

DEVELOPMENT OPPORTUNITY

107 ACRES
CACHE COUNTY, UTAH

LAND FOR SALE



CBRE



DEVELOPMENT OPPORTUNITY

CBRE is pleased to present an opportunity to purchase approx. 107 Acres located adjacent to Richmond, UT.

This is a unique opportunity to purchase large, contiguous acreage that has great access off of Highway 91 and is located in the pathway of growth. Gentle slopes along with western facing views would be ideal for residential development with commercial uses near the highway.

This property has ideal access with 1,230 feet of frontage along Highway 91 and two other roads that surround the property. 50 shares of Richmond Irrigation Company water come with the sale.

Richmond is located in Cache County, about 14 miles north of Logan. It is an area with quiet towns and a robust agricultural presence, as well as multiple industries that focus on dairy and food manufacturing.

PROPERTY HIGHLIGHTS

107
ACRES

\$36,450
PRICE/ACRE

A-10
ZONING

50
WATER SHARES

1,230 FT
FRONTAGE

5
PARCELS

10 ACRE LOTS*

8.65 ACRE FT
RICHMOND IRRIGATION

HWY 91

{09-0}29-0018, 29-0025,
29-0022, 42-0008, 29-0024

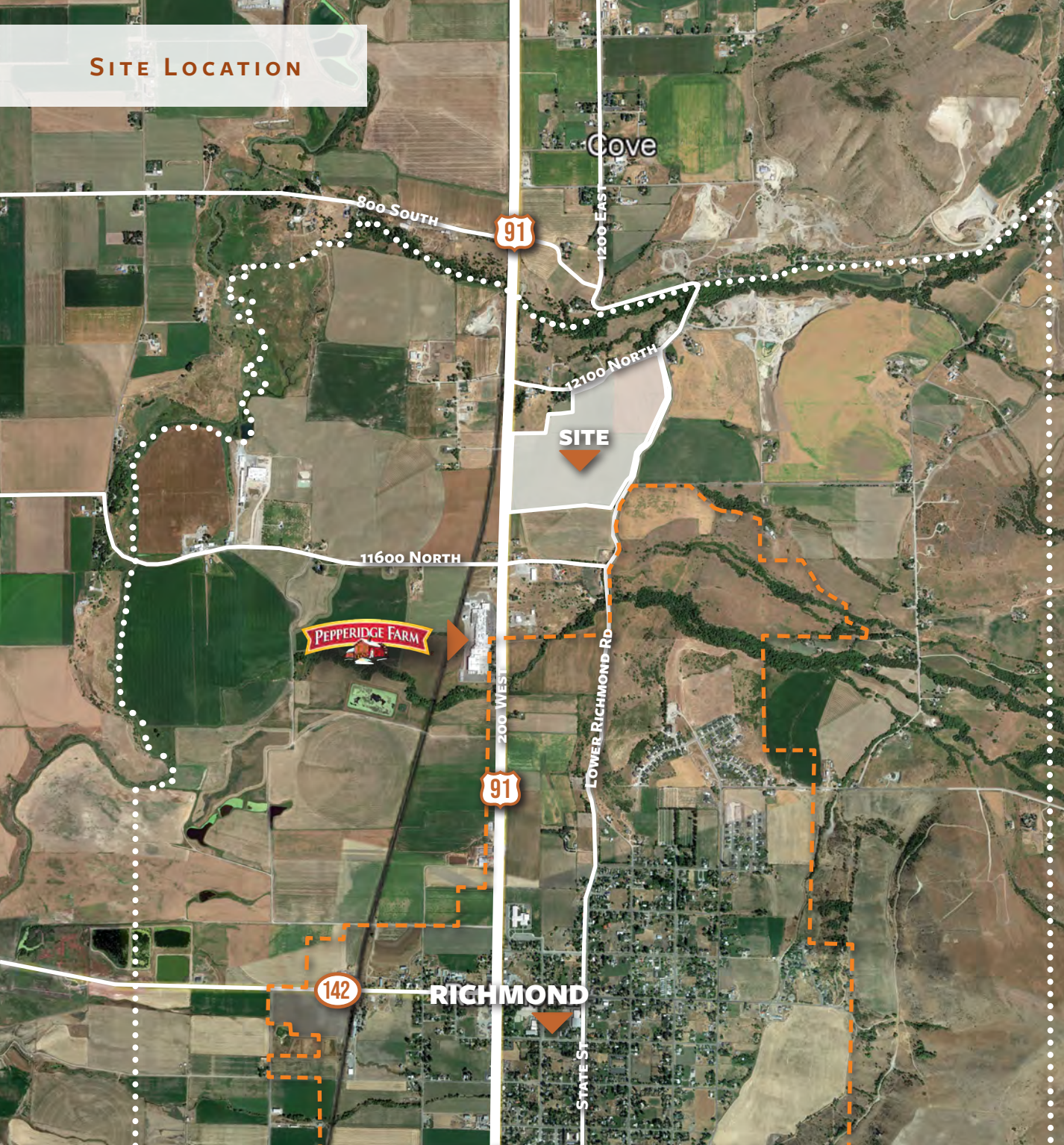
*PROPERTY IS ADJACENT TO RICHMOND CITY BOUNDARY AND COULD POTENTIALLY BE ANNEXED



