

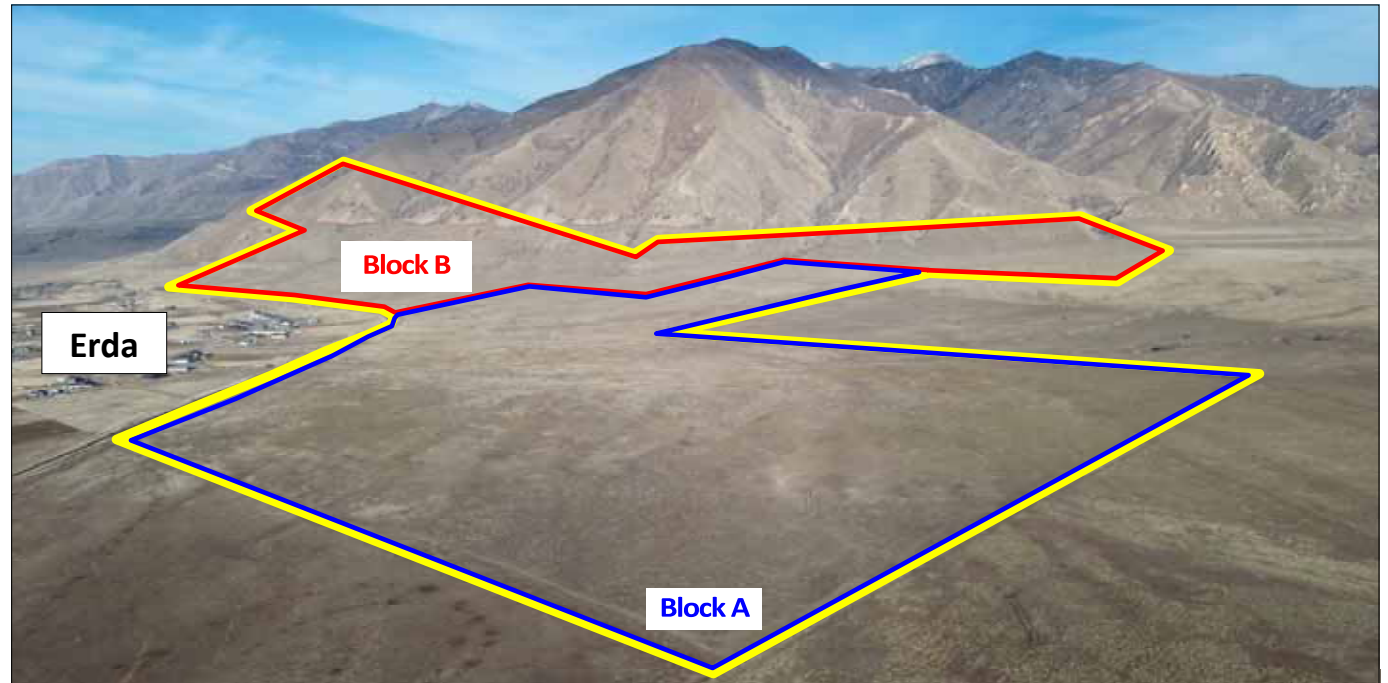
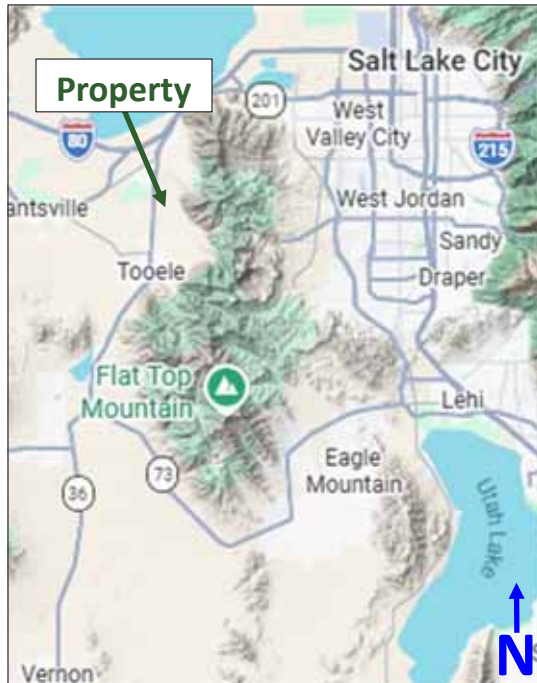
**New Listing**

Maps and additional information at [hciutah.com](http://hciutah.com)

# Erda East Bench Residential Land & Water

786 acres of development land and water, Erda City & Tooele County, Utah

(Sold Together or in Two Separate Offerings)



## EXECUTIVE SUMMARY:

### Block A - 340 Acres & 40 AF of Water

List Price: **\$6,800,000**

### Block B - 445 Acres & 15.07 AF of Water

List Price: **\$2,750,000**

### Combined - 786 Acres & 55.07 AF of Water

List Price: **\$8,995,000**

**Mike Nelson | Amy Fromm**

**801-482-7565 | [mike@hciutah.com](mailto:mike@hciutah.com)**

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- Scenic and contiguous 786-acre land tract within the path of development in irreplaceable location on the east bench of Erda City, Tooele County, Utah
- 360° views of the Great Salt Lake, Oquirrh Mtns, Cedar Mtns, & Tooele Valley
- 55.07 AF of Water: #15-323 (53AF), #15-5369 (0.87AF), & #15-5283 (1.2AF)
- Northern 259 acres zoned MU-40 (40-acre min lot size) in Erda City
- Southwestern ±280 acres zoned RR-5 (5-acre min lot size) in Tooele County
- Southeastern ±246 acres zoned MU-40 (40-acre min lot size) in Tooele County
- Future Tooele County plans for roads and residential development (enclosed)
- Offered all together with 786 acres & 55 AF of water (pricing on left)
- Block A - 340 Acres & 40 AF of water (#03-006-0-006 & #03-005-0-0002)
- Block B - 445 Acres & 15.07 AF of water (#05-052-0-0001 & #03-005-0-0003)
- Utilities in area: Enbridge Gas, Rocky Mtn Power, Septic, Private water well
- Located 20 miles W of SLC & 23 miles SW of Salt Lake International Airport



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)

