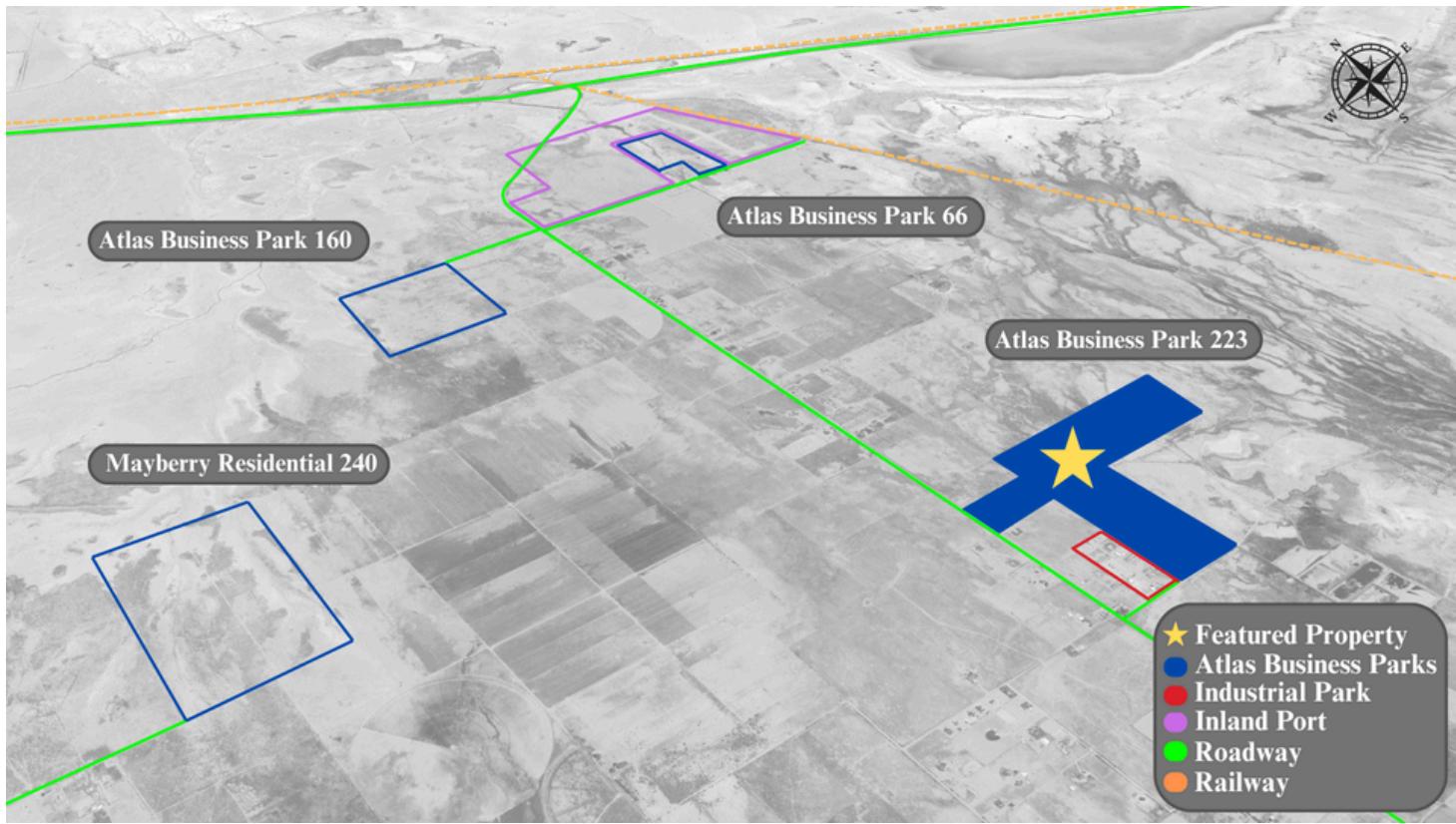


Atlas Commercial Business Park

Prime 223 Acre Development Opportunity



Executive Summary

Atlas Commercial Business Park offers 223 acres of sub-dividable commercial land, strategically located just minutes from major transportation hubs and next to Grantsville's industrial park

Currently proposed zoning is for light manufacturing and distribution (M-D) with power, water well, and septic system ready as well as pending annexation into Grantsville City, Utah for full utilities, this property is ideal for manufacturers, distributors, and logistics operators seeking a competitive advantage in the Intermountain West.

