



THE
“NEW DELTA”

DEVELOPMENT OPPORTUNITY

THREE PLOTS OF GROUND FOR SALE

PLOT 1
69.7 Acres ±

PLOT 2
120 Acres ±

PLOT 3
72.92 Acres ±

MULTIPLE ZONING CLASSIFICATIONS

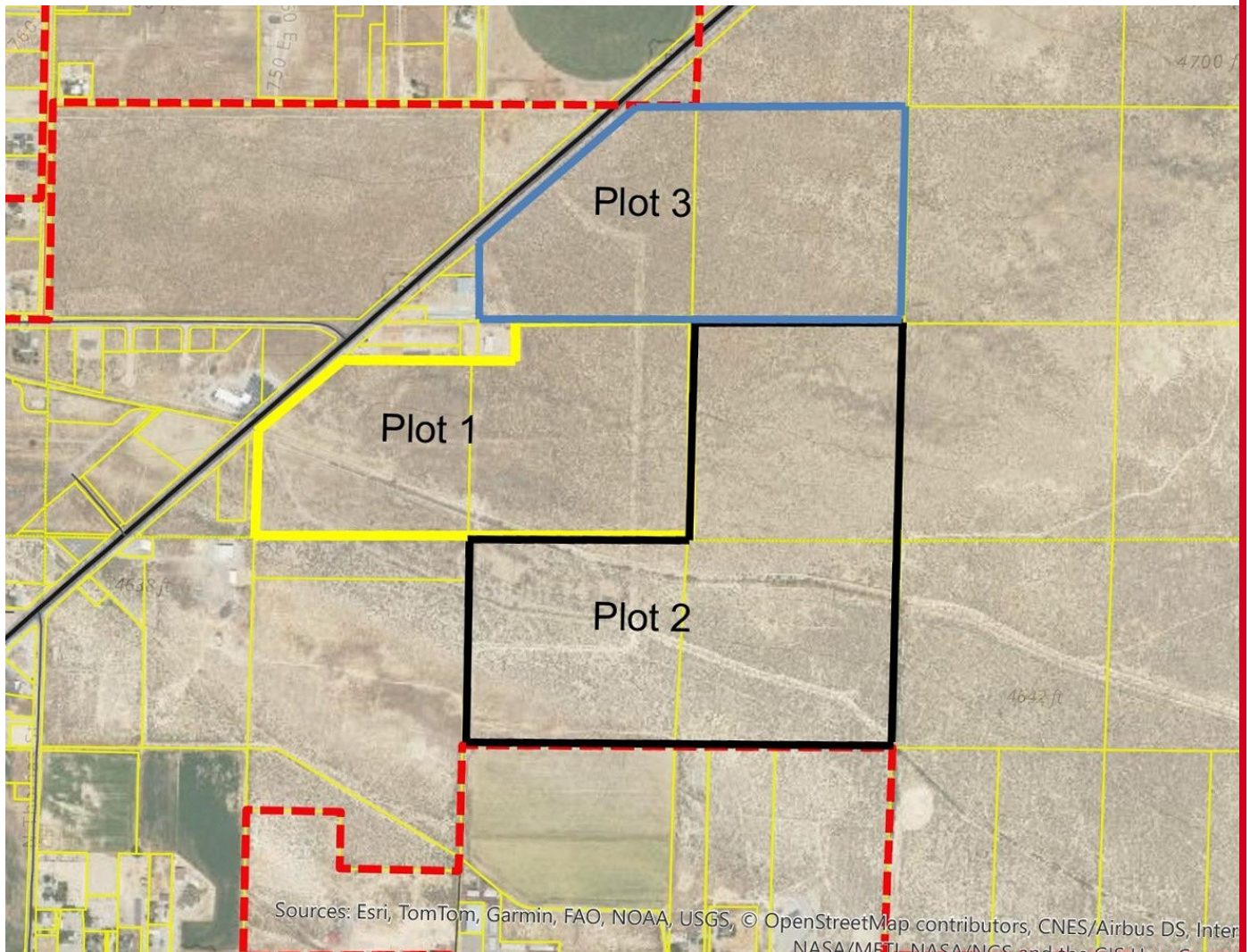
PROPERTY OVERVIEW

Address	Approx. 480 North Hwy 6, Delta, Utah 84624
Total Acreage	261 Acres ± (All or Part Available)
Sale Type	Plot 1, Plot 2, Plot 3, or All for Sale
Zoning	Mixed Use (I-1 Industrial, R-1-A, R-4, HC Highway Commercial)
County	Millard County, Utah
Parcel Numbers	D-3870, D-388-5, D-3857, D-3857-2, D-3852-3-3, D-3852-3-3-1
Listing Agent	Mike Bersie — KW Westfield Commercial Division
Phone	385-472-3370
License #	5487798-SA00
Price	Call Broker for Pricing

SITE HIGHLIGHTS

- Direct Highway 6 frontage — high-visibility arterial corridor
- Flexible: sell all or subdivide — individual parcels available
- Municipal utilities available — water, sewer, power
- Within Delta city limits — supportive local government
- Zoning mix: I-1 Industrial, HC Commercial, R-1-A, R-4 Residential

