

HIGHWAY COMMERCIAL LAND OPPORTUNITY



PROPERTY INFO:

- **Opportunity:**
 - Fee Simple Sale
 - Ground Lease
 - BTS Development
- Lot Size: 2.547 Acres / 110,947 SF
- Parcel ID: 13-377-0001
- Zoning: Highway Commercial
- Utilities: All available at site
- Visibility & Access: At the crossroads of Highway 89, Highway 84, and SR 60; Just off exit 405.
 - 7 Min to Weber State
 - 10 Min to Riverdale Road
 - 14 Min to Farmington Station
 - 18 Min to Snow Basin
- Traffic: 60,000 Vehicles pass this site each day according to UDOT AADT Traffic Data
- Site Conditions: At finish grade.

7716 S 2700 E

South Weber, UT 84405

STOKES STEVENSON



Zach Swenson

Zach@stokesstevenson.com

801.556.8440

Chandler Obray

Chandler@stokesstevenson.com

801.510.9072

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**Additional Info Available Upon Request: ALTA Survey, Phase I Report, Geotechnical Study, Etc.*

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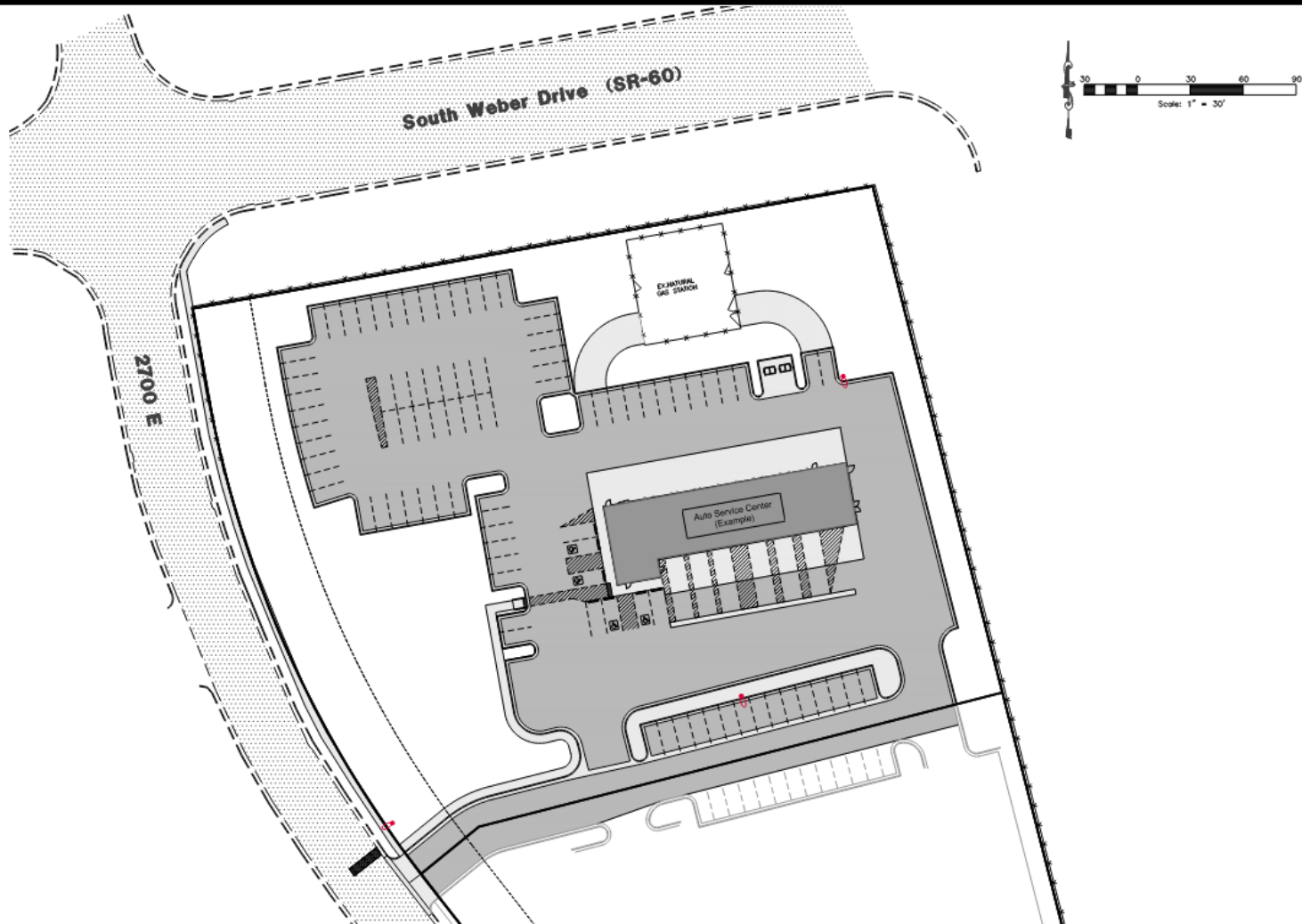
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