Location Highlights

- Direct access to I-80 and key regional freight corridors
- Shares access to Grantsville's Industrial Park
- Fastest growing area in Utah and 7th fastest in the US
- Within a 40-minute drive to Salt Lake City's business district

Property Overview

- **Land Size:**
 - 223 acres
 - Forty-Two 5 acre lots
 - Customized options available
- **Pricing:**
 - \$3.50 per sq. ft.
 - 5 acres - \$762,300
 - 3.5 acres - \$457,380
 - 1 acre - \$200,000
- **Zoning:**
 - Current: MU-40 (Multiple Use Business)
 - Proposed: M-D (Light Manufacturing / Distribution)
 - Proposed: Annexation into Grantsville City, Utah
- **Utilities:**
 - Rocky Mountain Power Available
 - Water Well Approved with Water Rights
 - Septic System Approved

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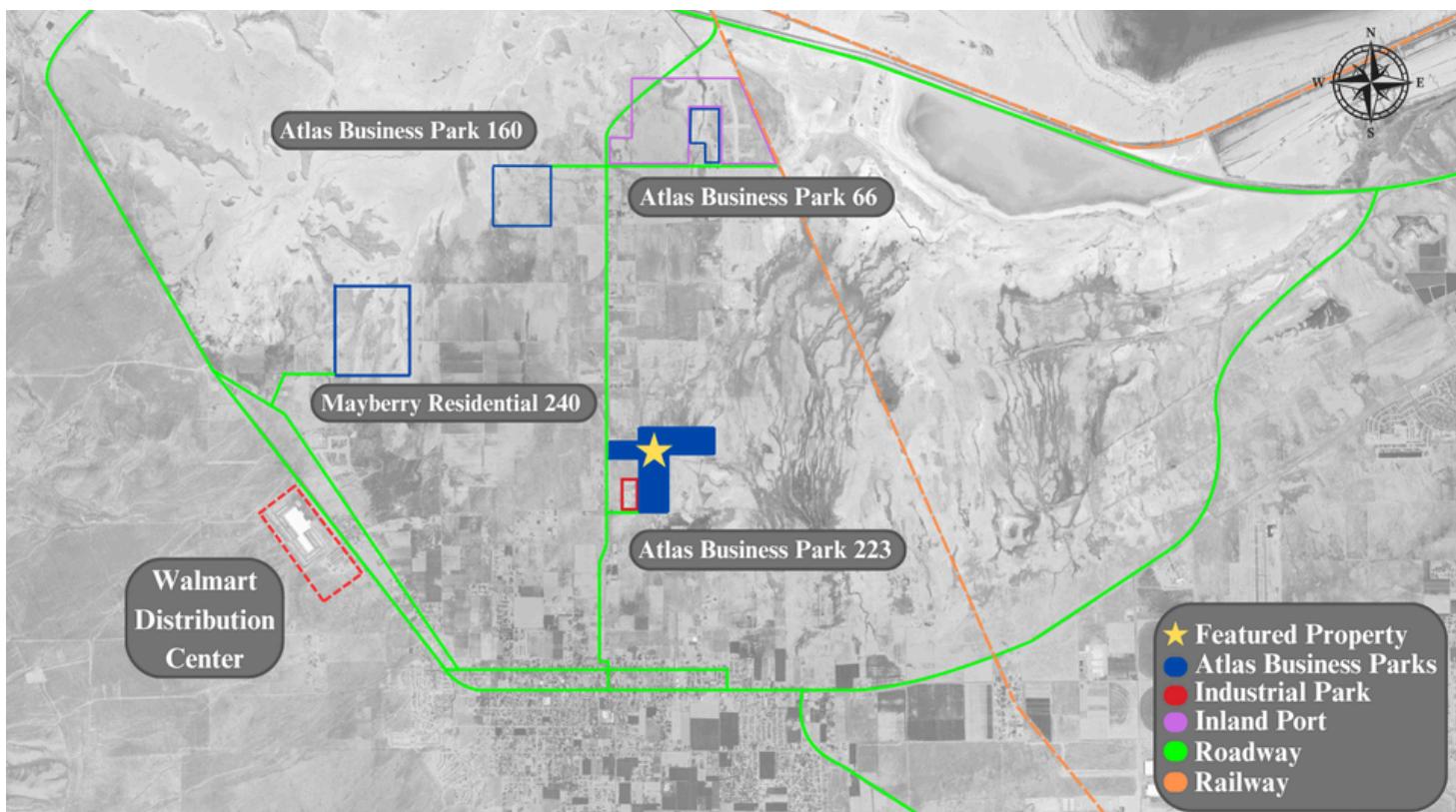
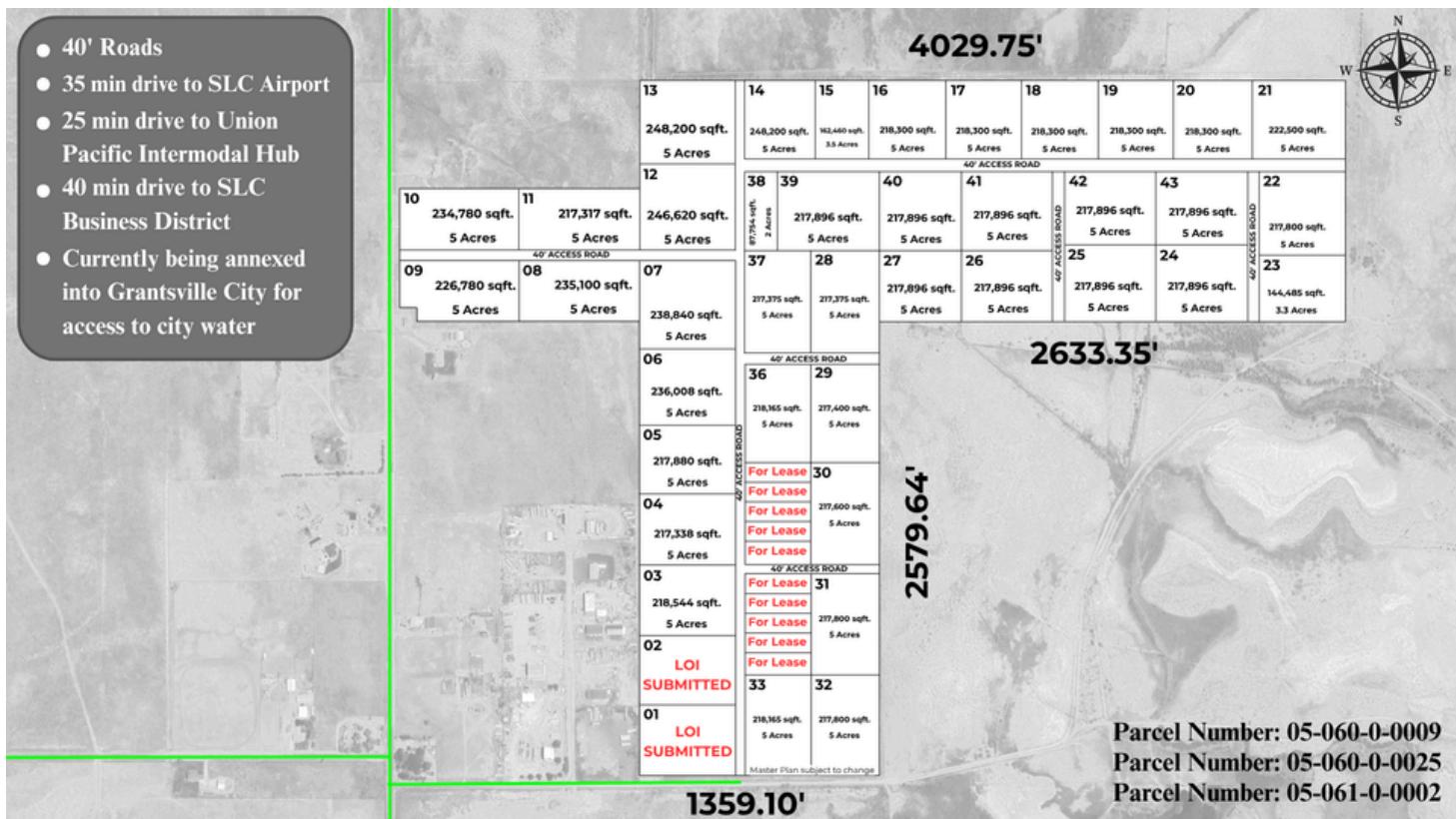
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Wholesale Real Estate

