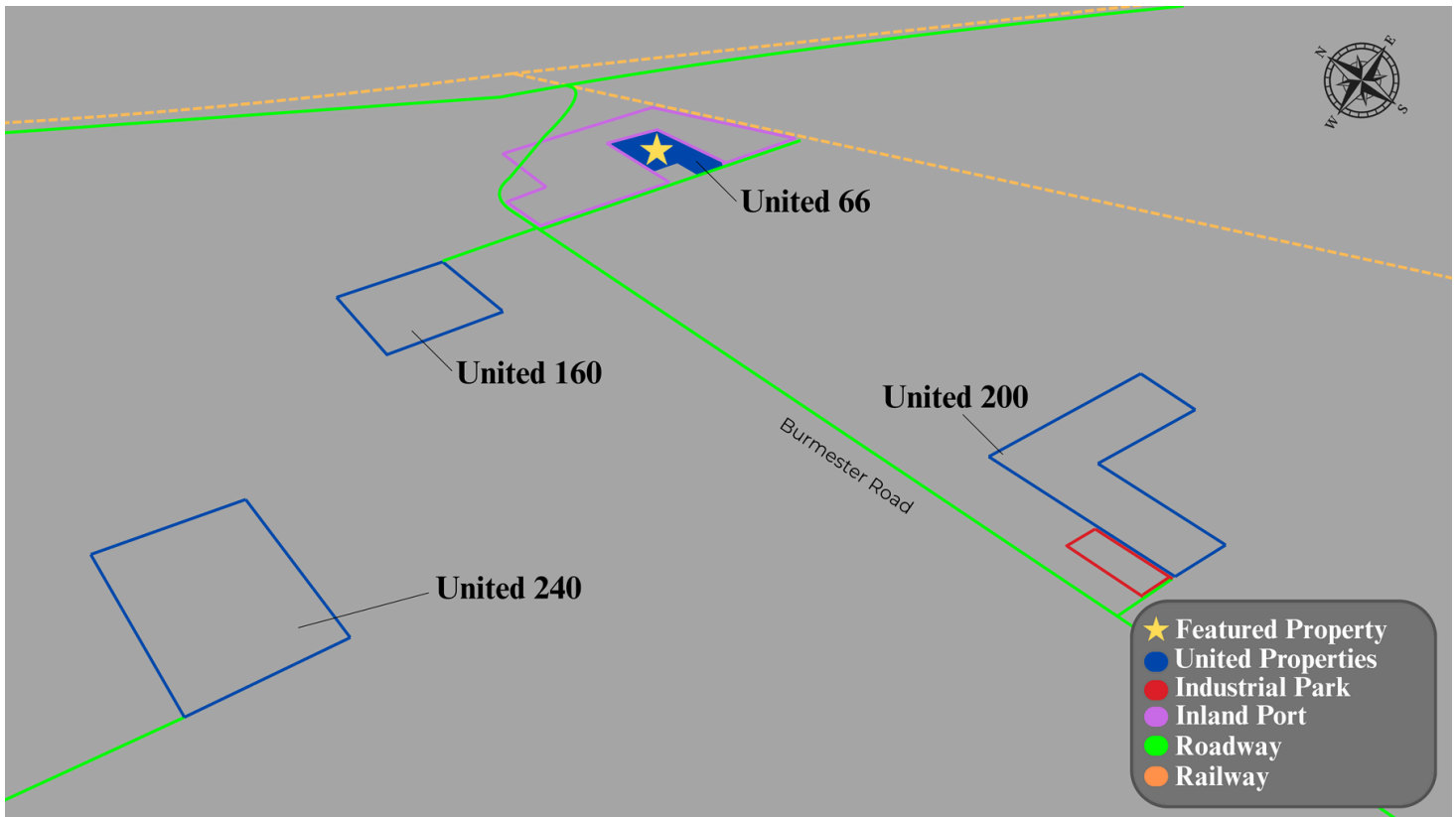


United Business Real Estate Properties

Prime 66 Acre Development Opportunity



Executive Summary

United Business Real Estate offers 66 acres of sub-dividable commercial land, strategically located just minutes from major transportation hubs and adjacent to Utah's approved Inland Port.

