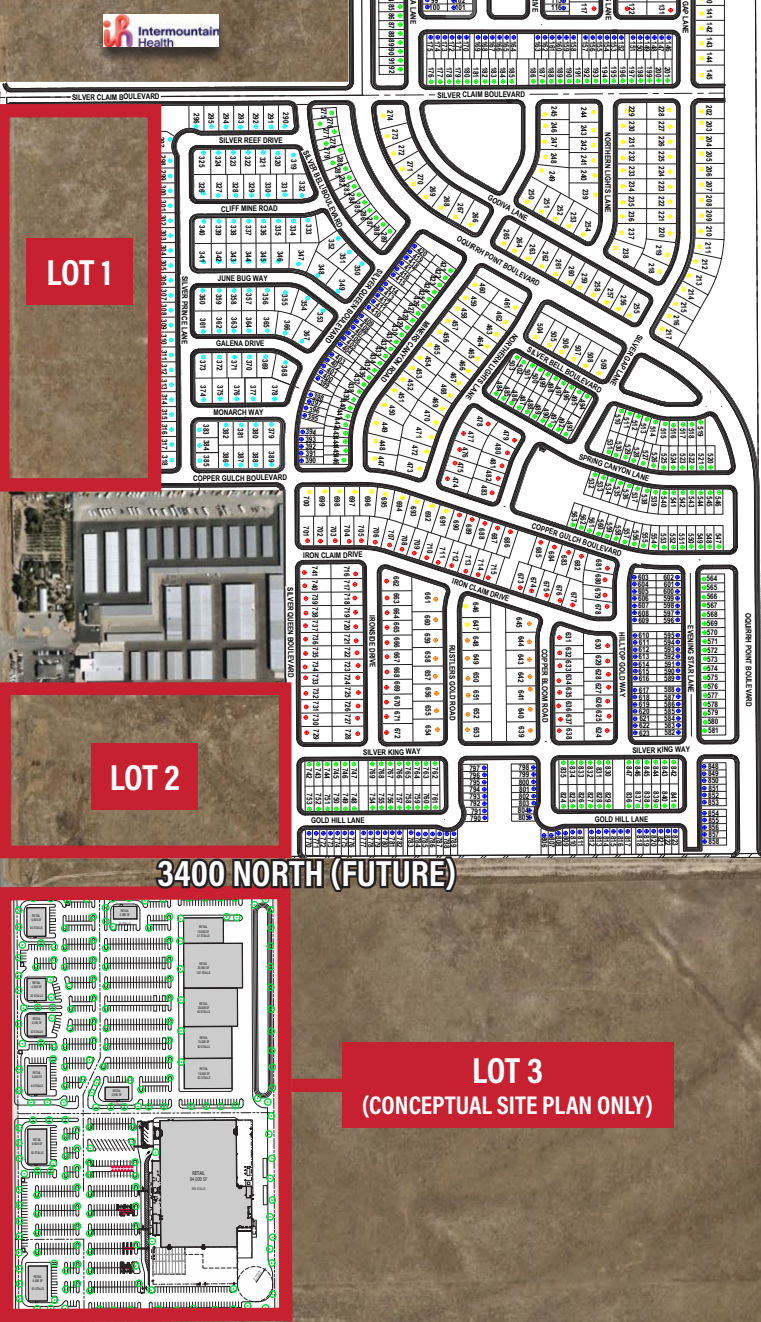
**COLE WEST**

# OQUIRRH POINT

3400 North & Highway 36 | Erda, Utah 84074



HWY 36 26,000 ADT



CIMMARRON WAY

**33RD PARKWAY (FUTURE)**

UDOT'S \$4.6 BILLION EXTENSION CALLED 33RD PARKWAY WILL CONNECT SR 36 (MAIN STREET) WITH SHEEP LN & SR 138

**LOT 3**  
(CONCEPTUAL SITE PLAN ONLY)

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# OQUIRRH POINT

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## Regional Accessibility:

Echo is located along Main Street/Highway 36 in the current path of growth, which also connects to I-80. These roads have all experienced roughly 4% to 6% increases in Average Annual Daily Traffic counts from 2021 to 2024. The area also has additional infrastructure planned, both rail and road, which will increase accessibility near both sites.