PROPERTY



SITE LOCATION



DRIVE TIMES

	MILES	TIME
CITIES		
Cove, UT	1	2 min
Richmond, UT	2	3 min
Franklin	5	5 min
Smithfield, UT	8	10 min
Preston, ID	11	14 min
Logan, UT	15	23 min
Brigham City, UT	40	48 min
Ogden, UT	64	70 min
Salt Lake City, UT	95	1 hr 45 min
Jackson Hole, WY	180	3 hr 24 min
PLACES		
Cherry Peak Ski Resort	5	10 min
Logan Airport	14	18 min
Utah State University	17	26 min
Crystal Hot Springs	39	47 min
Interstate 15	40	40 min
Beaver Mtn Ski Resort	45	60 min
Bear Lake	55	80 min
Lava Hot Springs	66	1 hr 7 min
Salt Lake Int'l Airport	101	1 hr 42 min
Yellowstone	238	3 hr 40 min

--- RICHMOND CITY BOUNDARY

.... POTENTIAL ANNEXATION BOUNDARY

NORTHERN UTAH



SITE

RICHMOND

SMITHFIELD

LOGAN

TREMONTON

BRIGHAM CITY

NORTH OGDEN

PRESTON



BEAR LAKE

IDAHO
UTAH

IDAHO
UTAH

84

15

91

89

38

15

89

101

83

39

158

39

Dayton

PRESTON

St Charles

Whitney

Woodruff

Weston

IDAHO
UTAH



SITE

RICHMOND

Plymouth

SMITHFIELD

Hyde

North Logan



LOGAN

Garland

TREMONTON

38

Hyrum

89

101

Promontory

83

Randolph

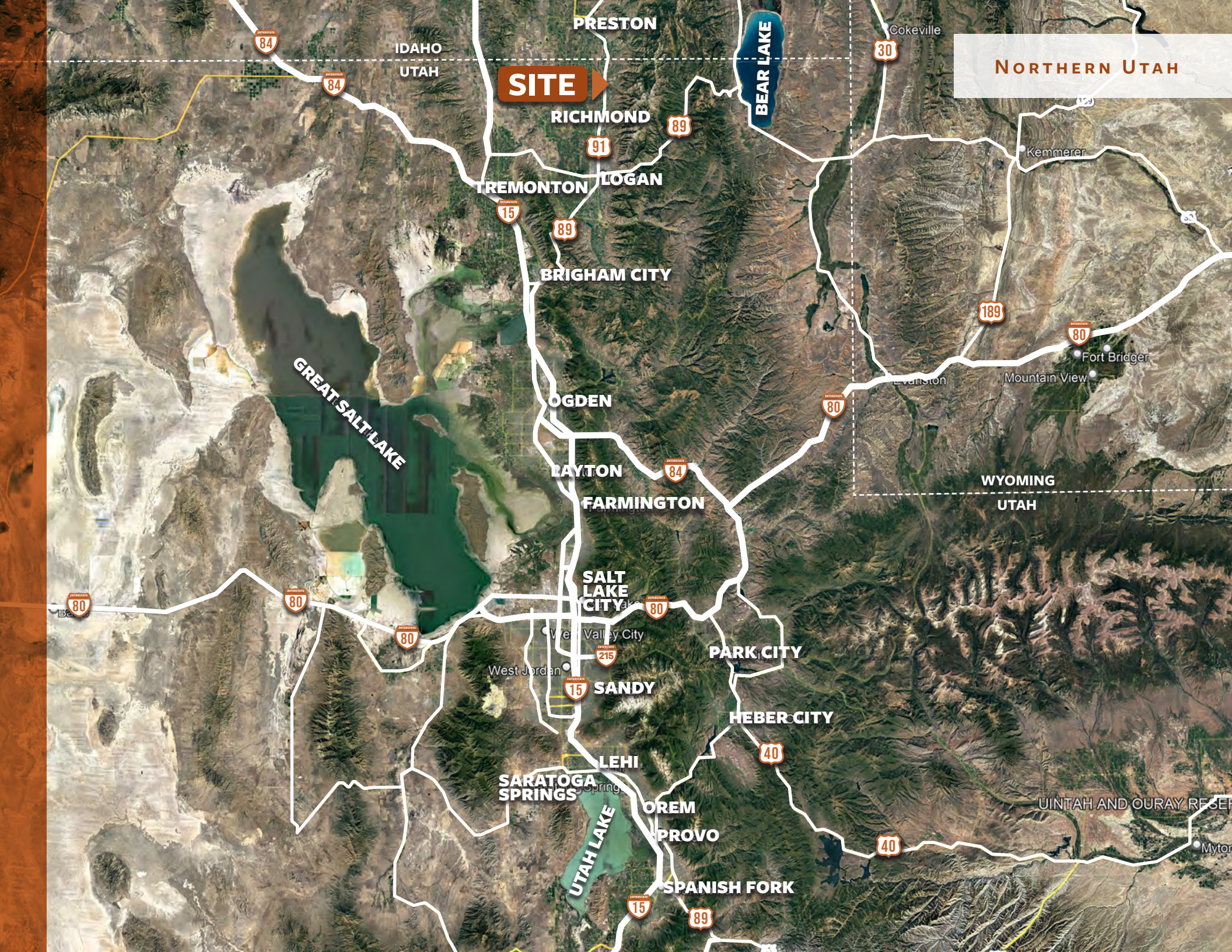
Woodruff

BRIGHAM CITY

Eden

Huntsville

39



NORTHERN UTAH

SITE →

PRESTON

IDAHO
UTAH