Zoned for light manufacturing and distribution (M-D) with power, water well, and septic system ready, 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 Inland Port approved development
- Fastest growing area in Utah and 7th fastest in the US
- Within a 35-minute drive to Salt Lake City's business district

Property Overview

- **Land Size:**
 - 66 acres
 - Twelve 5 acre lots
 - Customized options available
- **Pricing:**
 - \$4.50 per sq. ft.
 - 5 acres - \$980,100
 - 3.5 acres - \$686,070
 - 1 acre - \$196,020
- **Zoning:**
 - Current: M-D (Light Manufacturing / Distribution)
- **Utilities:**
 - Rocky Mountain Power Available
 - Water Well Approved with Water Rights
 - Septic System Approved

○ 888-285-2750 (888-ATLAS-50)

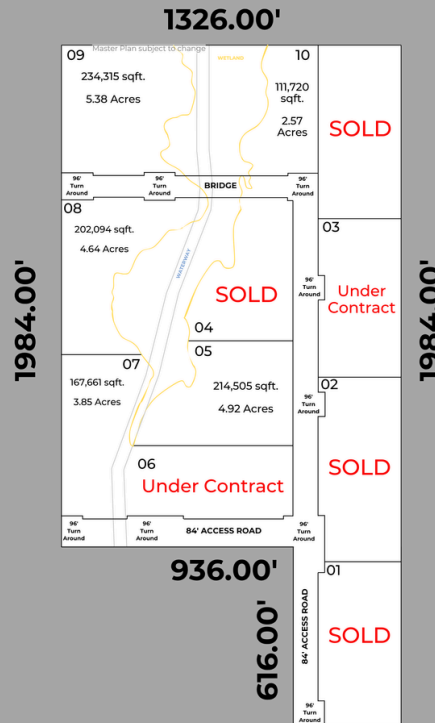
sales@unitedbusinessrealestate.com



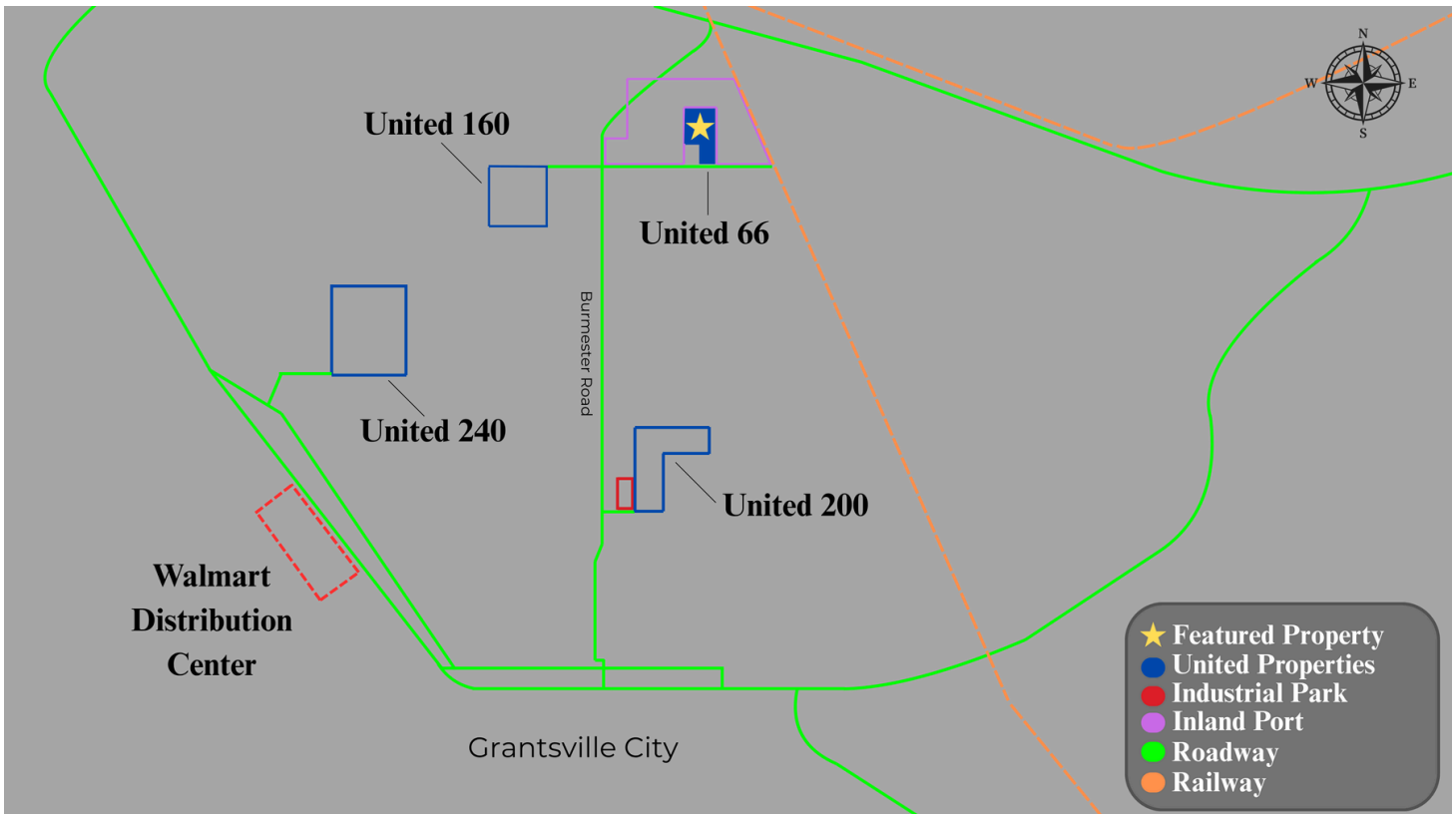
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- 40' Roads
- 30 min drive to SLC Airport
- 20 min drive to Union Pacific Intermodal Hub
- 35 min drive to SLC Business District
- Adjacent to Approved Inland Port Property



Parcel Number: 05-054-0-0046

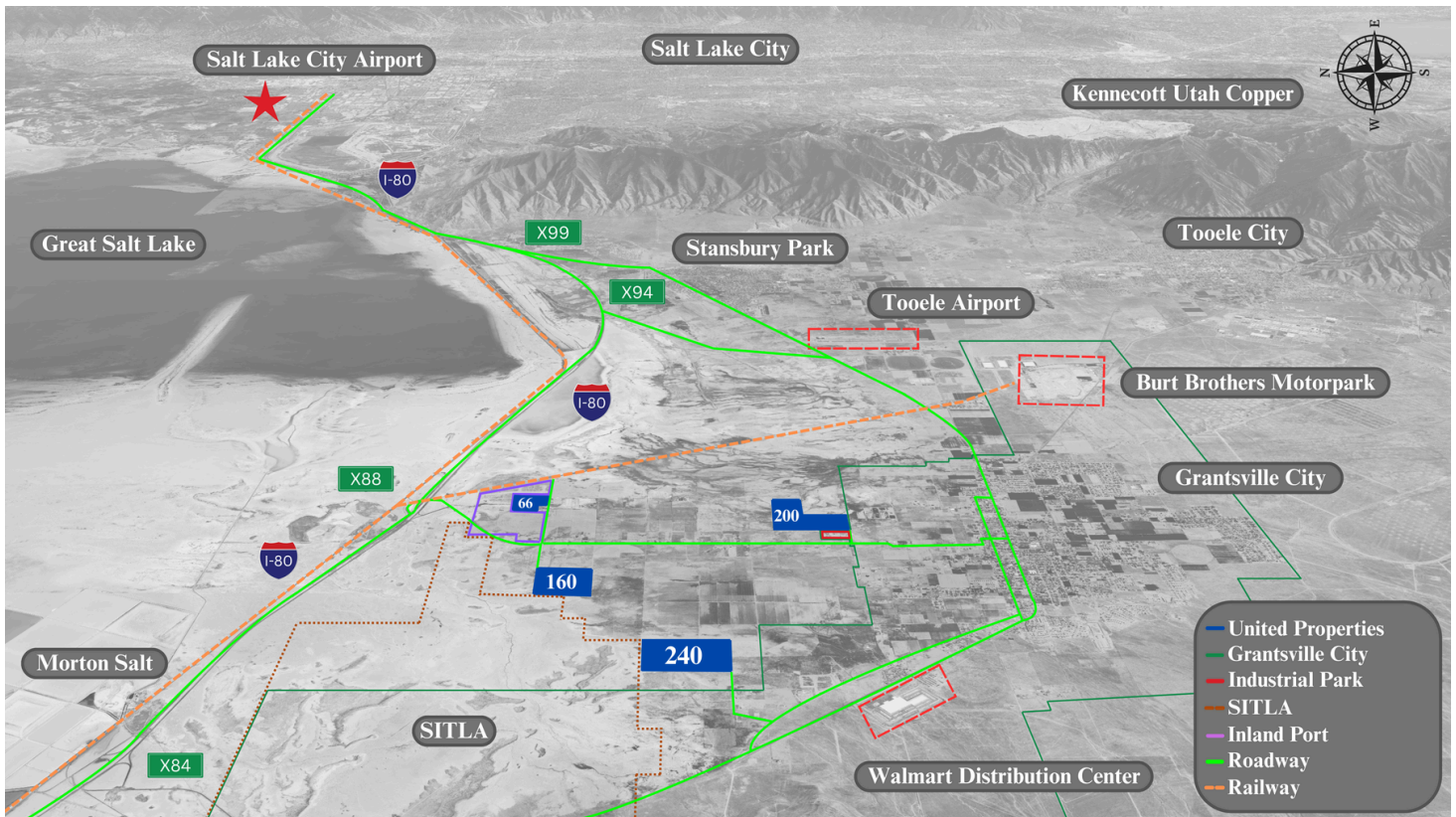


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Tooele County Demographics

- **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

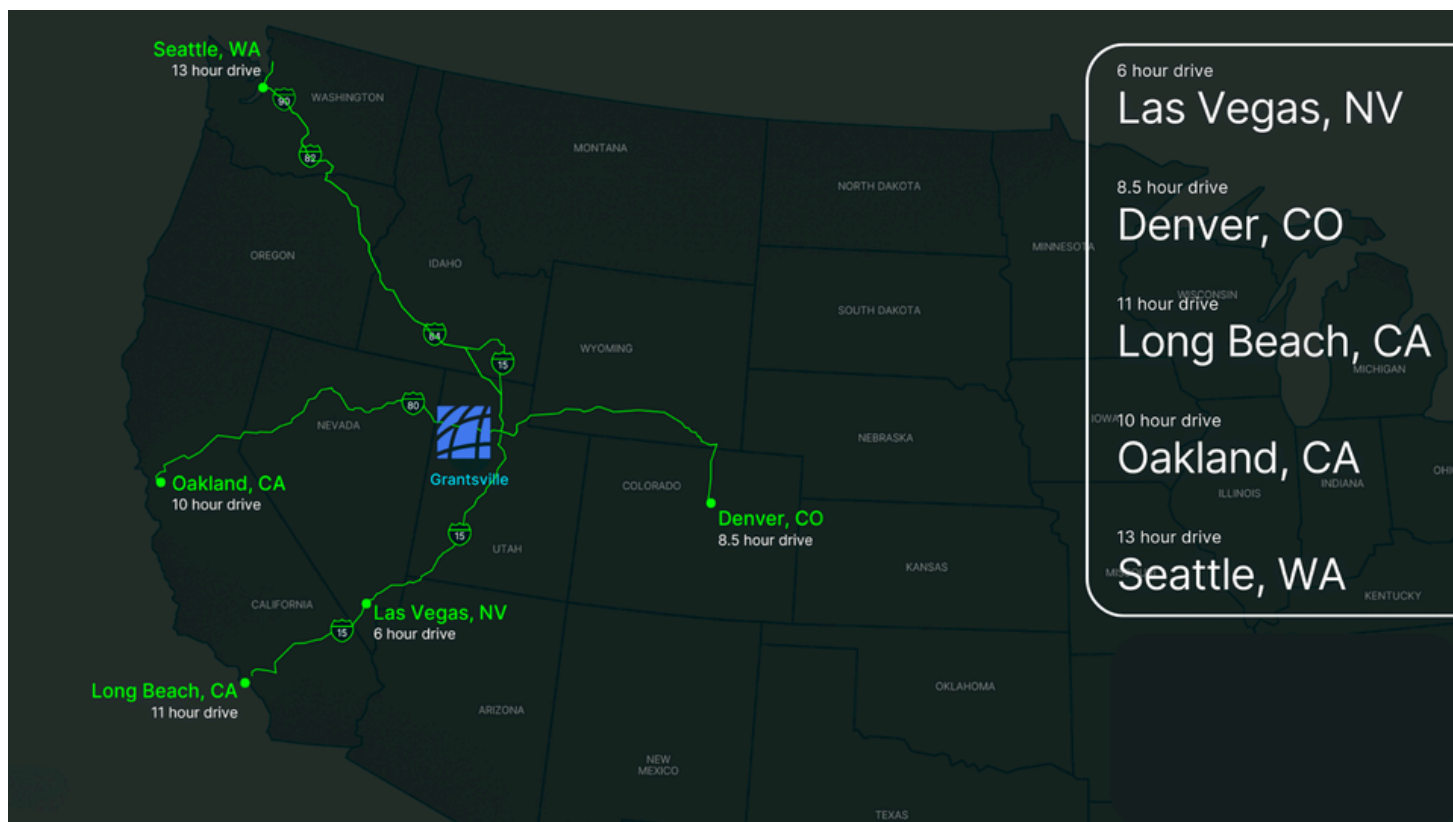
- **Growth Rate:**
 - Utah's fastest growing county
 - 7th fastest growing county in the US
- **Employment:**
 - 76% of the local workforce commutes to Salt Lake County
 - 9th lowest unemployment rate in US
- **Affordability:**
 - Tooele County is the most affordable area to live in Utah
- **Education:**
 - \$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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Prime 66 Acre Development Opportunity