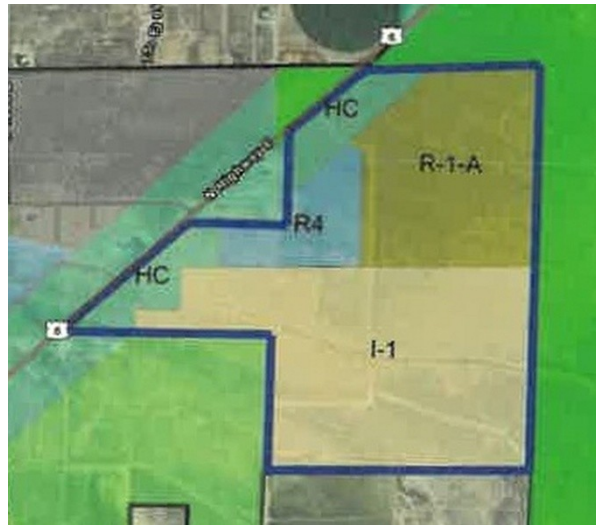
PARCEL MAP — PLOT 1, 2, 3



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, CNES/Airbus DS, Inter
NASA/METI, NASA/NCS and the CGIAR GIM

Plot 1, Plot 2, and Plot 3 along North Highway 6, Delta, Utah

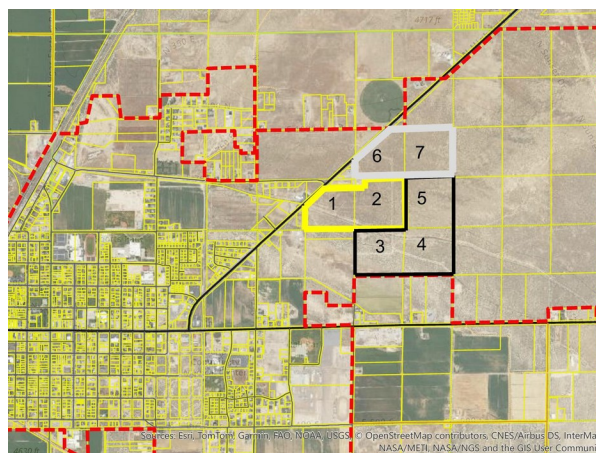
ZONING MAP — DELTA CITY



Delta City zoning districts — subject parcels outlined in blue (I-1, HC, R-1-A, R-4)

Zone	Approx. Acres
I-1 Industrial	~118 ac
HC Highway Commercial	~40 ac
R-1-A Residential	~40 ac
R-4 Multi-Family	~65 ac

PROXIMITY — DELTA CITY



Plots 1, 2, and 3 in relation to Delta city limits and North Highway 6

AREA & DRIVE TIMES

Strategically located on Highway 6 in Delta, Utah — connecting the Wasatch Front to Southern Utah with fast access to I-15 and I-70.

Destination	Distance	Drive Time
Delta City Center	1.5 Miles	4 Minutes
I-15	30 Miles	31 Minutes
Fillmore	35 Miles	37 Minutes
I-70	65 Miles	1 Hour
Provo	89 Miles	1 Hour 26 Min
Lehi	96 Miles	1 Hour 46 Min
Tooele	101 Miles	1 Hour 36 Min
Draper	116 Miles	2 Hours
SLC International Airport	131 Miles	2 Hours 11 Min
Salt Lake City	135 Miles	2 Hours 20 Min

REGIONAL ENERGY & TECH INFRASTRUCTURE

Delta Valley is rapidly emerging as one of the most strategically important data center and AI infrastructure regions in the United States. The site sits at a crossroads of major power, fiber, and industrial development activity in Millard County.

Active Projects

- Joule 10 GW Data Center Campus (SE of Delta) — Under Construction
- Creekstone Energy 10 GW Data Center (SE of Delta) — Under Construction
- TransWest Intermountain Substation
- Rodatherm Geothermal

Energy Infrastructure

- Neptune Solar Project — Ongoing
- Pavant Solar — Active
- Intermountain Power Plant (IPP) — Active
- ACES Delta Hydrogen Hub Phase II — TBD
- Chevron Pipeline Project
- Graymont Lime Plant

WHY DELTA, UTAH?

- Massive tech and energy projects underway nearby
- Affordable land prices vs. Wasatch Front markets
- Proximity to Intermountain Power Plant (IPP)
- ACES Delta Hydrogen Hub — energy-intensive industry ready
- Long-haul fiber backbone in place
- Supportive local and county government
- Utah: #1 Best State Overall (USNews 2025)
- Best Business Climate (Schweitzer Engineering, 2024)
- Best Economic Outlook (RichStatesPoorStates, 2025)
- 18.4% population growth 2010–2021; 3.33M+ residents
- Low cost of living — ideal for workforce relocation

LISTED BY



Mike Bersie

Commercial Division · License #: 5487798-SA00 · 385-472-3370

This information has been obtained from sources believed reliable but has not been independently verified. Buyer/Tenant to verify all information, including acreage, zoning, and parcel boundaries, which are approximate.

This information is not guaranteed. Buyer to verify all information.