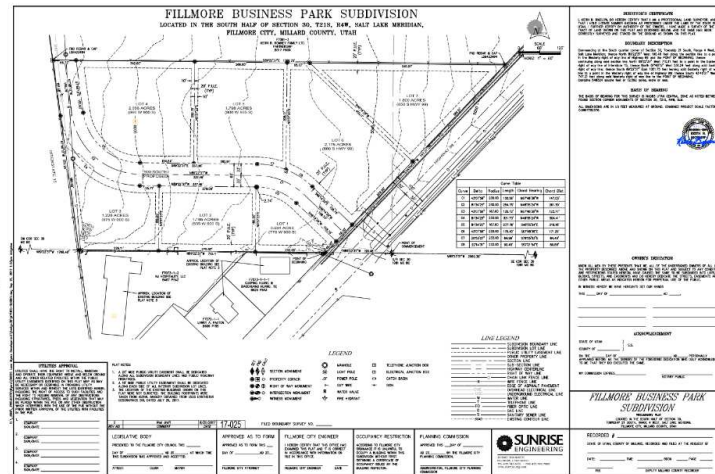


LAND FOR SALE

900 S Highway 99, Fillmore, UT 84631



PROPERTY DESCRIPTION

Located in the vibrant Fillmore area, this property presents a prime opportunity for prospective land investors. Boasting ample space and strategic positioning, the property offers versatile potential for development, whether for commercial or residential use. With its convenient location and access to essential amenities, this parcel of land provides an ideal canvas for realizing a wide range of investment objectives. Investors seeking to capitalize on the burgeoning opportunities in the Fillmore area will find this property to be a compelling prospect for shaping their future ventures and achieving their investment goals.

PROPERTY HIGHLIGHTS

- Ample space for potential development
- Strategic positioning for investment opportunities
- Versatile potential for commercial or residential use
- Convenient location with access to essential amenities
- Ideal canvas for realizing a wide range of investment objectives

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	12.61 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	5	56
Total Population	6	14	166
Average HH Income	\$92,521	\$92,175	\$96,987

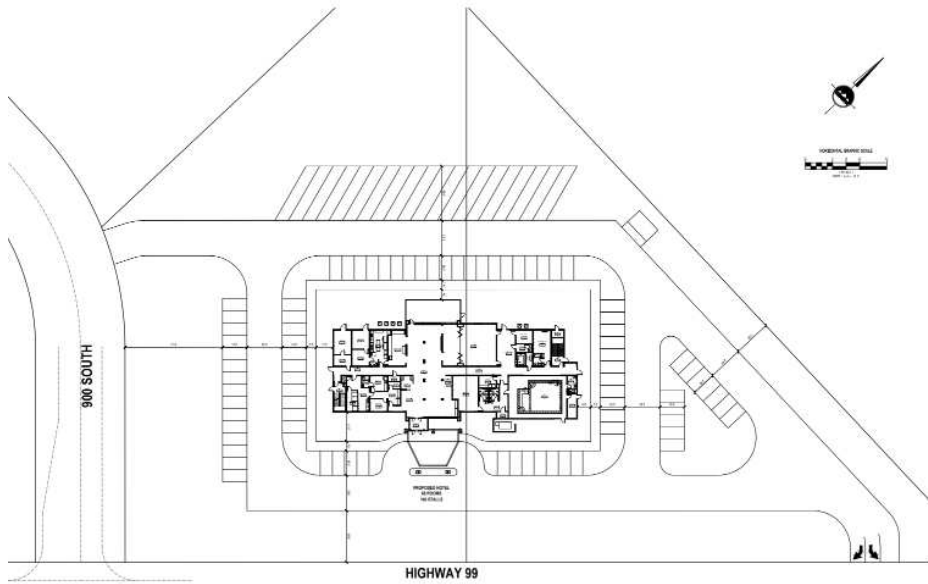
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CONCEPT HOTEL SITE PLAN