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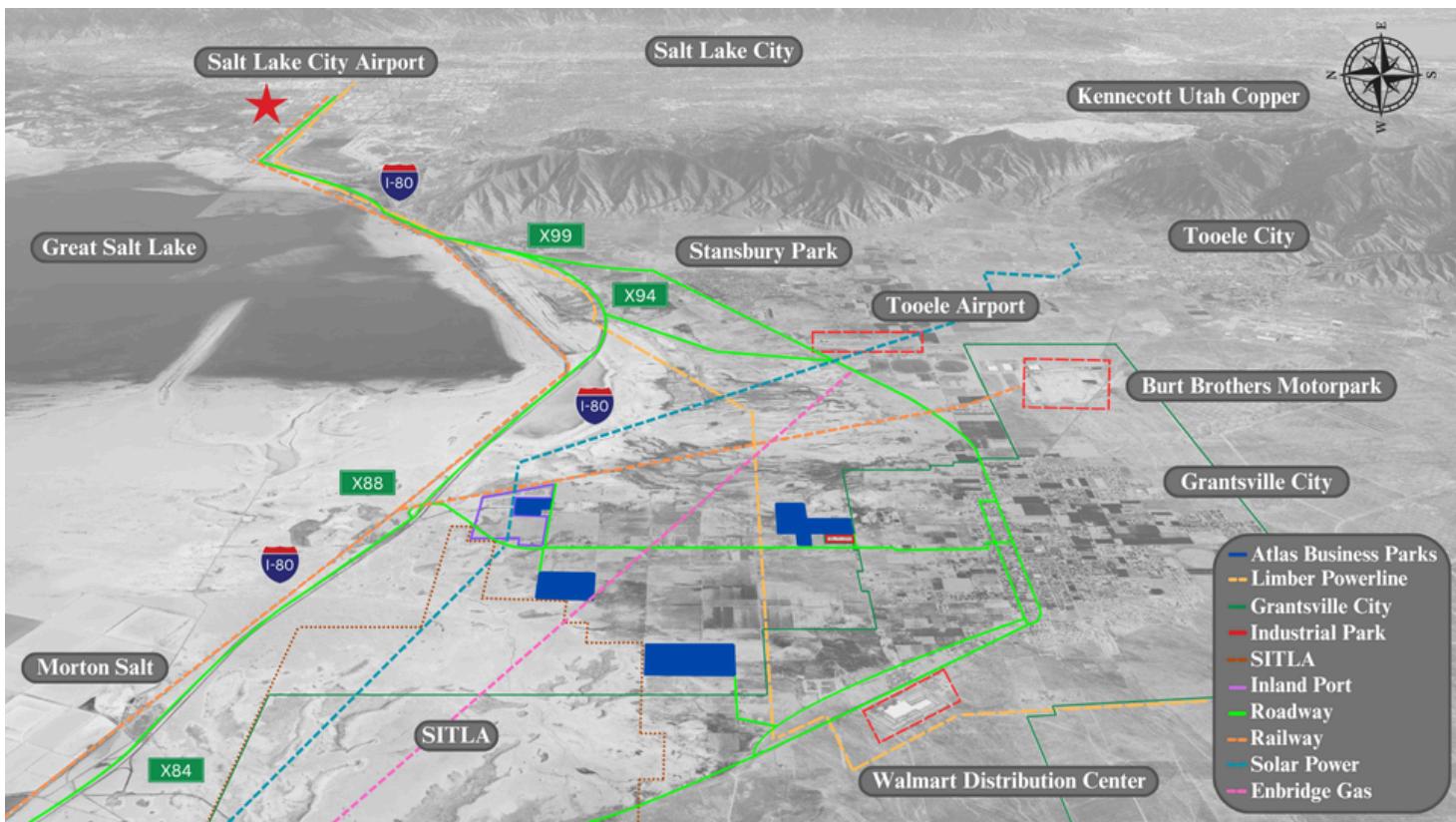
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Tooele County Demographics

- Employment and Business Facts:**
 - 13.2% Pink Collar / Services
 - 31.6% Blue Collar
 - 55.5% White Collar
 - 86.2% Labor Participation Rate
 - 40,300 Total Labor Force Employment
 - 1,275 Total Businesses
 - 17,043 Total Employees
- Population Metrics:**
 - Wealth Index - 90
 - Diversity Index - 45
 - Total Crime - 29 per 1,000 residents (2.9%)
 - Total Housing Units - 27,500
 - Housing Affordability Index - 116
 - Households below the poverty level - 1,296
 - Median Age - 32
 - Total Population - 86,243

Tooele County Facts

- Growth Rate:**
 - Utah's fastest growing county
 - 7th fastest growing county in the US
- Employment:**
 - 76% of the local workforce commutes to Salt Lake County
 - 9th lowest unemployment rate in US
- Affordability:**
 - Tooele County is the most affordable area to live in Utah
- Education:**
 - \$25 million expansion approval of Tooele Technical College
- Distribution:**
 - 1400 miles of railway track
 - 695 million pounds annually of air cargo & freight.
 - 43,155 miles of highways and roads

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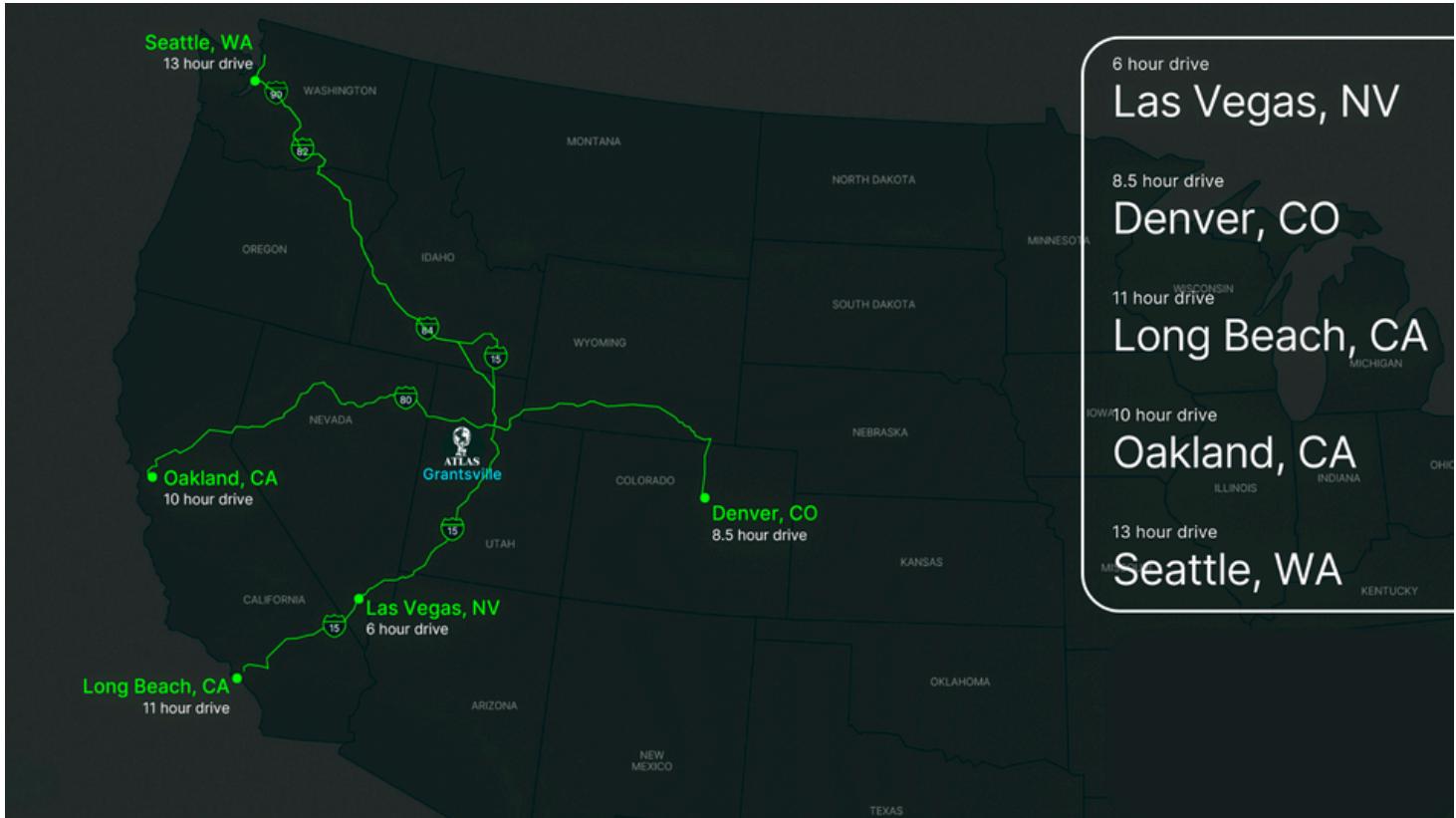
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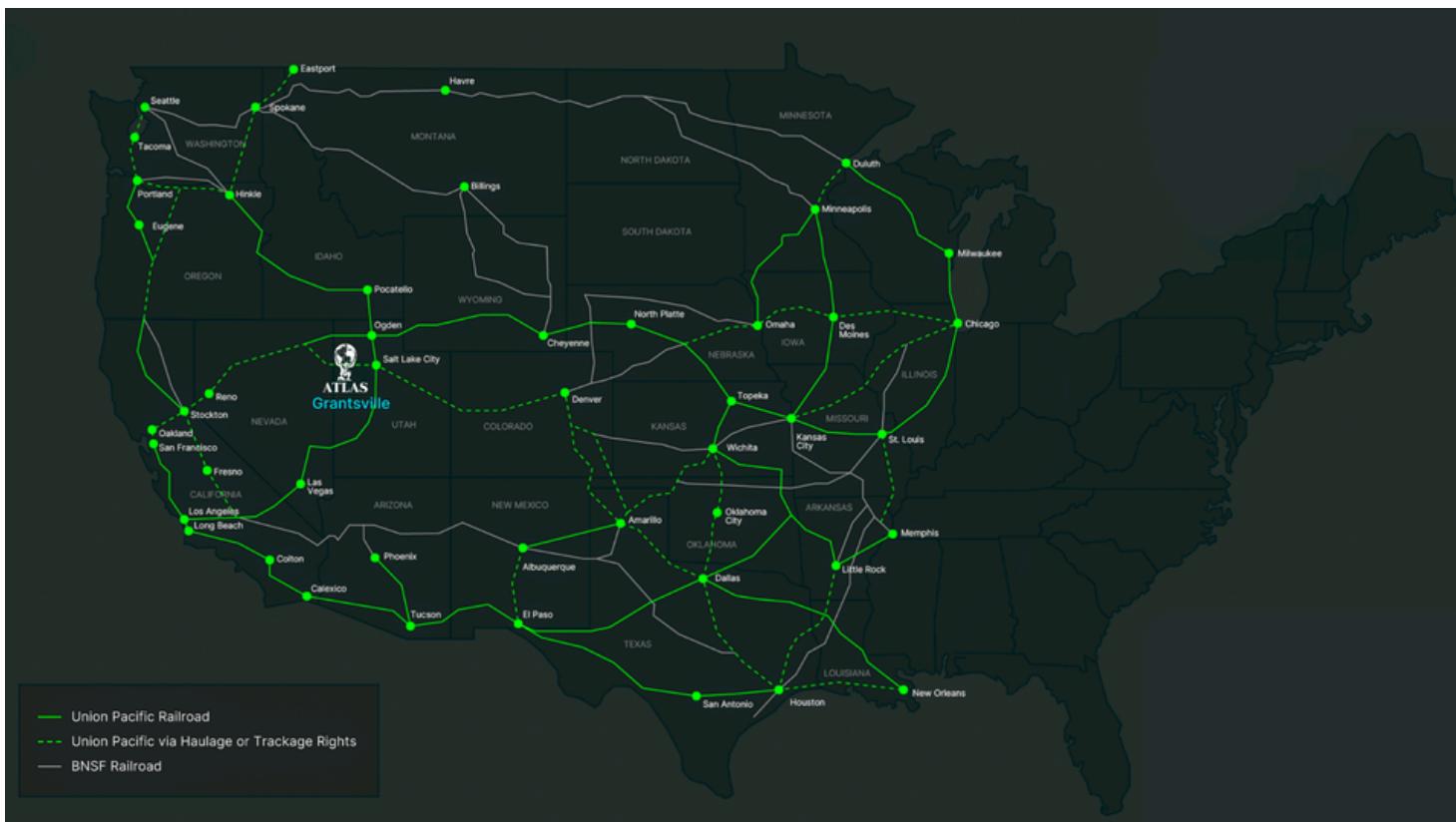
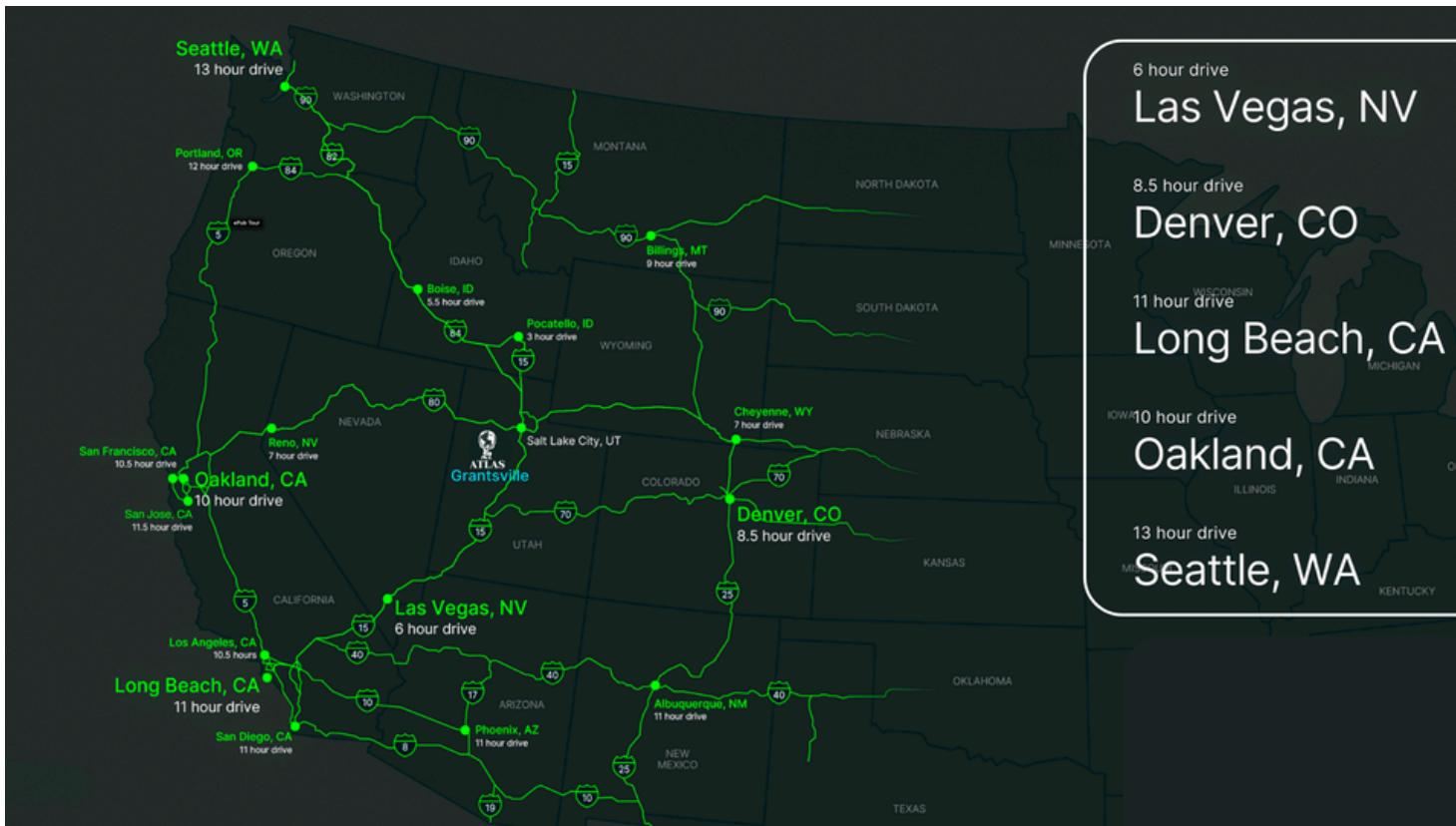
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