

LAND FOR SALE

HIGHWAY 6 & POWERHOUSE

4000 East Highway 6 | Spanish Fork, Utah 84660

GOLF COURSE



SITE



WHISPERING PINES
605 HOUSING UNITS
CONSTRUCTION BEGINS Q2 2026

PARK & TRAIL HEAD

2,315 ADT
POWERHOUSE RD



27,000 ADT

Property Highlights

- Size: 1,457 Acres
- Price: \$1,205,000 (\$19 PSF)
- Great Hard Corner Parcel
- First Signalized Intersection out of Spanish Fork Canyon
- Great Visibility and Access from Highway 6
- Zoning: C-1 - Neighborhood Commercial
- 2,100 New Housing Units Nearby

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PARTNER **XTEAM**
RETAIL ADVISORS

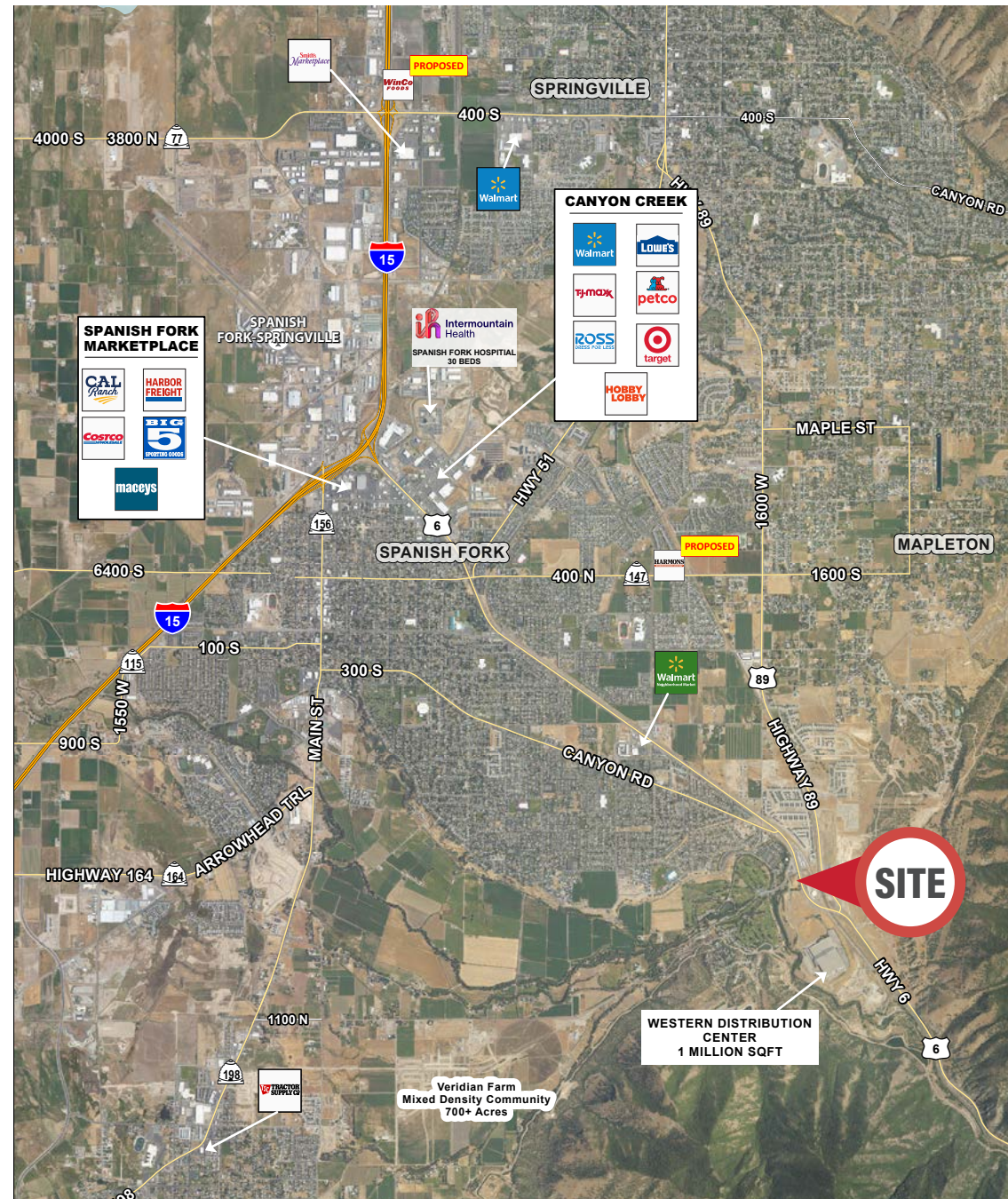
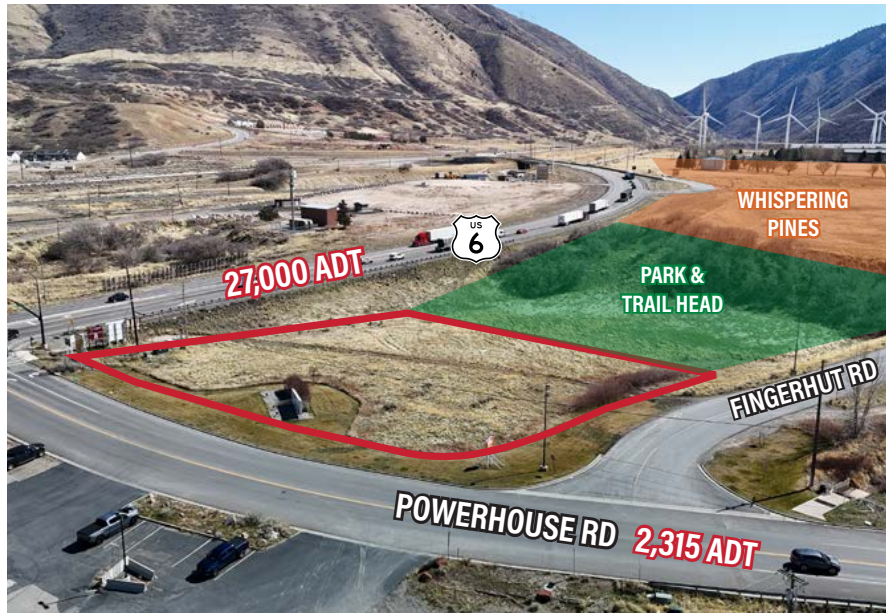


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,738	34,035	82,092
2030 PROJECTED POPULATION	3,834	37,144	88,990
2025 HOUSEHOLDS	1,019	8,774	22,334
2025 AVG HH INCOME	\$132,301	\$148,605	\$138,157
2025 BUSINESSES	53	499	2,025
2025 DAYTIME POPULATION	221	2,373	12,817



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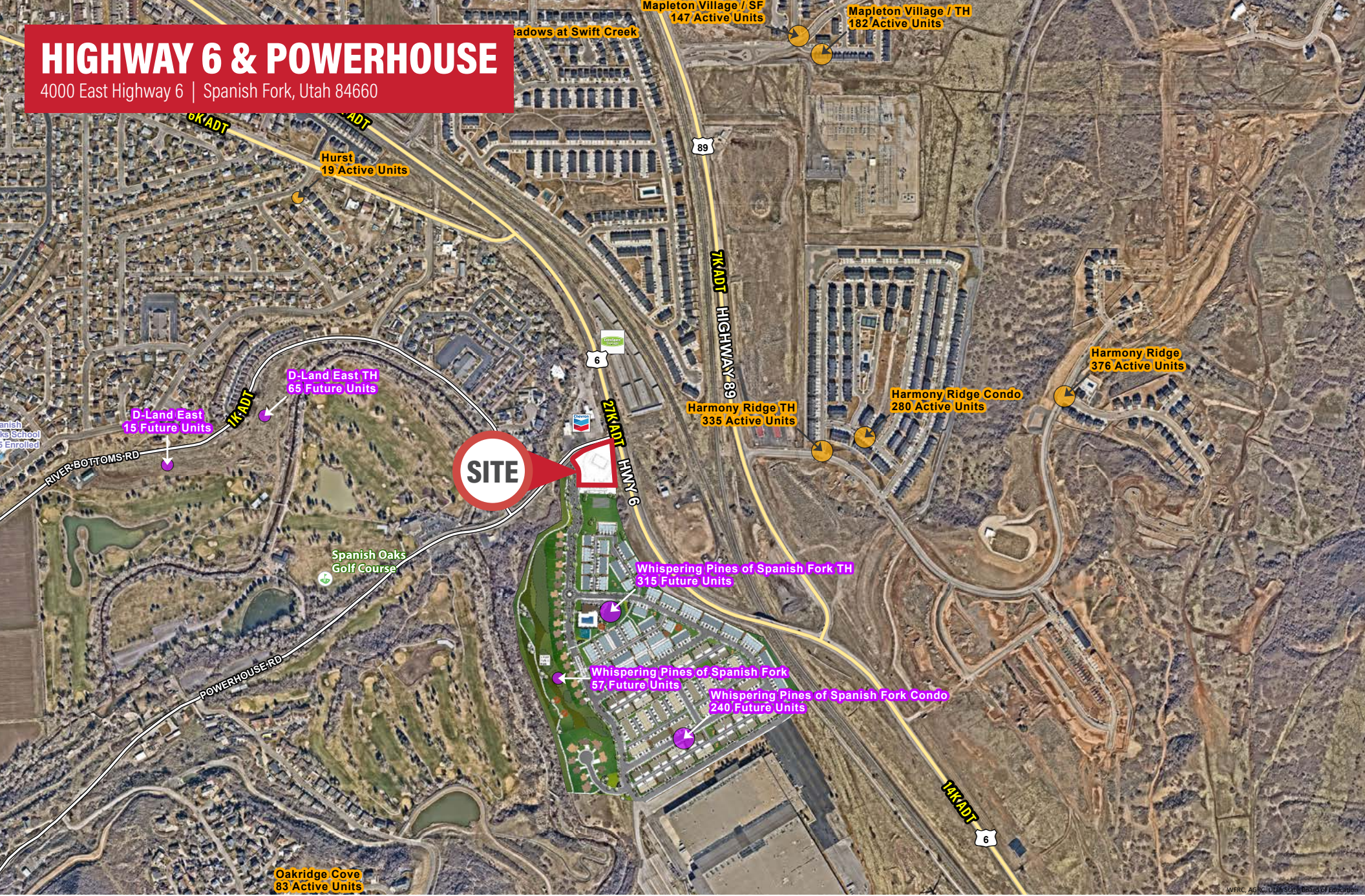
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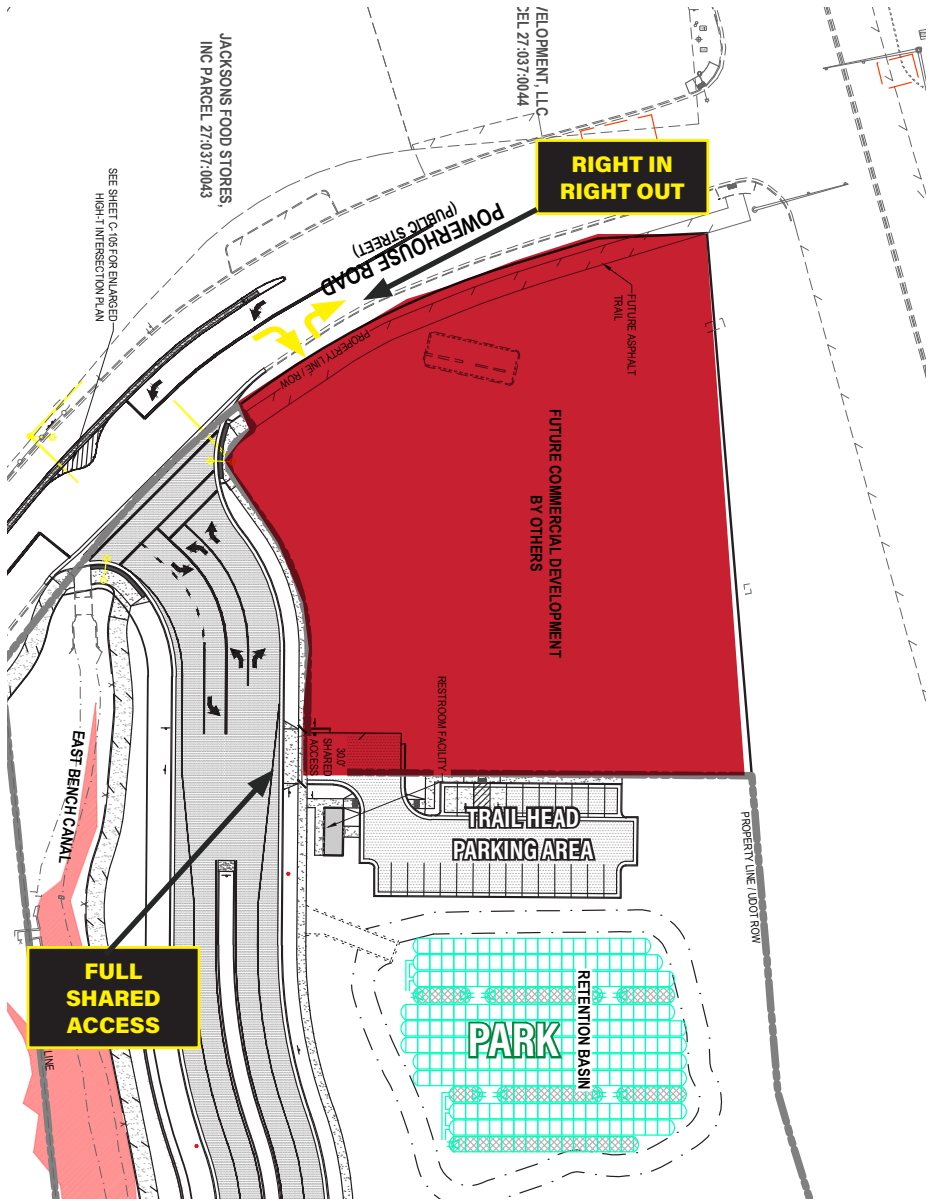
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