## Tooele County in Path of Household & Economic Growth:

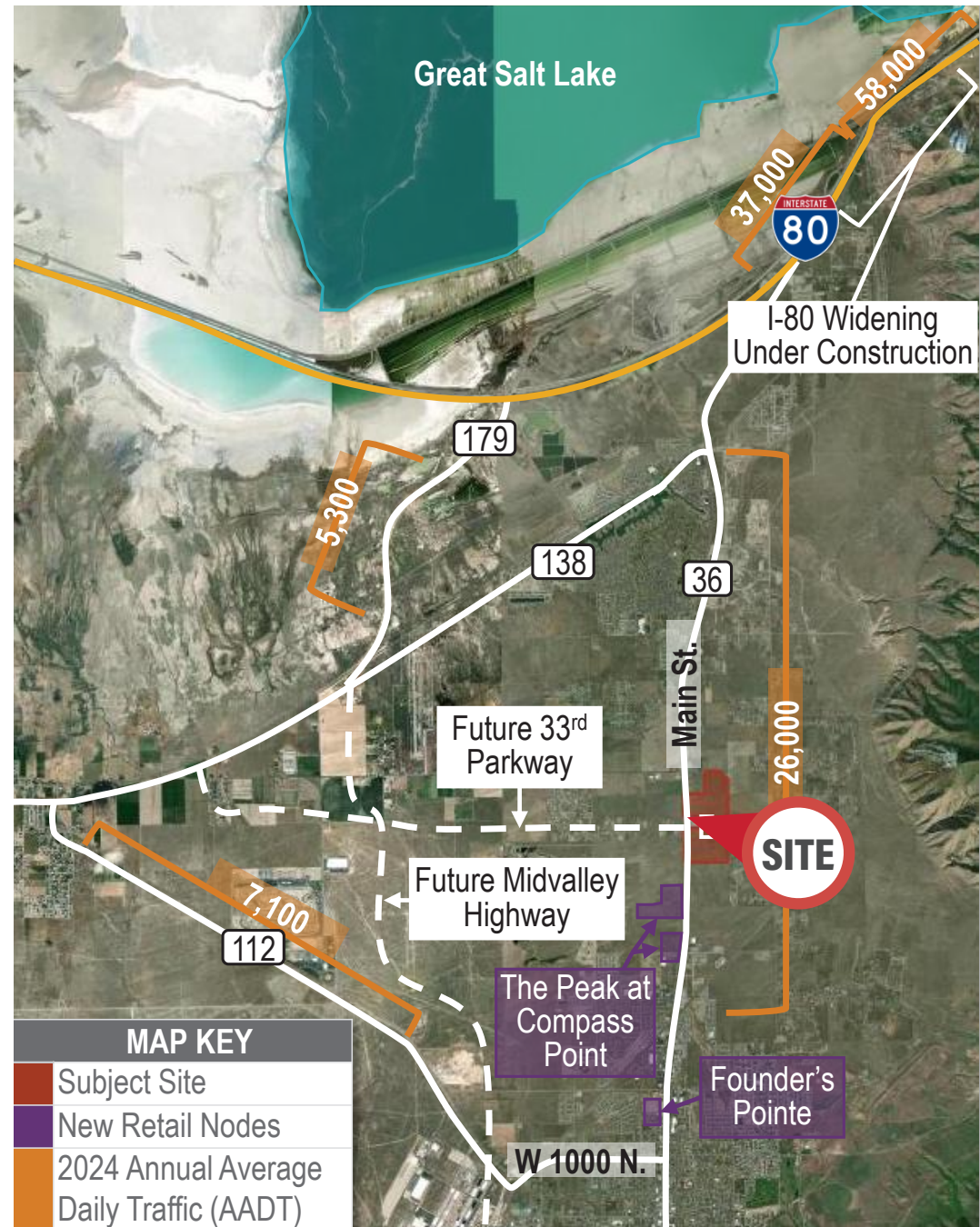
As Salt Lake County builds out, growth is already spreading to Tooele County. Today, it is emerging as a major industrial core with strong rail and interstate access; over time, it will likely become a secondary economic core to Salt Lake City. Additionally, recent developments like The Peak at Compass Point, Founder's Pointe, Lakeview Business Park, and Lakeview Commercial Center point to growing interest in this area; though the site may compete with them.

## Availability of Land:

Tooele County has significant land availability, especially in comparison to Salt Lake County, which has experienced high levels of growth, limiting its land availability. As Salt Lake County builds out, Tooele County is the natural recipient of growth in the coming decades.

## Strong & Growing Household Base:

With increased permitting and residential planned at both sites, this area's household base will continue to grow and drive demand for commercial uses.



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