# Property Purchase Options & Offering Details



**Block A – 340 Acres & 40 AF of Water**

**List Price: \$6,800,000**

**Block B - 445 Acres & 15.07 AF of Water**

**List Price: \$2,750,000**

**Combine - 786 Acres & 55.07 AF of Water**

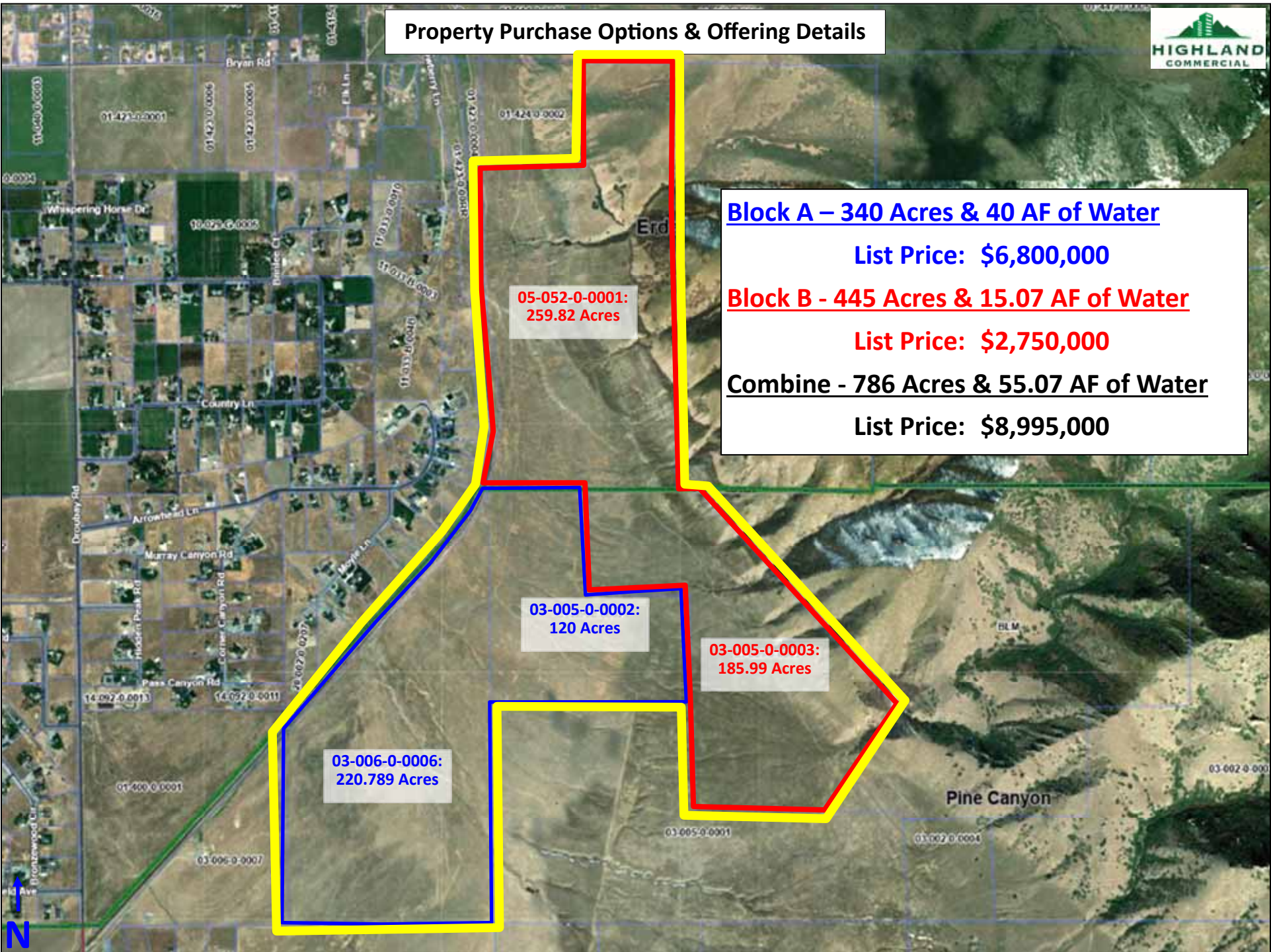
**List Price: \$8,995,000**

**05-052-0-0001:  
259.82 Acres**

**03-005-0-0002:  
120 Acres**

**03-005-0-0003:  
185.99 Acres**

**03-006-0-0006:  
220.789 Acres**







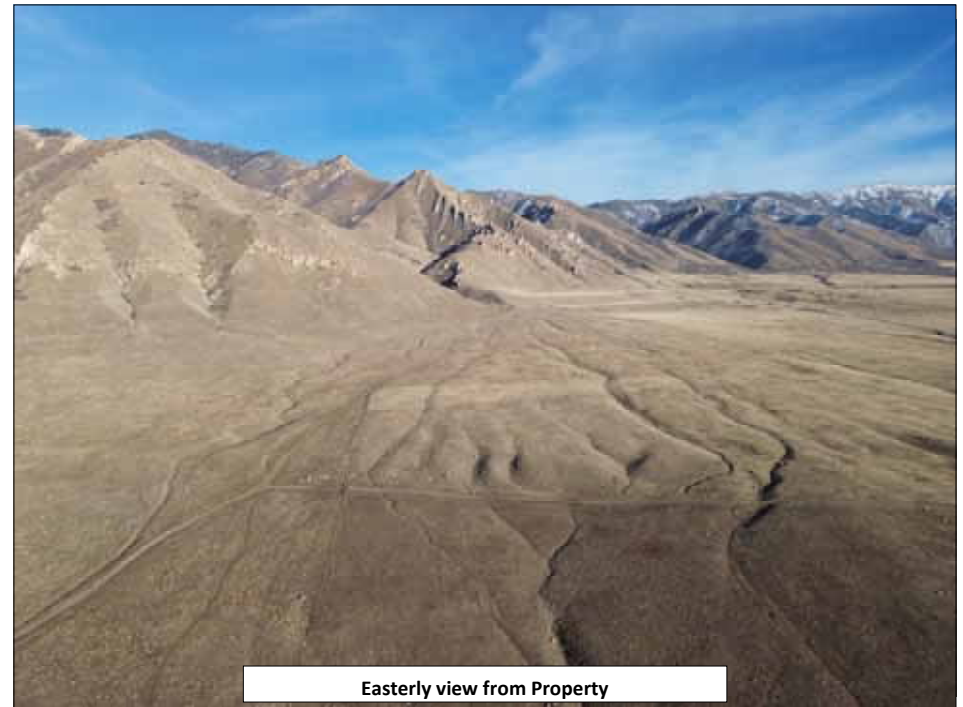
Southern view of Property (east side of tracks)



Easterly view from Property



Northerly view towards Erda City



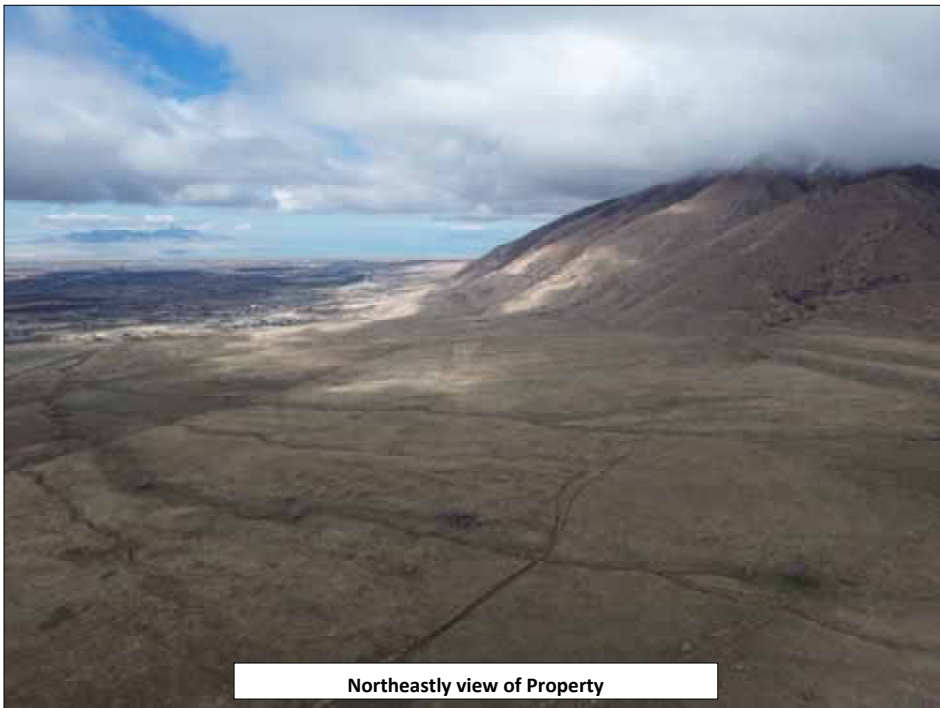
Easterly view from Property



Southeasterly view



Northerly view of Property



Northeasterly view of Property



Northeastern view from Property

# Tooele County Jurisdiction Map



Lake Point

Burmester

Stansbury Park

Grantsville

Erda

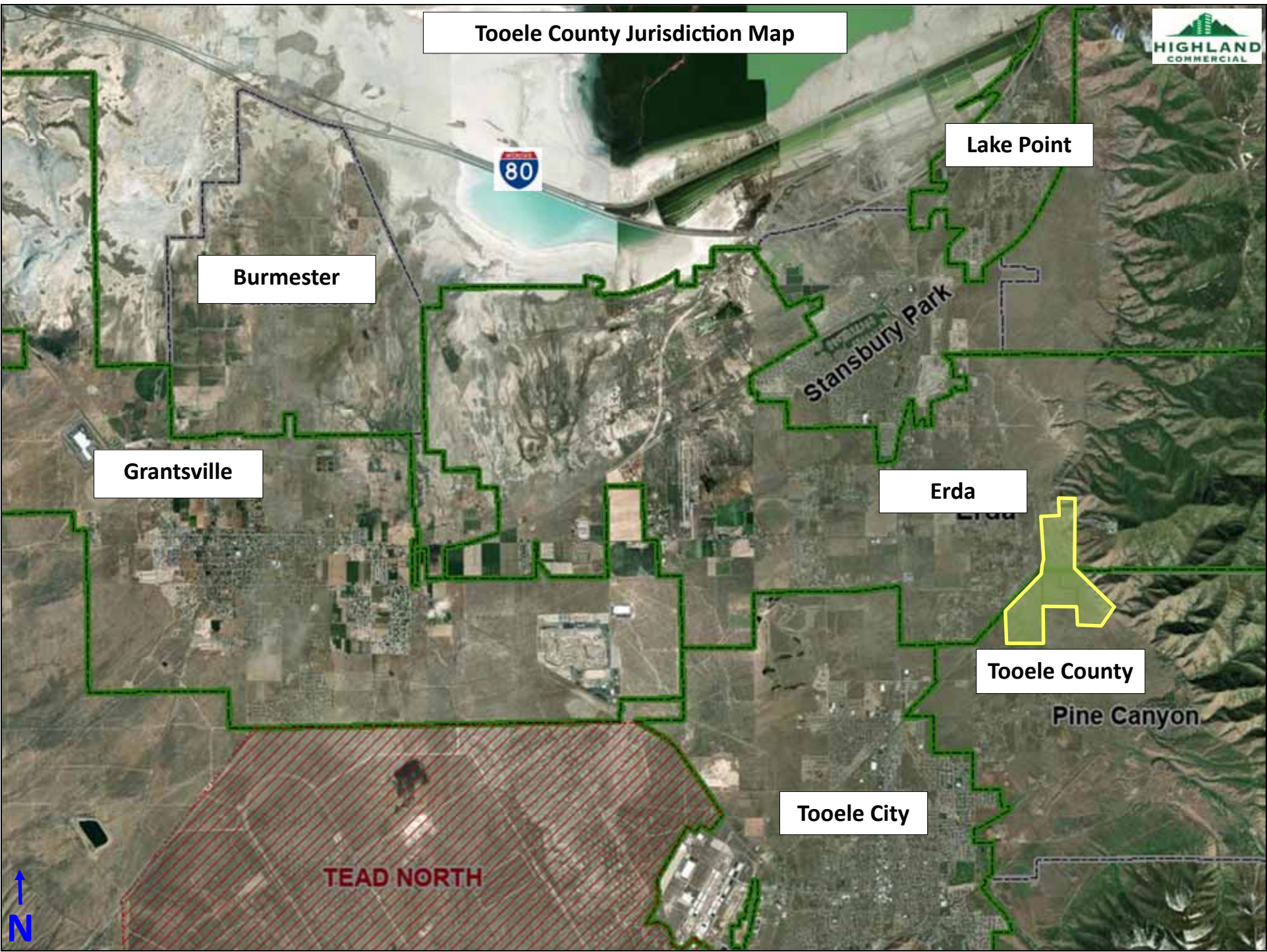


Tooele County

Pine Canyon

Tooele City

TEAD NORTH



# Tooele County Zoning Map



Zoning	
Zoning_TooeleCounty	
	A-10
	A-20
	A-40
	C-T
	CDO
	CG
	CH
	CN
	CS
	MD
	MG
	MG-EX
	MG-H
	MU-40
	Municipal
	P-2
	P-C
	R-1-10
	R-1-12
	R-1-8
	R-M-15
	R-M-7
	RR-1
	RR-1-ZC
	RR-10
	RR-5
	RRS
	T-I

Erda City  
MU-40

Tooele County  
MU-40

Tooele County  
RR-5

Pine Canyon



## Erda City Zoning Information



### 15 -1-1. Purpose of multiple use districts.

(1) The purposes of multiple use zoning districts are to establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush fires, damage to grazing, livestock raising, and to wildlife values; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the city.

(2) The multiple use district in Erda is MU-40.

### 15 -1-2. MU-40 development restrictions.

The development restrictions in MU-40 zoning districts are as follows:

(1) Minimum lot size is 40 acres (1,742,400 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

(2) Minimum width – 660 feet.

