

# LOCATION

# 175 WEST 1700 SOUTH (ANTELOPE DRIVE)

175 West 1700 South | Clearfield, UT



**FREEPORT CENTER**  
 Home to more than 70 National and Local Companies  
 Over 7,000 Employees

**SITE**

## HIGHLIGHTS

- AVAILABLE FOR GROUND LEASE OR BTS
- 2.66 ACRES TOTAL
- ZONED C-2 COMMERCIAL
- GROUND LEASE RATE \$100K/ACRE
- 64 NEW TOWNHOMES PLANNED ADJACENT TO SITE
- EXCELLENT VISIBILITY ON ANTELOPE DRIVE
- HIGH GROWTH AREA IN A THRIVING COMMUNITY

### CONNOR DEBRY

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### ALEX DEBRY

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	13,324	99,232	189,065
2029 PROJECTED POPULATION	14,036	107,620	199,616
2024 EST. DAYTIME POPULATION	2,048	26,068	44,281
2024 EST. AVG HH INCOME	\$119,664	\$117,007	\$122,867
2024 EST. HOUSEHOLDS	3,991	32,865	61,024
2024 EST. BUSINESSES	246	2,627	4,611

## TRAFFIC

**ANTELOPE DR (1700 SOUTH)**  
 35,486 VEHICLES PER DAY

**MAIN ST**  
 11,056 VEHICLES PER DAY

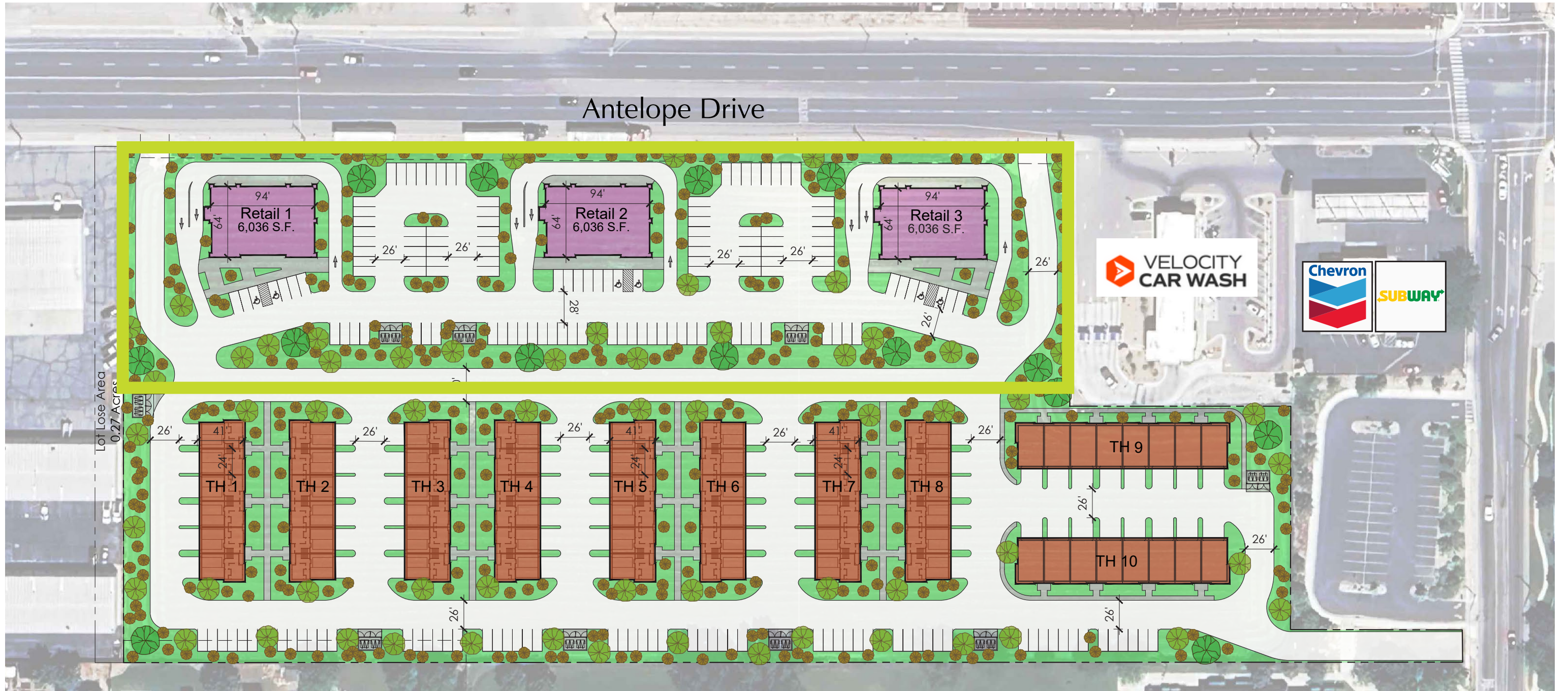
# LEGEND PARTNERS

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**TOWNHOME RENDERINGS**