RICHMOND

91

TREMONTON

LOGAN

BRIGHAM CITY

OGDEN

LAYTON

FARMINGTON

SALT
LAKE
CITY

Valley City

West Jordan

SANDY

PARK CITY

HEBER CITY

SARATOGA
SPRINGS

LEHI

OREM

PROVO

SPANISH FORK

Cokeville

30

NORTHERN UTAH

Kemmerer

189

80

Fort Bridger

Mountain View

Evanson

80

WYOMING

UTAH

UINTAH AND OURAY RESERVE

Myton

GREAT SALT LAKE

BEAR LAKE

UTAH LAKE

80

80

80

15

80

215

84

89

89

84

84

40

40

89

15

AREA INFO

Cache Valley is a historical agricultural community famous for cheese making, lush farms and beautiful mountains full of outdoor opportunities. Cycling, hiking, skiing, fishing, camping and much more can be accessed through the four seasons in Cache Valley.

This area has a consistent population growth, a thriving business sector that is set to expand, a well-known University that produces a highly-educated population that tends to stay and live in Cache Valley.

Cache Valley has a strong and diverse economy that has shown resiliency through the years. These fundamentals make Cache Valley a stable choice for investment. This area continues to be the state's leader in dairy products and as a major producer of hay, alfalfa, and grain.