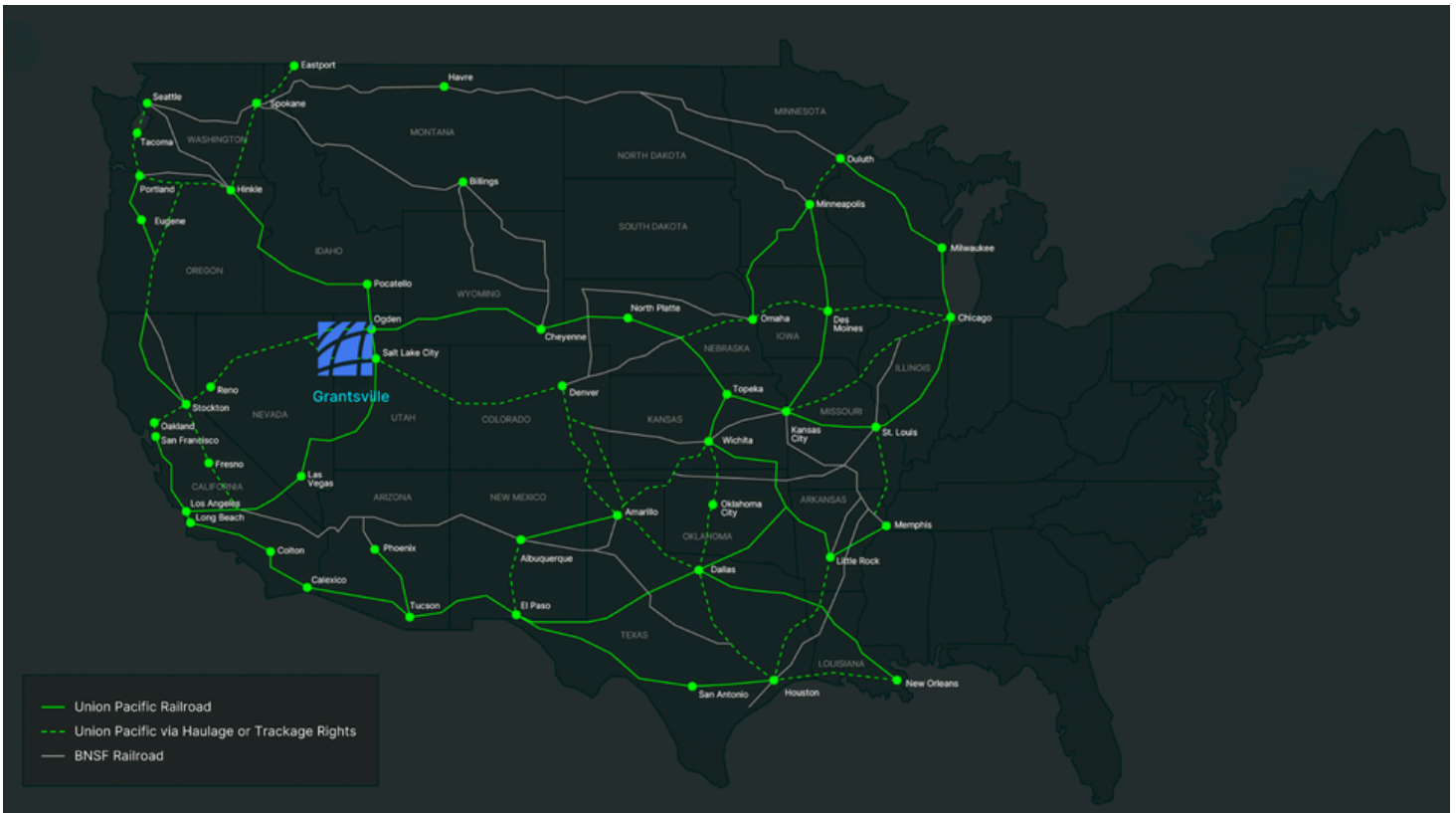
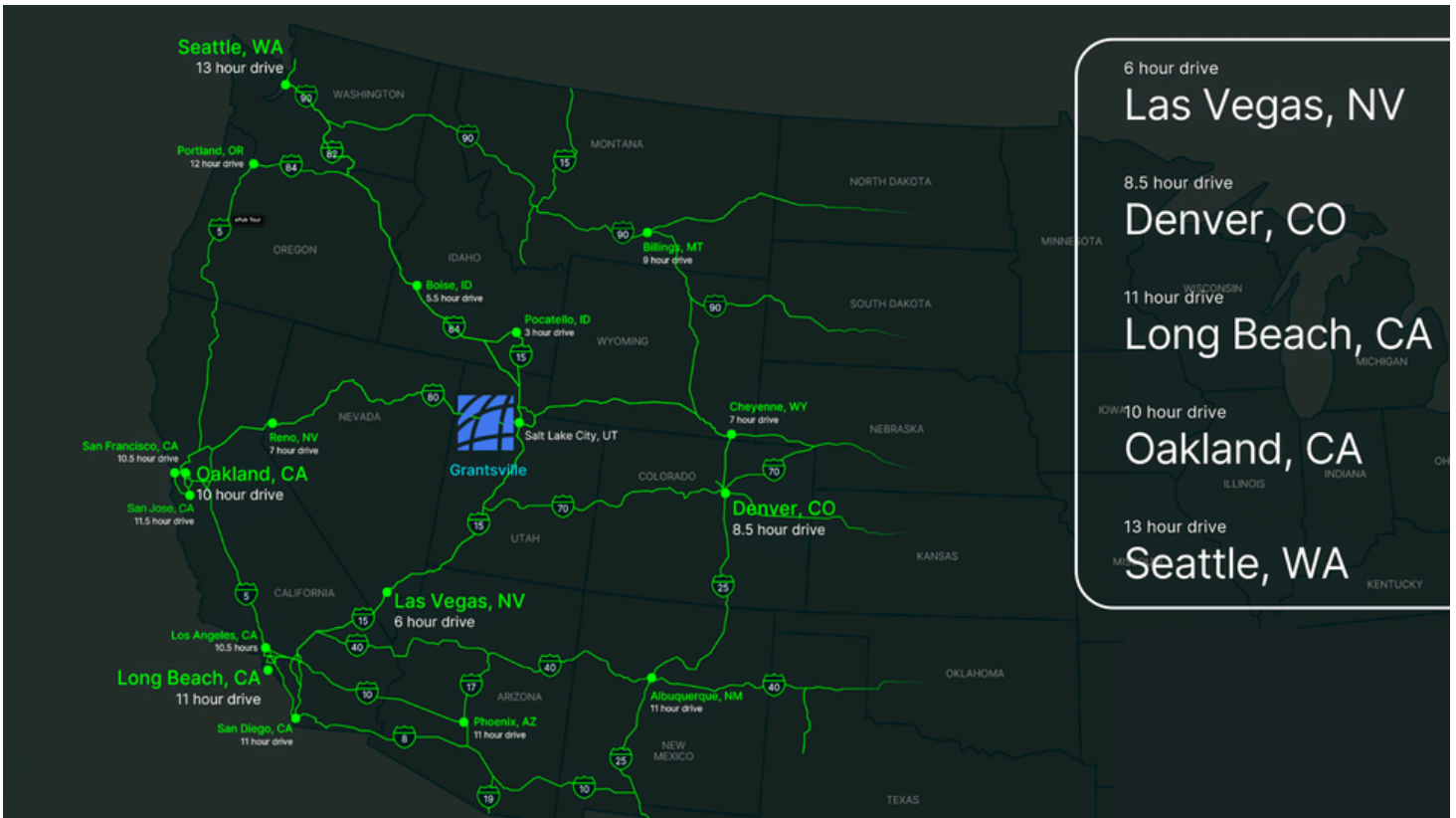


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