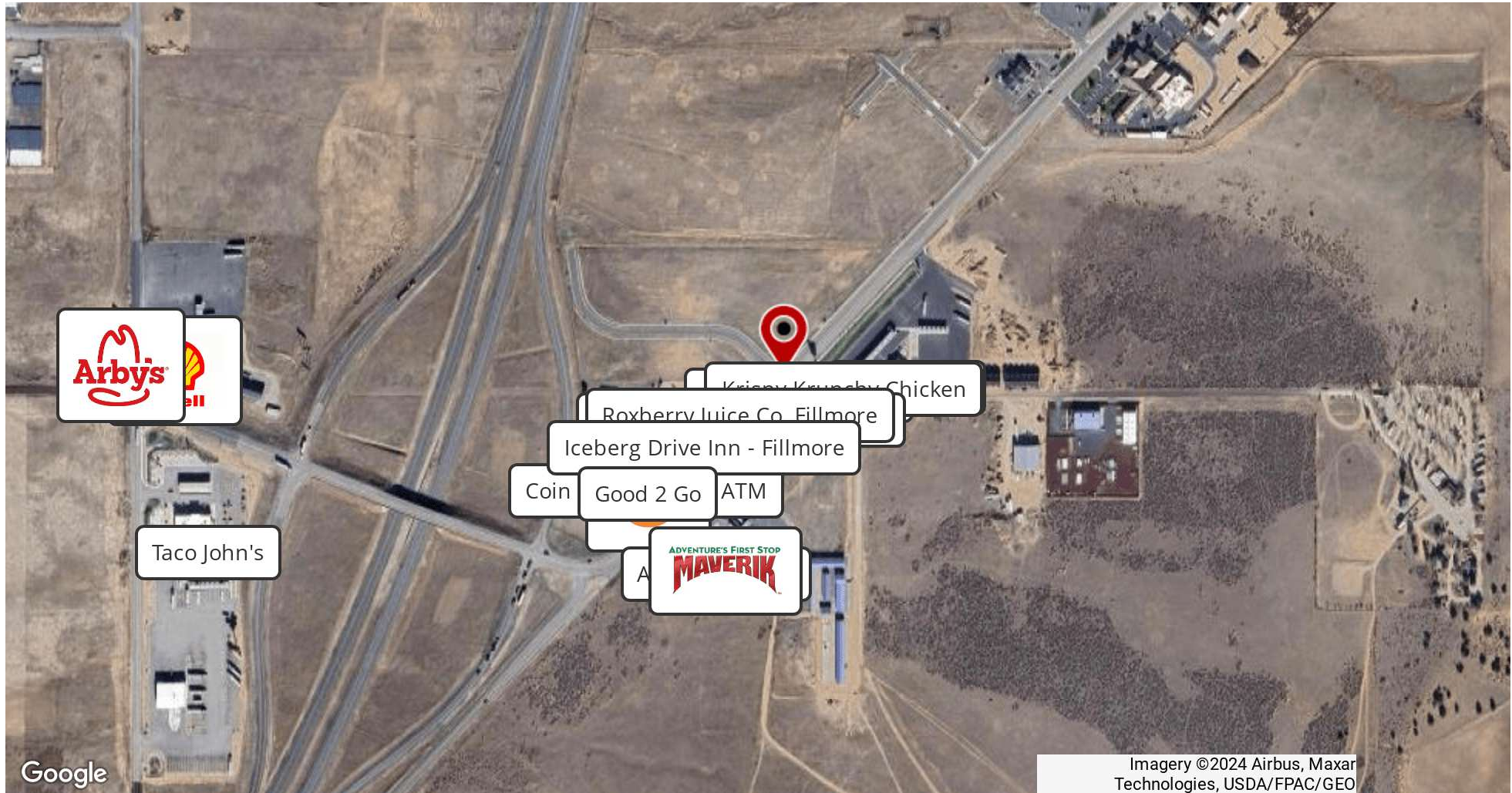


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RETAIL AND SURROUNDING BUSINESSES