(3) Minimum frontage on a public street or an approved private street – 60 feet.

(4) Minimum yard setback requirements:

(a) front yard – 30 feet,

(b) rear yard:

(i) main building – 60 feet, and

(ii) accessory buildings – 10 feet

(c) side yard:

(i) main building – 30 feet; and

(ii) accessory buildings:

1. from the front setback to distance ten feet behind the main dwelling – 30 feet.

2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.

(5) On corner lots, two front yards and two side yards are required.

(6) Maximum building height – 35 feet

(7) Maximum building coverage: 5%

(8) Required improvements:

(a) street grading;

(b) street base;

(c) on-site surface drainage facilities;

(d) culinary water facilities;

(e) wastewater disposal; and

(f) street monuments.

# Tooele County Zoning Information



## PART 15-3 RURAL RESIDENTIAL DISTRICTS

### Section

- 15-3-1. Purposes of rural residential districts.
- 15-3-2. RR-1 development restrictions.
- 15-3-3. RR-5 development restrictions.
- 15-3-4. RR-10 development restrictions.

#### 15-3-1. Purposes of rural residential districts.

(1) The purposes of rural residential districts are to promote and preserve in appropriate areas conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public services. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

(2) The rural residential zoning districts in Tooele County are RR-1, RR-5, and RR-10. (Ord. 2005-30, 11/22/05)

#### 15-3-3. RR-5 development restrictions.

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum lot size is 5 acres (217,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 220 feet.
- (3) Minimum frontage on a public street or an approved private street – 50 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard – 30 feet,
  - (b) rear yard:
    - (i) main building – 50 feet, and
    - (ii) accessory buildings – 10 feet
  - (c) side yard:
    - (i) main building – 20 feet; and
    - (ii) accessory buildings:
      - 1. from the front setback to distance ten feet behind the main dwelling – 20 feet.
      - 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 10%
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments. (Ord. 2005-30, 11/22/05)

## PART 15-1 MULTIPLE USE DISTRICTS

### Section

- 15-1-1. Purposes of multiple use districts.
- 15-1-2. MU-40 development restrictions.
- 15-1-3. MU-80 development restrictions.
- 15-1-4. MU-160 development restrictions.

#### 15-1-1. Purpose of multiple use districts.

(1) The purposes of multiple use zoning districts are to establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush fires, damage to grazing, livestock raising, and to wildlife values; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the county.

(2) The multiple use districts in Tooele County are MU-40, MU-80 and MU-160. (Ord. 2005-30, 11/22/05)

#### 15-1-2. MU-40 development restrictions.

The development restrictions in MU-40 zoning districts are as follows:

- (1) Minimum lot size is 40 acres (1,742,400 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 660 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard – 30 feet,
  - (b) rear yard:
    - (i) main building – 60 feet, and
    - (ii) accessory buildings – 10 feet
  - (c) side yard:
    - (i) main building – 30 feet; and
    - (ii) accessory buildings:
      - 1. from the front setback to distance ten feet behind the main dwelling – 30 feet.

Tooele County Land Use Ordinance

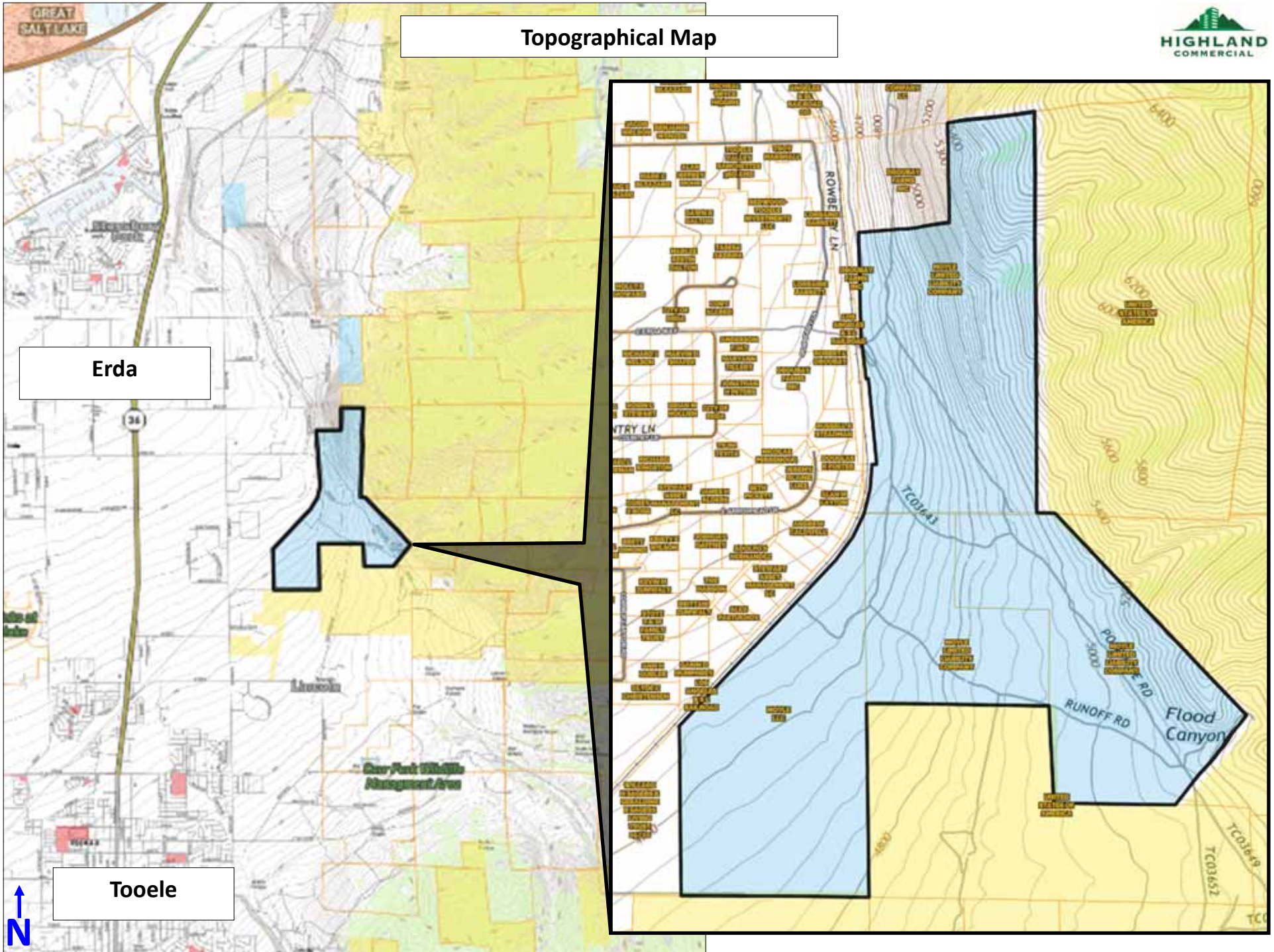
15-1

## MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

- 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments. (Ord. 2005-30, 11/22/05)

Tooele County Zoning Code: <https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Development/Land%20Use%20Ordinance/Chapter%2015%20-%20Multiple%20Use%20Agricultural%20and%20Rural%20Residential%20Districts%20-%20Effective%2009-3-25.pdf?t=202509161318570&t=202509161318570>

Topographical Map



Erda

Tooele



Topographical Map - Northeastern View



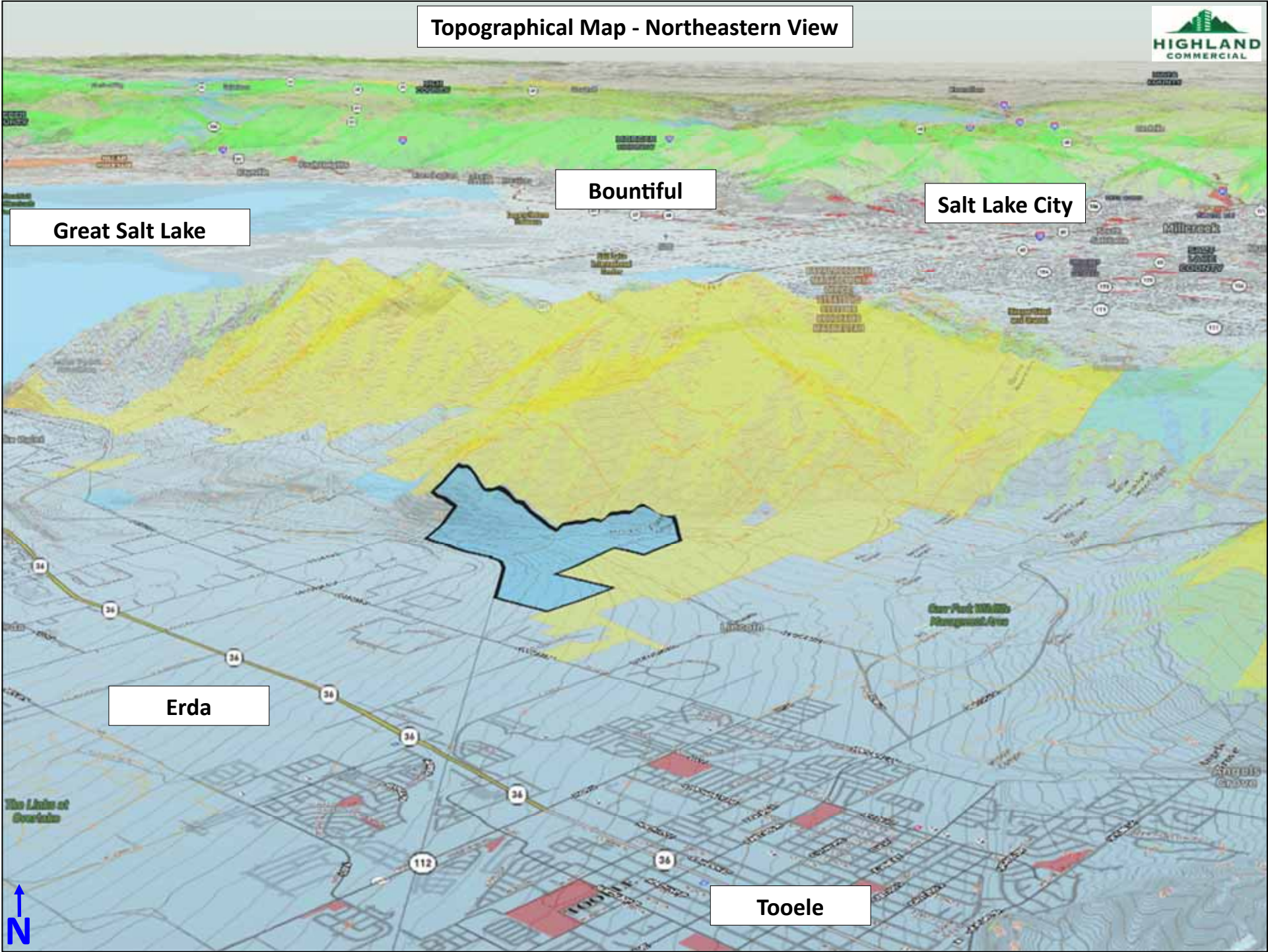
Bountiful

Salt Lake City

Great Salt Lake

Erda

Tooele



Water Right Details for 15-323

Utah Division of Water Rights

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right Information



Water Right: 15-323 Application/Claim: A18617 Certificate: 4654

Changes:		
144511	(Filed: 02/20/2019)	Lapsed
145550	(Filed: 03/04/2020)	Lapsed
148848	(Filed: 04/27/2022)	Lapsed