**IMMEDIATE ACCESS TO
YEAR-ROUND RECREATION**

CUTLER MARSH



LOGAN PEAK

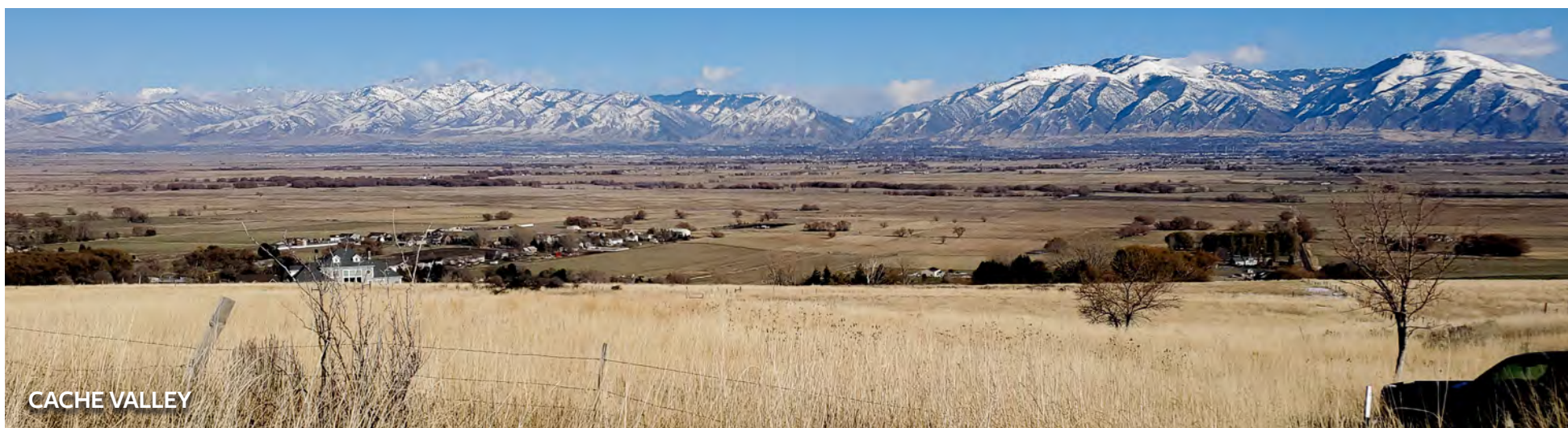


CACHE VALLEY

About 80 miles north of Salt Lake City, the Cache Valley features a welcoming mountain atmosphere year-round. The city of Logan is known for its historic downtown and thriving theater scene, and is home to a Utah State University.

Hikers can explore the scenic trails in the Uinta-Wasatch-Cache National Forest, and some of the state's best fly fishing is on the Logan River. In the winter, Cherry Peak is Utah's newest ski resort, only 10 min from the property, and Beaver Mtn. is an hour away, on the way to Bear Lake.

Being so close to the Idaho border also allows residents to seek adventure in Yellowstone National Park, Jackson Hole, and Lava Hot Springs. Bear Lake is a popular destination for boating and beach time.



WHY UTAH?



Utah continuously ranks at the top among the states, both economically and for its population growth and youthful demographics. Currently ranked #2 for lowest unemployment rate (2.1% vs U.S. 3.9%) and Utah continues to be at the top of these charts.

Utah was named the Most Diverse Economy in the Nation by the Hachman Index and ranked the #1 market for economic outlook by ALEC in 2021 for the 14th year in a row. On the population front, Utah was the fastest growing state the last decade and grew 1.8% from 2020 to 2021 compared to the U.S. population growth of 0.1%. Additionally, Utah has the youngest population in the nation with a median age of 31 versus the U.S. median age of 38. It's easy to see why Utah's population is soaring with a strong economy and a young, well-educated population.



#1
BEST
ECONOMIC
OUTLOOK

RICH STATES
POOR STATES
- APR 23

#1
BEST
STATE &
ECONOMY

US NEWS &
WORLD REPORT
- APR 23

#1
BEST STATE
TO START A
BUSINESS

WALLETHUB
- APR 23

#2
BEST STATE
FOR JOB
OPPORTUNITIES

US NEWS &
WORLD REPORT
- AUG 22

WHY UTAH?

Utah is an amazing place to visit and even better place to live. The state offers a wide variety of activities from cultural diversity to breathtaking views of the outdoors. In a few hours drive, visitors and residents alike can hike, snowshoe, ice fish, fly fish, water ski, snow ski, golf, or build a snowman.

Over the past several years, Utah has made the list as one of the best places to live and start a business. In fact, according to the Gallup-Healthways Wellbeing Index, Utah is the #1 state to live in the future. Utah is home to five national parks and countless state and national monuments and the “Greatest Snow on Earth”.

15 MAJOR SKI RESORTS

5 NATIONAL PARKS

7 NATIONAL MONUMENTS

5 NATIONAL FORESTS

43 STATE PARKS

UNPARALLELED RECREATION



RICHMOND

107 ACRES

CACHE CO, UTAH

CONTACT US

Patrick Juhlin

First Vice President
+1 801 869 8005
patrick.juhlin@cbre.com

Bruce Zollinger

First Vice President
+1 801 869 8040
bruce.zollinger@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE