

Land for Lease or BTS



0.25 acres up to 5.8 acres for
Lease or Build to Suit
to Own or Lease at
Delta Crossings

*Commercial, Retail, or
Flex Industrial Land
Available for Lease
or Build to Suit*



APPROX. 460 NORTH HWY 6
DELTA, UTAH, 84624



The Opportunity

LOCATED IN DELTA, UTAH

Welcome to Delta Crossings, a to-be-built retail commercial site in Delta, Utah, a hub for tech, data and power. This development opportunity consists of 5.8 acres of highway commercial land with frontage along Highway 6, part of a larger, future 52-acre master-planned residential community (200+ residential units).

Designed to meet the city's growing housing demand, the community features a mix of single-family, duplex, and townhome residences. The site's thoughtful layout supports both long-term rental and ownership opportunities, while the highway frontage provides flexibility for future commercial, retail, or hospitality development.

PROPERTY HIGHLIGHTS

-  **0.25 to 5.8**
Acres
-  **Build to Suit**
Developer willing to accommodate a variety of uses and build to spec. Industrial/Flex, Commercial, Retail
-  **Hwy Commercial**
Zoning
-  **Call Broker for Pricing**

Parcel Numbers

Portion of Parcel D-3870,
D-388-5, D-3857,
D-3857-2, D-3852-3-3,
D-3852-3-3-1

Hotel, Flex/Industrial, Retail, Commercial

Potential Uses

Up to 7 Pad Sites

Available SF

1,000 to 8,000 SF

Potential Bldg Size

Land - NNN- BTS

Lease Type

3-10+ years

Lease Term



UPCOMING PROJECTS MILLARD COUNTY

Two Data Center Projects Q1 2026

Rodatherm Geothermal Q1 2026

TransWest Converter Station Q1 2026

Chevron Pipeline Project Q4 2026

Graymont (Lime Plant) Q4 2026

Neptune Solar - Ongoing

ACES Hydrogen Phase II TBD



Proposed Site plan



Area & Drive Times

Delta

1.5 Miles, 4 Minutes

I-15

30 Miles, 31 Minutes

Fillmore

35 Miles, 37 Minutes

I-70

65 Miles, 1 Hour

Payson

73 Miles, 1 Hour 10 Minutes

Provo

89 Miles, 1 Hour 26 Minutes

Lehi

96 Miles, 1 Hour 46 Minutes

Draper

116 Miles, 2 Hours

Tooele

101 Miles, 1 Hour 36 Minutes

SLC International Airport

131 Miles, 2 Hours 11 Minutes

Park City

134 Miles, 2 Hours 27 Minutes

Salt Lake City

135 Miles, 2 Hours 20 Minutes

Cedar City

138 Miles, 2 Hours 2



Regional Info



INTERMOUNTAIN POWER PLANT



WILD HORSES DELTA

For investors, Delta presents an attractive opportunity to purchase land at affordable prices and meet the growing demand for housing.

This area offers a low cost of living, making it attractive for workforce relocation, with a supportive local government.



GUNNISON BEND RESERVOIR

ENERGY CENTER

Located in Millard County, Delta sits at a crossroads of major power and fiber infrastructure in the Western United States. It's proximity to Intermountain Power Plant (IPP) and the ACES Delta Hydrogen hub makes it ideal for energy-intensive industries like data centers and AI infrastructure.



NOTCH PEAK WEST DESERT



JOULE DATA CENTER

Delta, Utah is emerging as a strategic location for land development, especially for energy, infrastructure and commercial projects. Known as a base camp for exploring the West Desert, Great Basin National Park, Fishlake National Forest, and Rockhounding.

Although the current population is small compared to larger cities in Utah, this area will see an increase in population growth due to increased interest from tech and energy firms, and their upcoming projects.



PAVANT SOLAR

Why Utah?

Utah was the fastest growing state over the past decade, outpacing the nation by a factor of 2.5.

The state had 18.4% population growth between 2010 and 2021 (U.S. Census, Aug 2023) and is now home to over 3.33 million people. This ongoing expansion continues to fuel both workforce development and innovation throughout Utah.

Source: Census.gov and Kem C. Gardner Policy Institute

#1 Best State Overall
USNews, 2025

Best Business Climate
Schweitzer Engineering Labs, 2024

Best Economic Outlook
RichStatesPoorStates.org, 2025

Most Independent State
WalletHub, 2025

#2 Most Financially Literate State
WalletHub, 2023

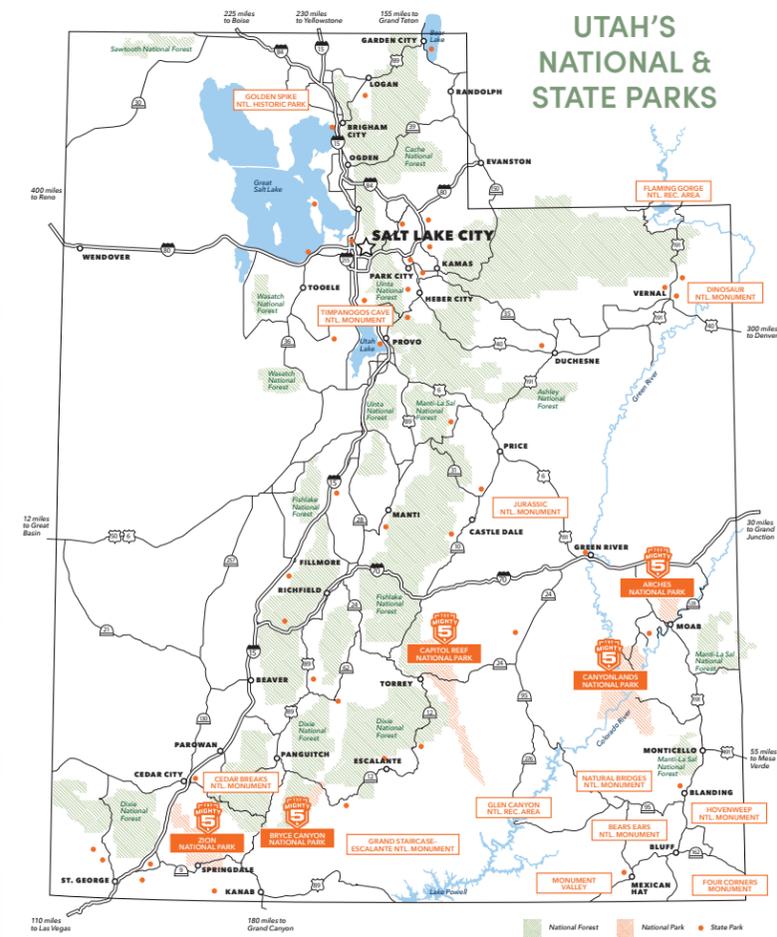


ARCHES NATIONAL PARK



SUNDANCE RESORT

UNIVERSITY OF UTAH



UTAH'S NATIONAL & STATE PARKS

5 NATIONAL PARKS

- Arches National Park
- Bryce Canyon National Park
- Canyonlands National Park
- Capitol Reef National Park
- Zion National Park

15 SKI RESORTS

Averaging 500 inches of snow a year

140 GOLF COURSES

in Utah

103 TRAILHEADS

Along the Wasatch Front





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