**Owners:**

Name: Ironwood Real Estate LLC  
Address: 8400 North Highway 36  
Lakepoint UT 84074

Remarks: 22.9263 ac

Name: Moyle Limited Liability Company  
Address: PO Box 17467  
Holladay UT 84117

Remarks: 13.3405 ac

Name: Diane E. Sagers Family Living Trust  
Address: Diane E. Sagers, Trustee  
883 East Erda Way  
Erda UT 84074

Remarks: 0.9328 AF, 0.2332 acre

Name: Kristy Wilson and Bruce Wilson  
Address: 1531 E Murray Canyon Rd  
Erda, UT 84074

Remarks: 1.0 AF, 0.25 acres

**General:**

Type of Right: Application To Appropriate Source  
Quantity of Water: 0.843 CFS

Source: Underground Water Well  
County: Tooele

Common Description:  
Proposed Det. Book: 15-3  
Land Owned by Appl.: Yes

Water Right Details for 15-5269

Utah Division of Water Rights

7/3/2025 3:18 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 15-5269 Application/Claim: A20697 Certificate:

Changes:		
a40274	(Filed: 11/17/2014)	Approved

**Owners:**

Name: Andrew Caldwell and Cory Caldwell  
Address: 3594 North Arrowhead Lane  
Erda, Utah 84074

Remarks: 1.59 AF, 0.3975 ac, joint tenants Interest:

Name: Joshua L. Gaffney and Annie J. Gaffney  
Address: 1602 East Arrowhead Lane  
Erda UT 84074

Remarks: 1.59 ac-ft, 0.3975 acre as joint tenants Interest:

Name: Adolfo S Hernandez and Mary A Hernandez  
Address: 1722 East Arrowhead Lane  
Erda UT 84074

Remarks: 1.59 AF, 0.3975 ac irr (Joint Tenants) Interest:

Name: Suzanne Marie Meyers  
Address: 3508 North Moyle Lane  
Tooele UT 84074

Remarks: 1.59 AF, 0.3975 ac Interest:

Name: Moyle, LLC  
Address: P O Box 17467  
Holladay UT 84117

Water Right Details for 15-5283

Utah Division of Water Rights

7/3/2025 3:21 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 15-5283 Application/Claim: A20697 Certificate:

Changes:		
a40722	(Filed: 04/22/2015)	Approved

**Owners:**

Name: Steve and Karen Hanson  
Address: 1159 North 900 East  
Bountiful UT 84010 Interest:

Remarks: 1.59 AF, 0.3975 acre irr. (Joint Tenants) Interest:

Name: Garin D. and Diane Humphrey  
Address: 3364 N Moyle Lane  
Erda UT 84074 Interest:

Remarks: 1.59 AF, 0.3975 ac Interest:

Name: Tony and Wendy Jarrett  
Address: 4007 Lilac Lane  
Mountain Green, UT 84050 Interest:

Remarks: 1.59 AF, 0.3975 ac, as joint tenants Interest:

Name: Moyle, LLC  
Address: c/o Moyle & Draper PC City Center  
PO Box 17467  
Holiday, UT 84117 Interest:

Remarks: 1.28 AF Interest:

Name: Alex Pastukhov  
Address: 3410 North Moyle Lane  
Erda, UT 84074 Interest:

Remarks: 1.59 AF, 0.3975 acre irr. Interest:

Name: Stewart Asset Management LC  
Address: PO Box 1300  
West Jordan UT 84084 Interest:

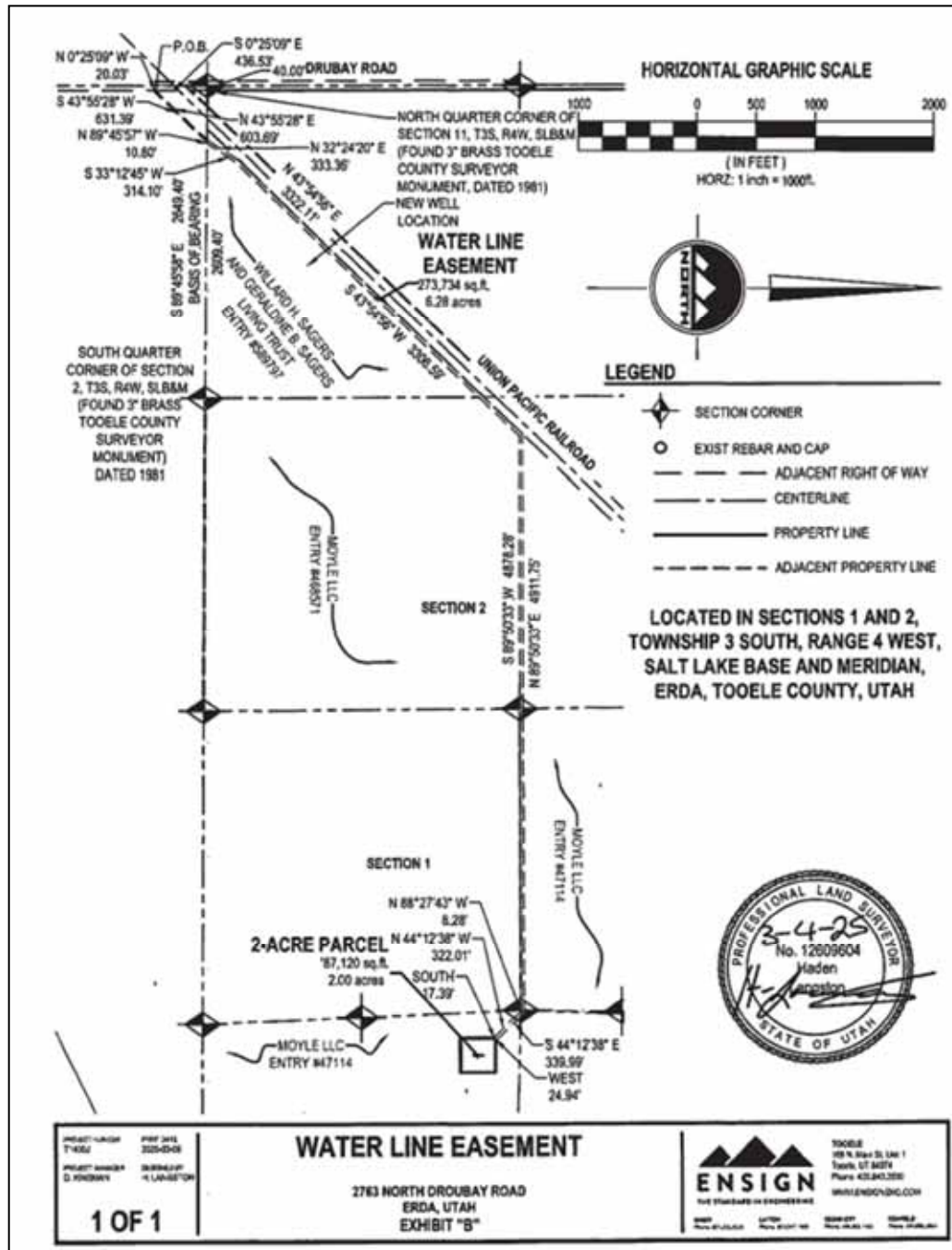
Remarks: 1.59 AF, 0.3975 ac Interest:

Name: Brittani and Gregory Zumwalt  
Address: 3387 North Moyle Lane  
Erda UT 84074 Interest:

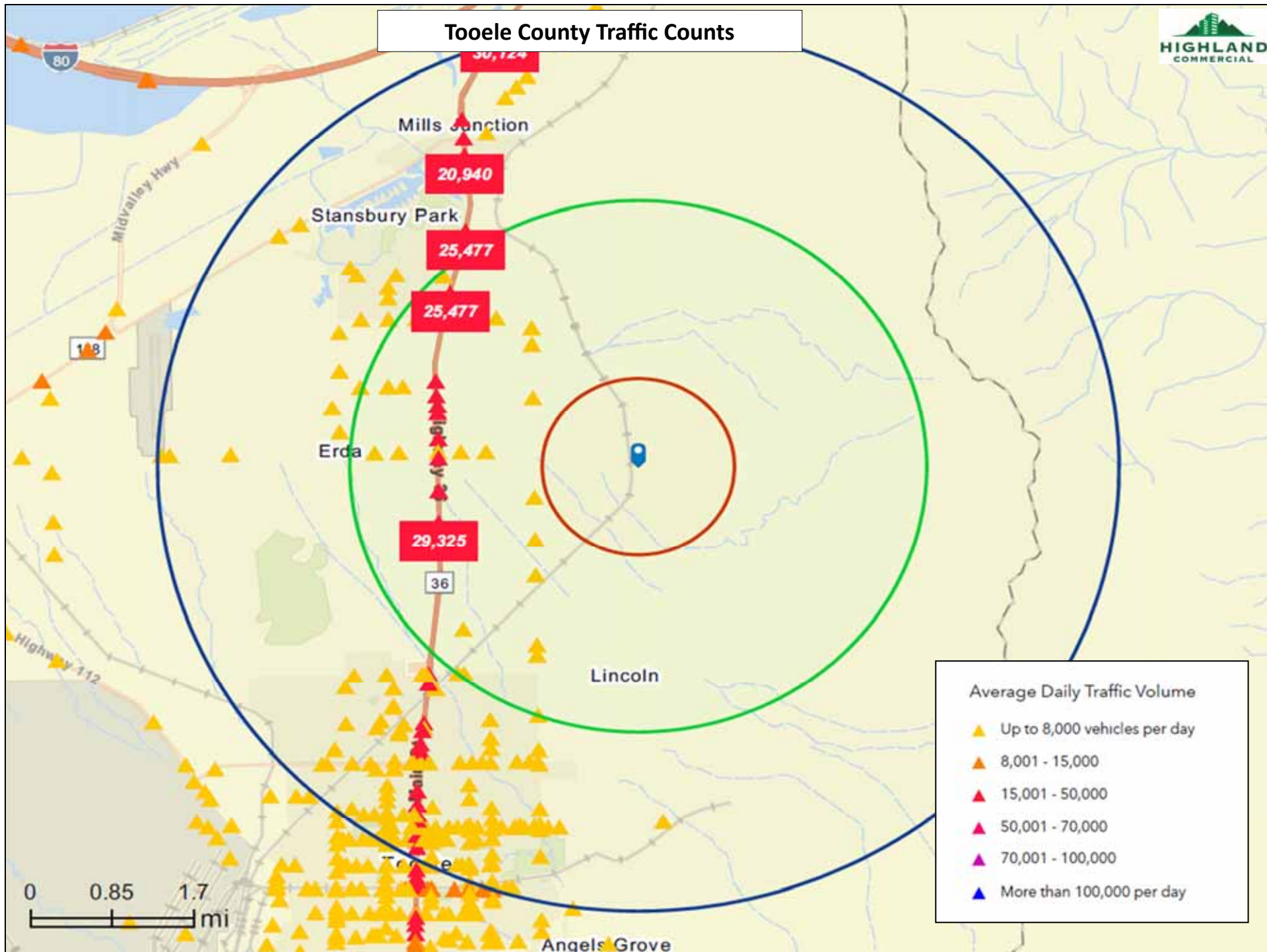
Remarks: 1.59 AF, 0.3975 ac (Joint Tenants)

**Oquirrh Point Improvement District:** There is no public sewer and water system in this area of Tooele County & Erda City. Development of the property would require water be purchased and put into the Oquirrh Point Improvement District with approximately 1.62 acre-feet per dwelling unit on a 1-acre lot. Water requirements vary based on total size of home and lot. The following page shows the water line easement agreement over a portion of the property.

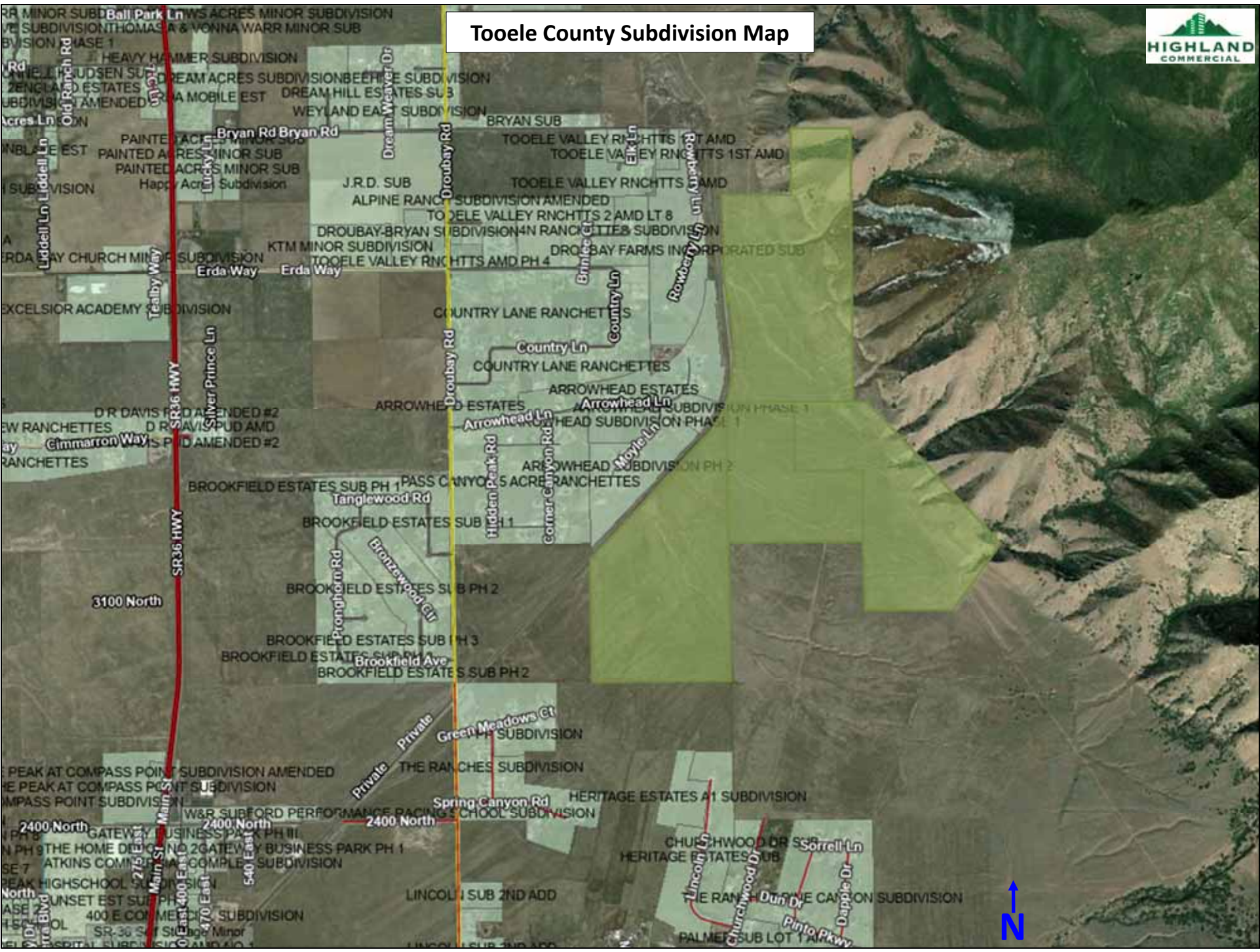
# Water Line Easement



# Tooele County Traffic Counts



# Tooele County Subdivision Map

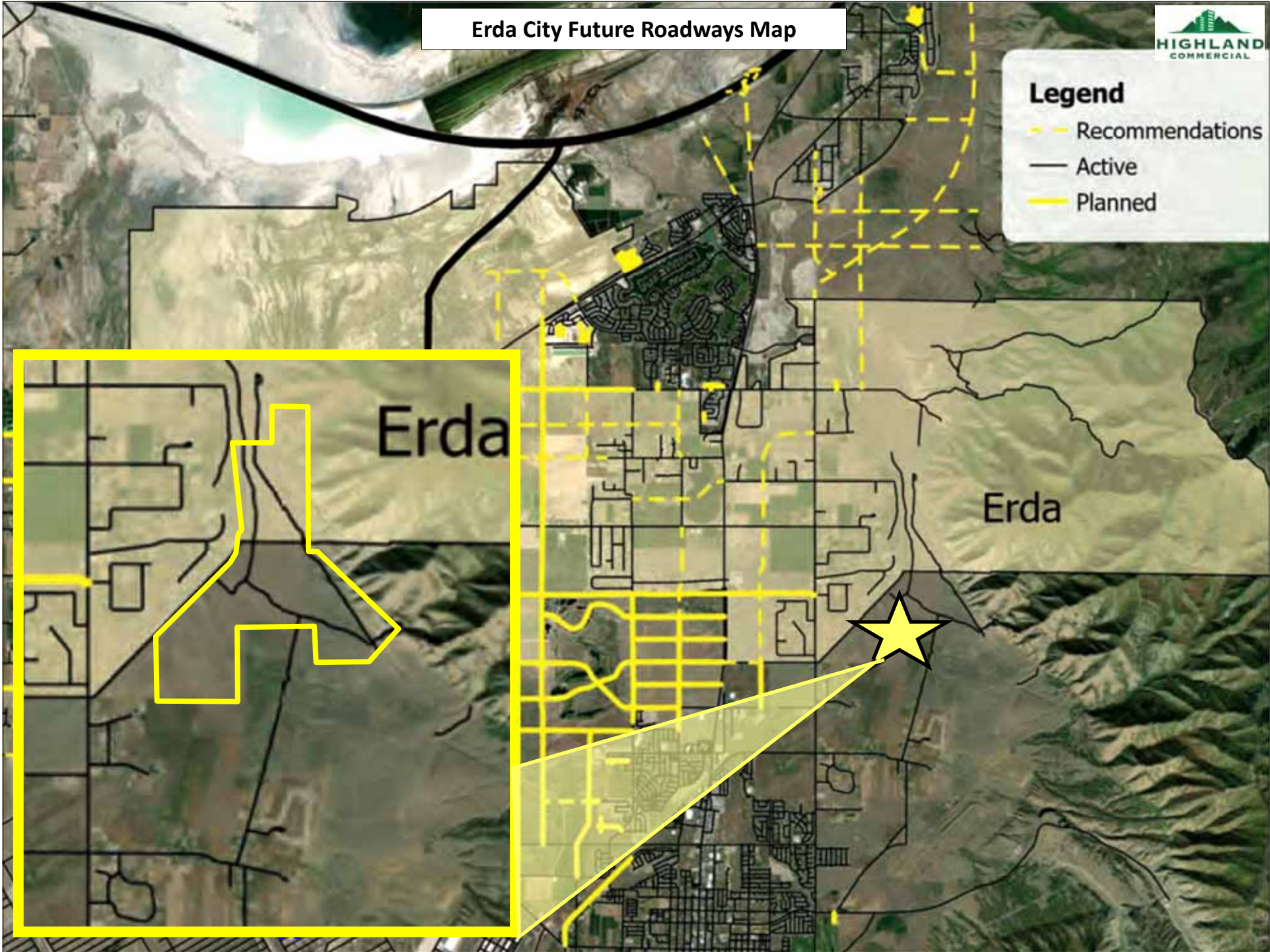


# Erda City Future Roadways Map



## Legend

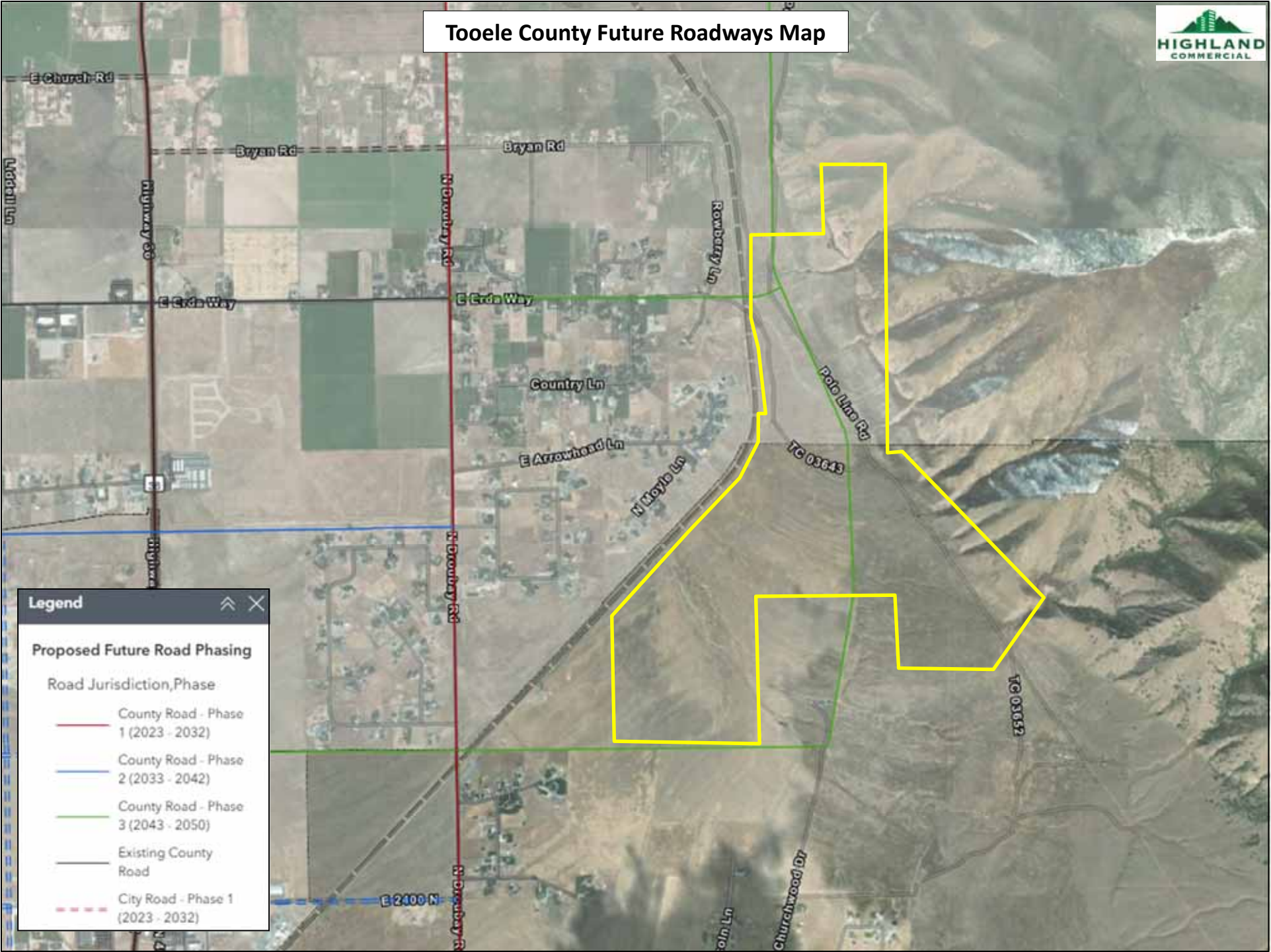
- Recommendations
- Active
- Planned



Erda

Erda

# Tooele County Future Roadways Map



**Legend**

Proposed Future Road Phasing





Road Jurisdiction, Phase

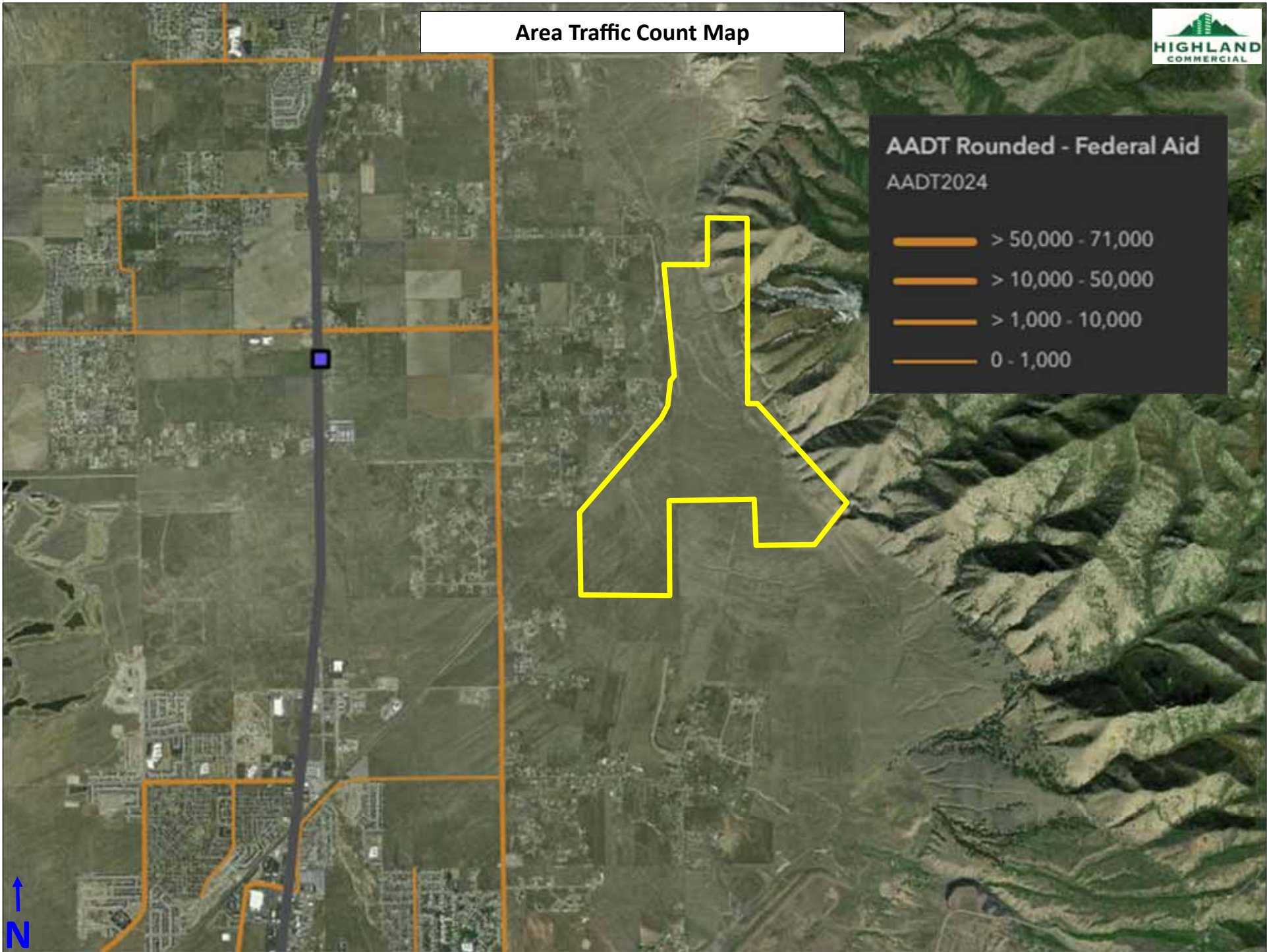
- County Road - Phase 1 (2023 - 2032)
- County Road - Phase 2 (2033 - 2042)
- County Road - Phase 3 (2043 - 2050)
- Existing County Road
- City Road - Phase 1 (2023 - 2032)

