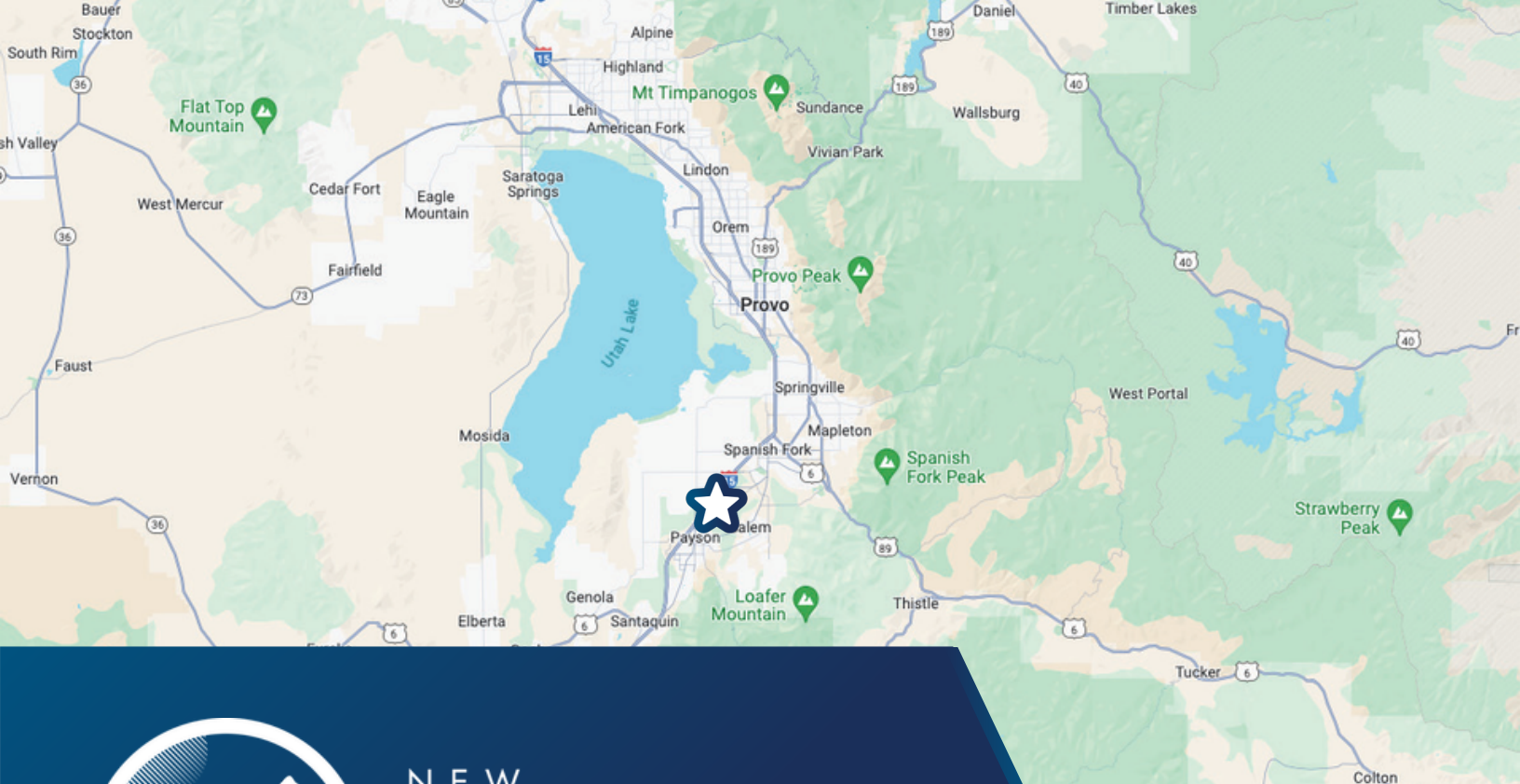




# NEW SALEM DEVELOPMENT

**8000 S AND  
LOAFER MOUNTAIN PKWY  
SALEM, UT**



New Salem, the newest master planned community in Salem, UT, is strategically positioned on the corner of 8000 South (SR 164) and the newly completed Loafer Mountain Parkway. The parkway acts as the gateway for Salem, Woodland Hills and Elk Ridge residents to access I-15. New Salem is a large mixed use masterplan with 1,900+ residential units planned commercial, retail and light industrial opportunities. With 20+ acres of prime retail/commercial property, the commercial center offers a variety of lot sizes. Contact us for available pads, lot purchase options, build-to-suit spaces, and lease opportunities.