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LAND FOR SALE



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LAND FOR SALE

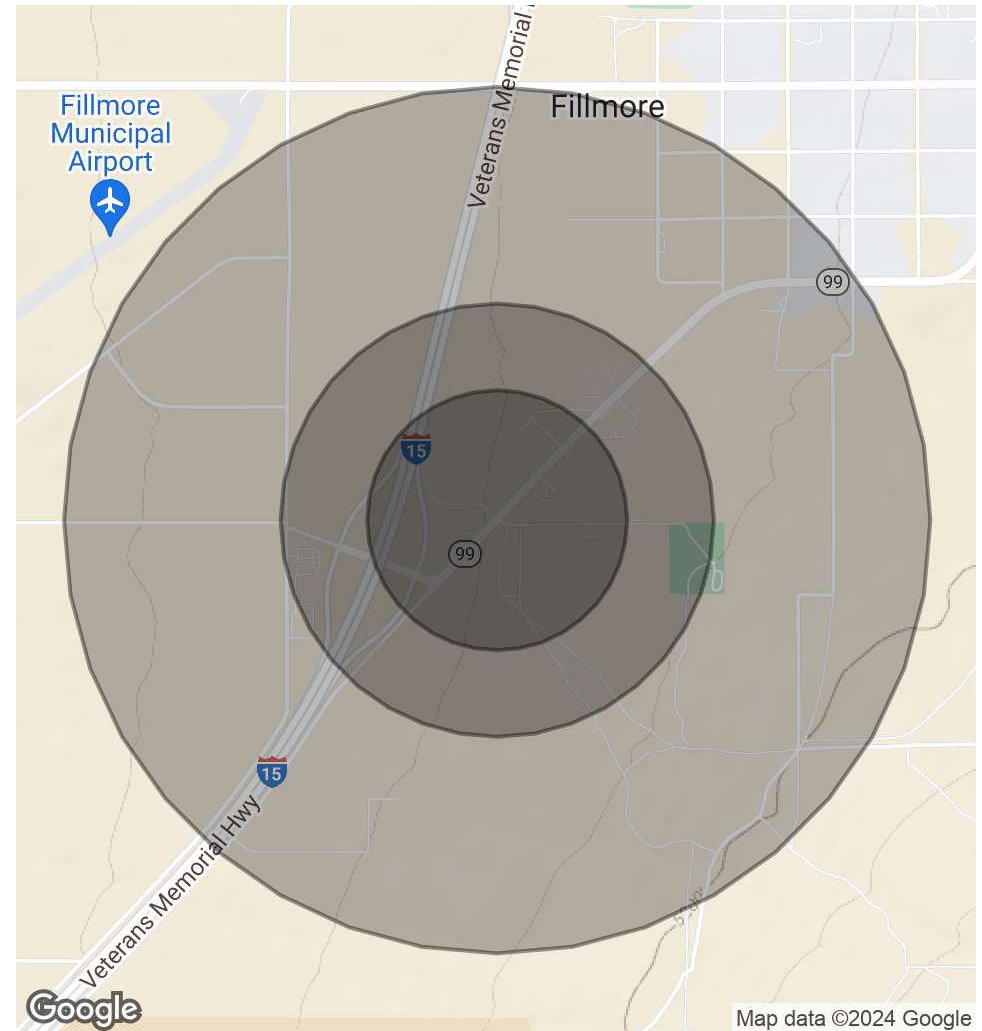


900 S Highway 99, Fillmore, UT 84631

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6	14	166
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	5	56
# of Persons per HH	3	2.8	3
Average HH Income	\$92,521	\$92,175	\$96,987
Average House Value	\$306,955	\$304,894	\$294,023

Demographics data derived from AlphaMap



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