# Area Traffic Count Map

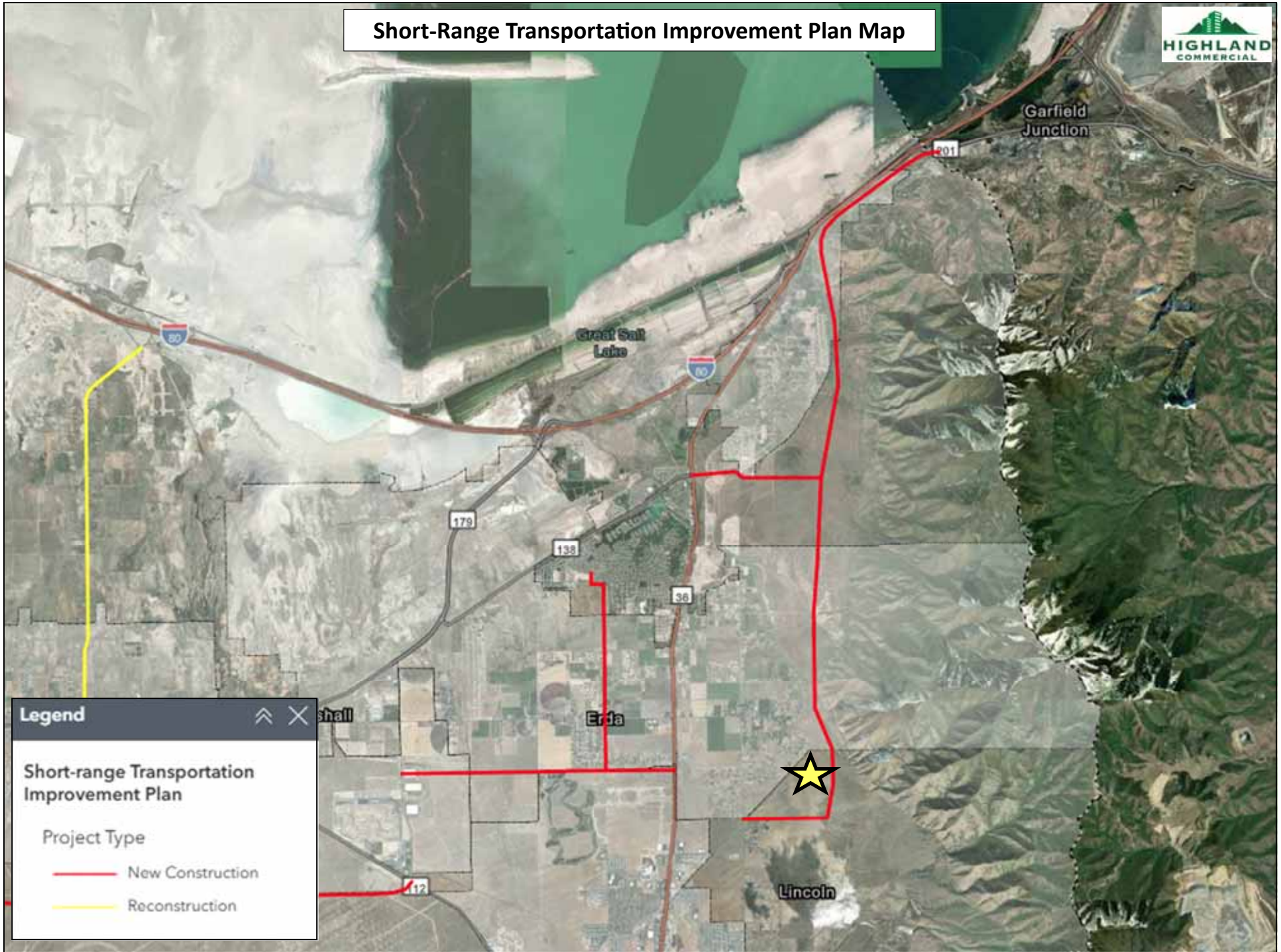


**AAADT Rounded - Federal Aid**  
AAADT2024

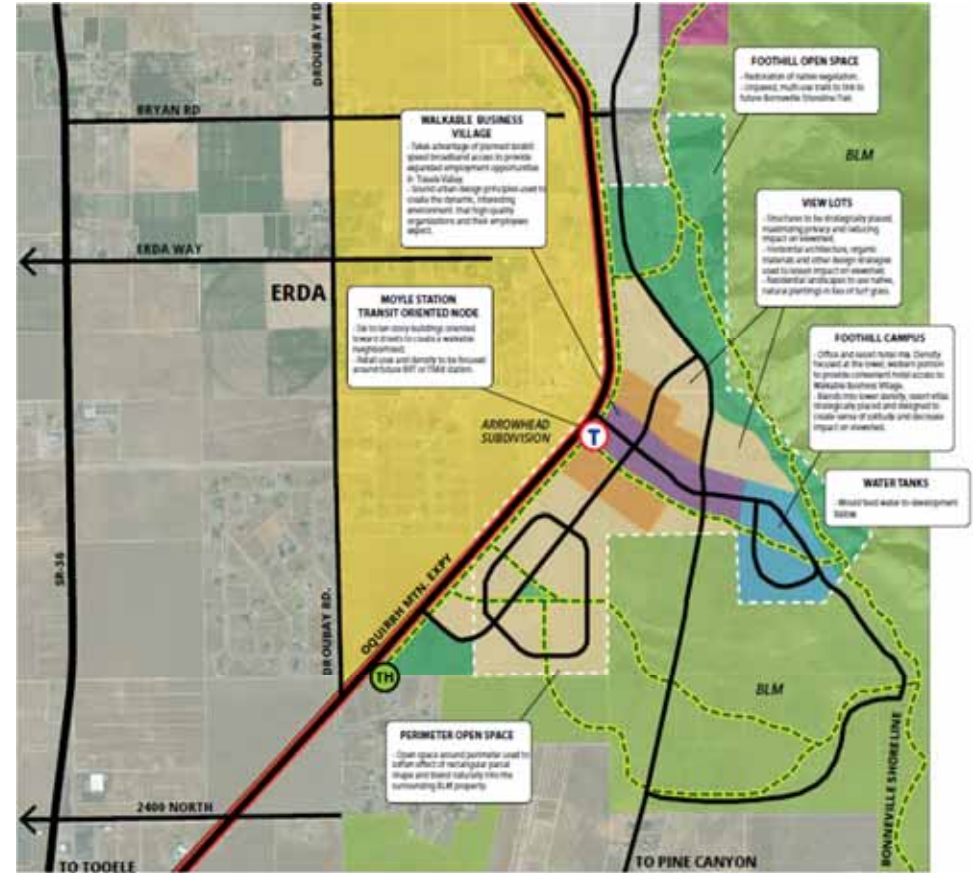
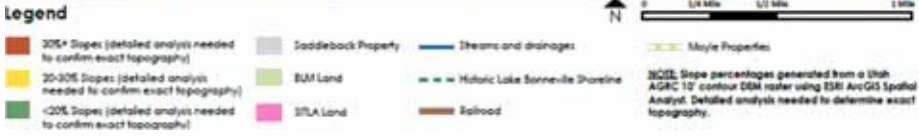
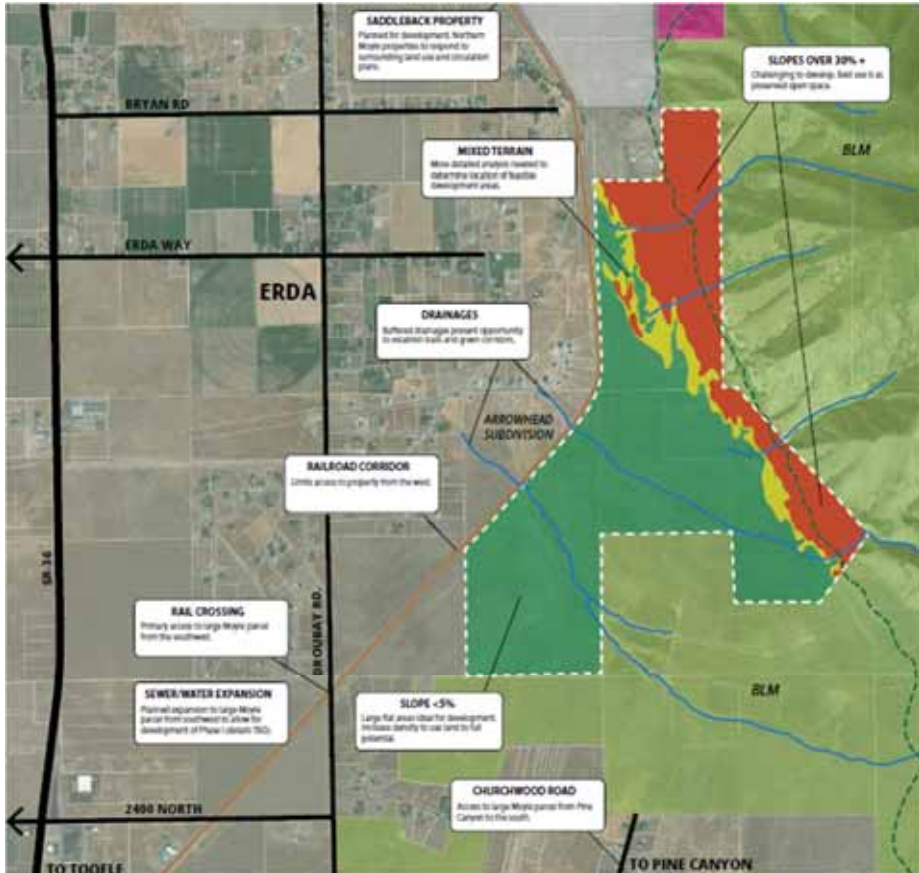
-  > 50,000 - 71,000
-  > 10,000 - 50,000
-  > 1,000 - 10,000
-  0 - 1,000