# AVAILABLE PADS & PRICING RETAIL COMMERCIAL



- All pads with the exception of those sold can be sized / subdivided to fit.
- Seller to deliver super pads to Buyer with perimeter roads installed and utilities stubbed to the lot.
- Buyer will be responsible for all onsite development.
- Zoning - New Salem master plan with development agreement allows for the C1, C2, and C3 commercial zoning to be utilized in our commercial / retail center



# AVAILABLE PADS & PRICING FREEWAY COMMERCIAL

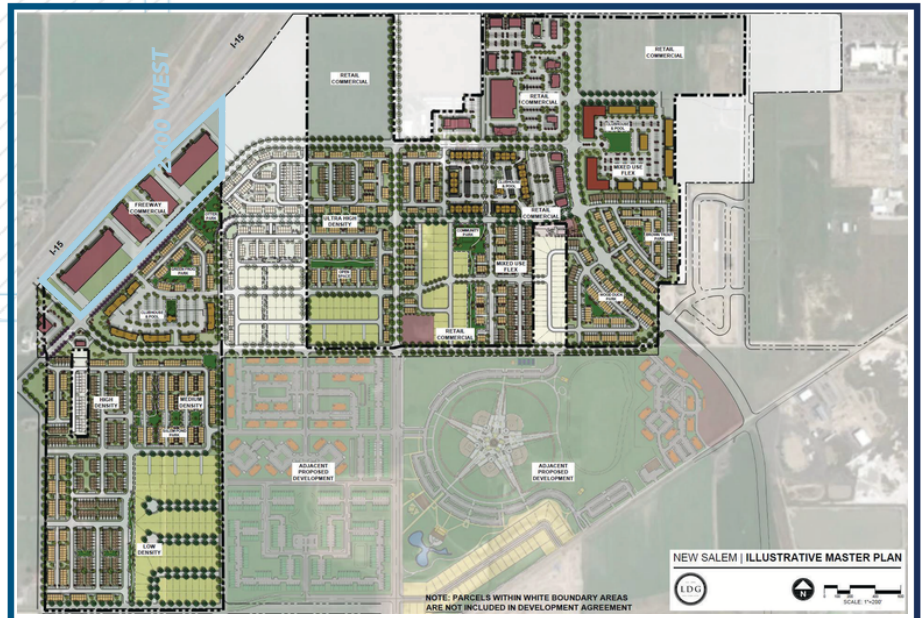
\$18/sqft

- Area can size and subdivide anywhere between 2 acres up to 17.5 acres

**17.5**  
+/- Acres

FRONTAGE ROAD

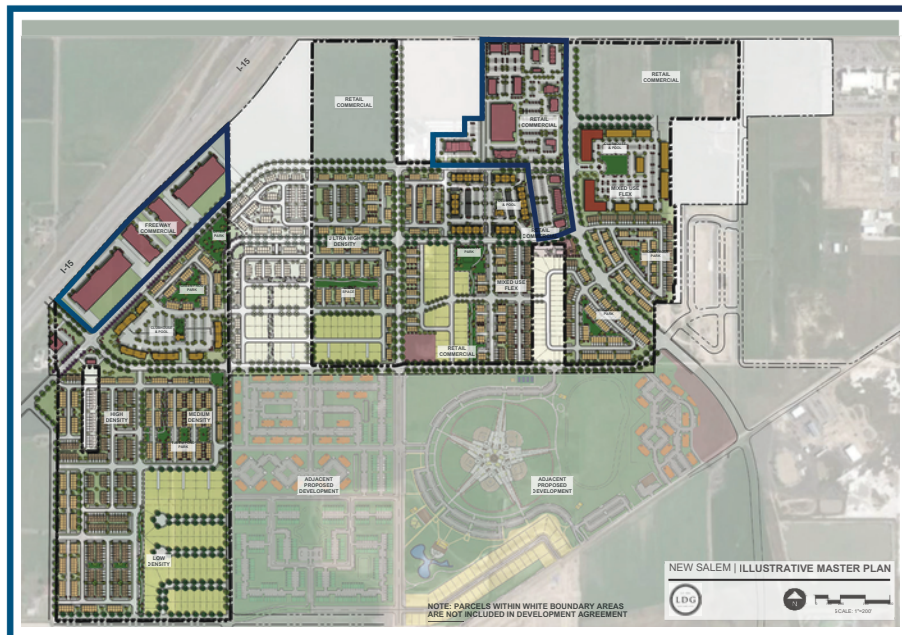
1680 NORTH STREET



# PROPERTY INFORMATION

## NEW SALEM MASTER PLAN

New Salem is a 200+ acre mixed use development. With 1,900+ residential units approved, housing types will include: single family homes, townhomes and apartments. Uses in the development will range from residential, light industrial, commercial and retail. The community will also feature expansive open space and trail corridors throughout.



## QUICK FACTS

### DRIVE TIMES

**Spanish Fork:** 6 minutes

**Provo:** 14 minutes

**Silicon Slopes:** 28 minutes

**Salt Lake City:** 50 minutes

### FUTURE TRAFFIC COUNTS

SR 164 – 8000 South to Loafer Mountain Parkway At 2030

Buildout it is estimated to a 50,000+ per day traffic count.

### SALEM CITY POPULATION

Salem City Population 2022 = 10,393

With over 10,000 additional Units approved / planned the city is anticipated to double in the next 10 years.



# NEARBY GROWTH

## NEW SALEM MASTER PLAN

150 Acres | 1,900+ Units

## ARROWHEAD SPRINGS

1,500+ Units

## MODERA

700+ Units

## VIRIDIAN FARMS

3,000+ Units

## THREE BRIDGES

600+ Units

## SALEM FIELDS

350+ Units