# Short-Range Transportation Improvement Plan Map



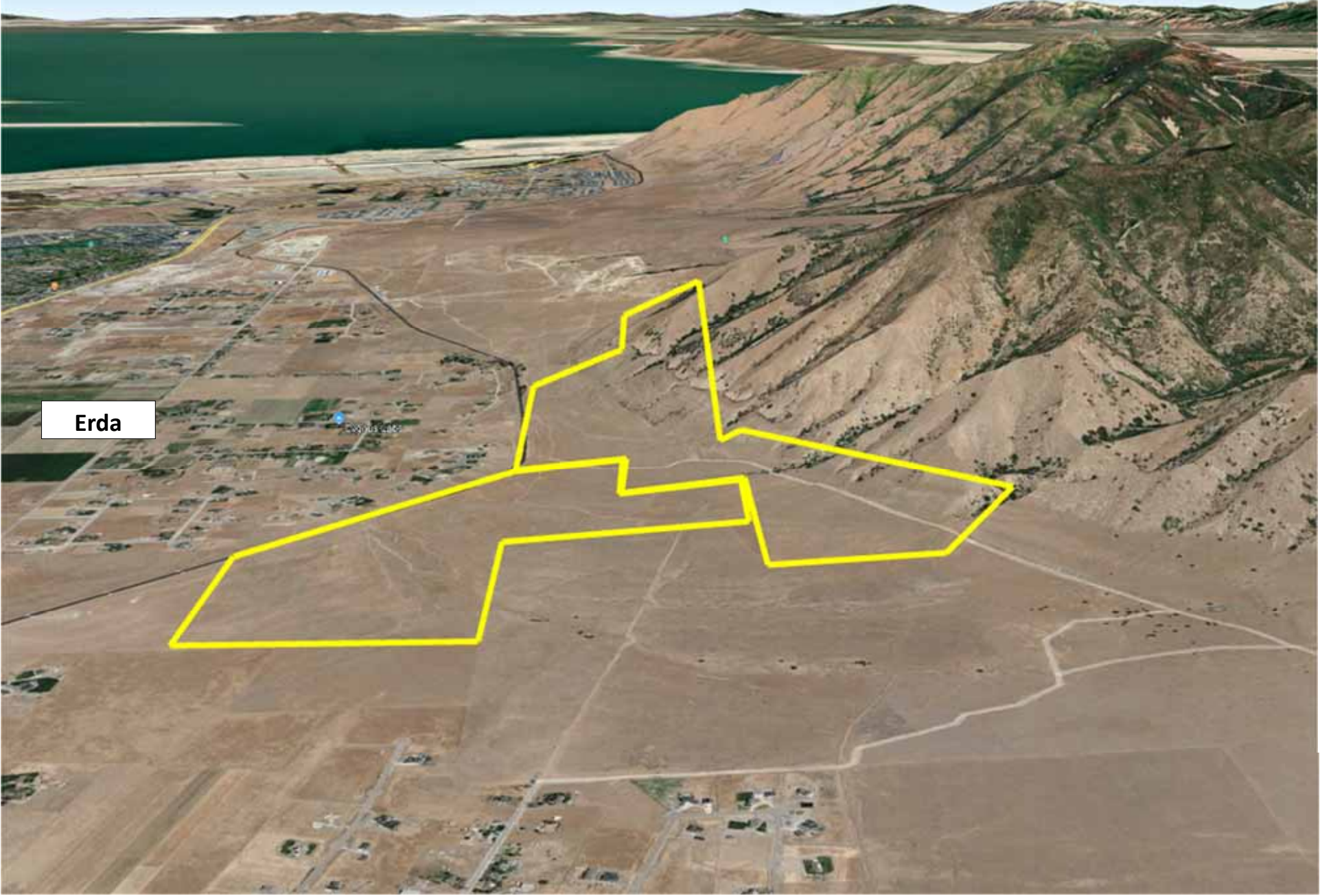
# Previous Development Study & Analysis



Northerly View



Erda



Easterly View

Salt Lake City

Pine Canyon

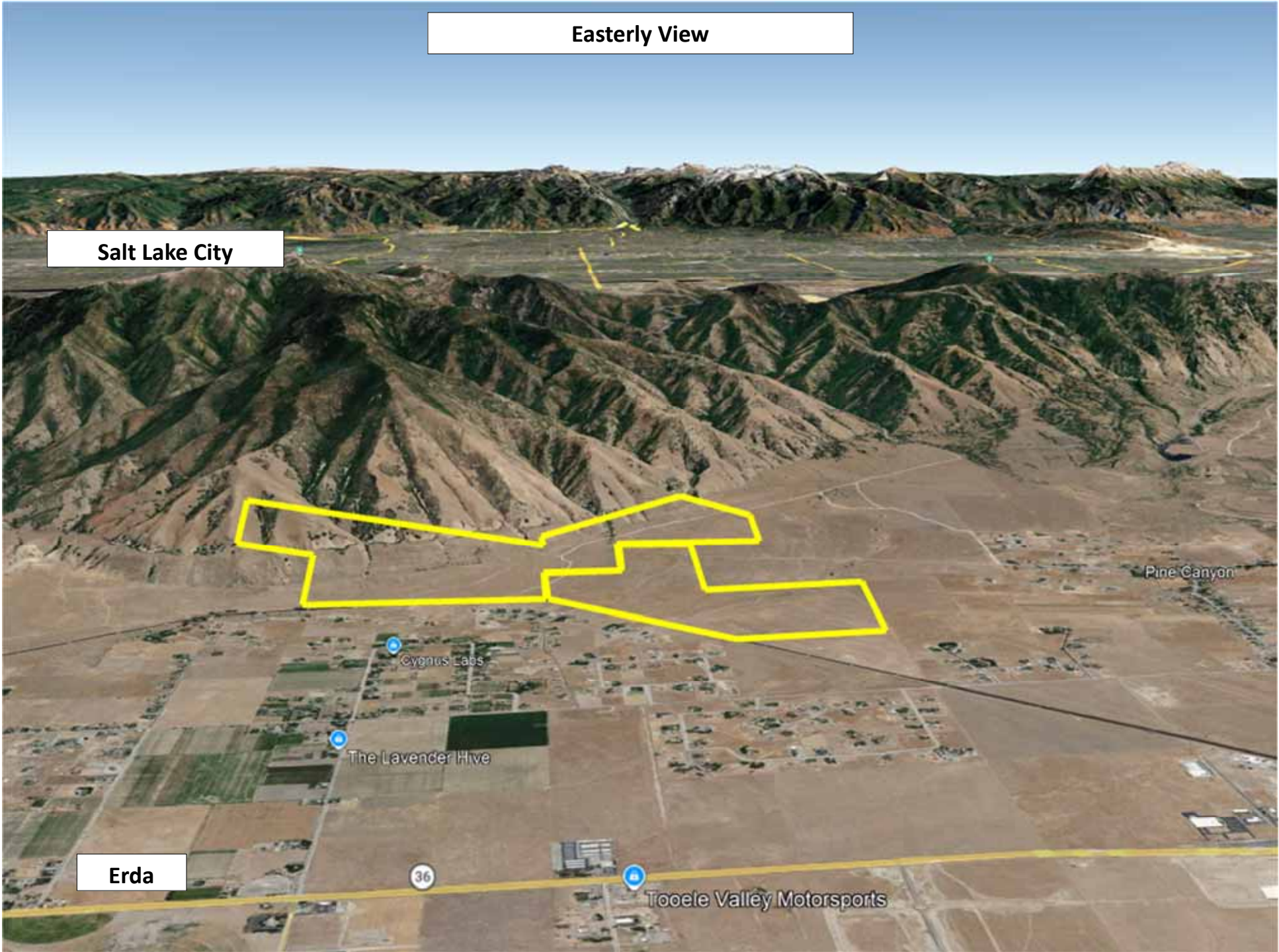
Cygnus Labs

The Lavender Hive

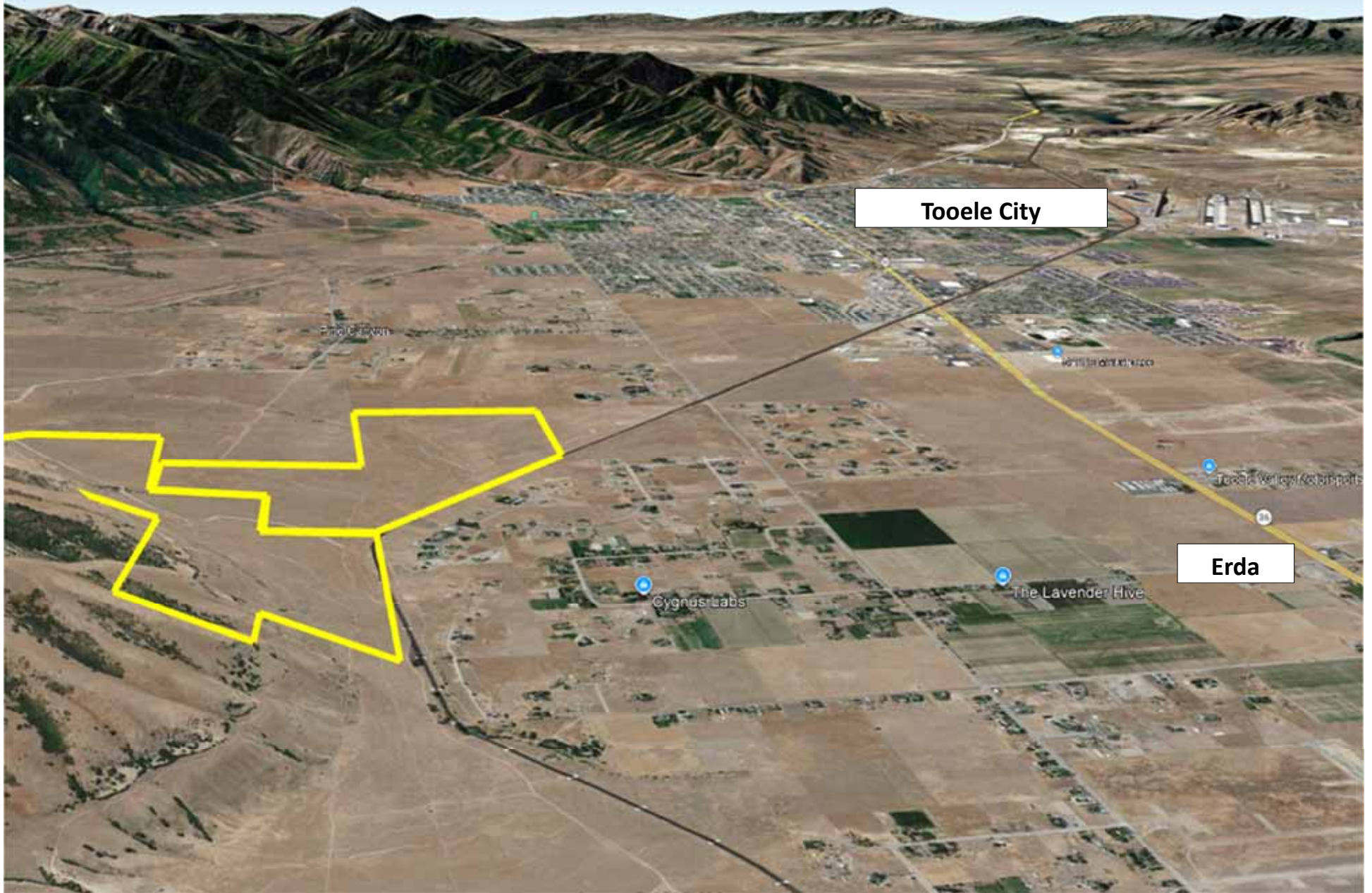
Erda

36

Tooele Valley Motorsports



**Southerly View**



**Tooele City**

**Erda**

Cygnus Labs

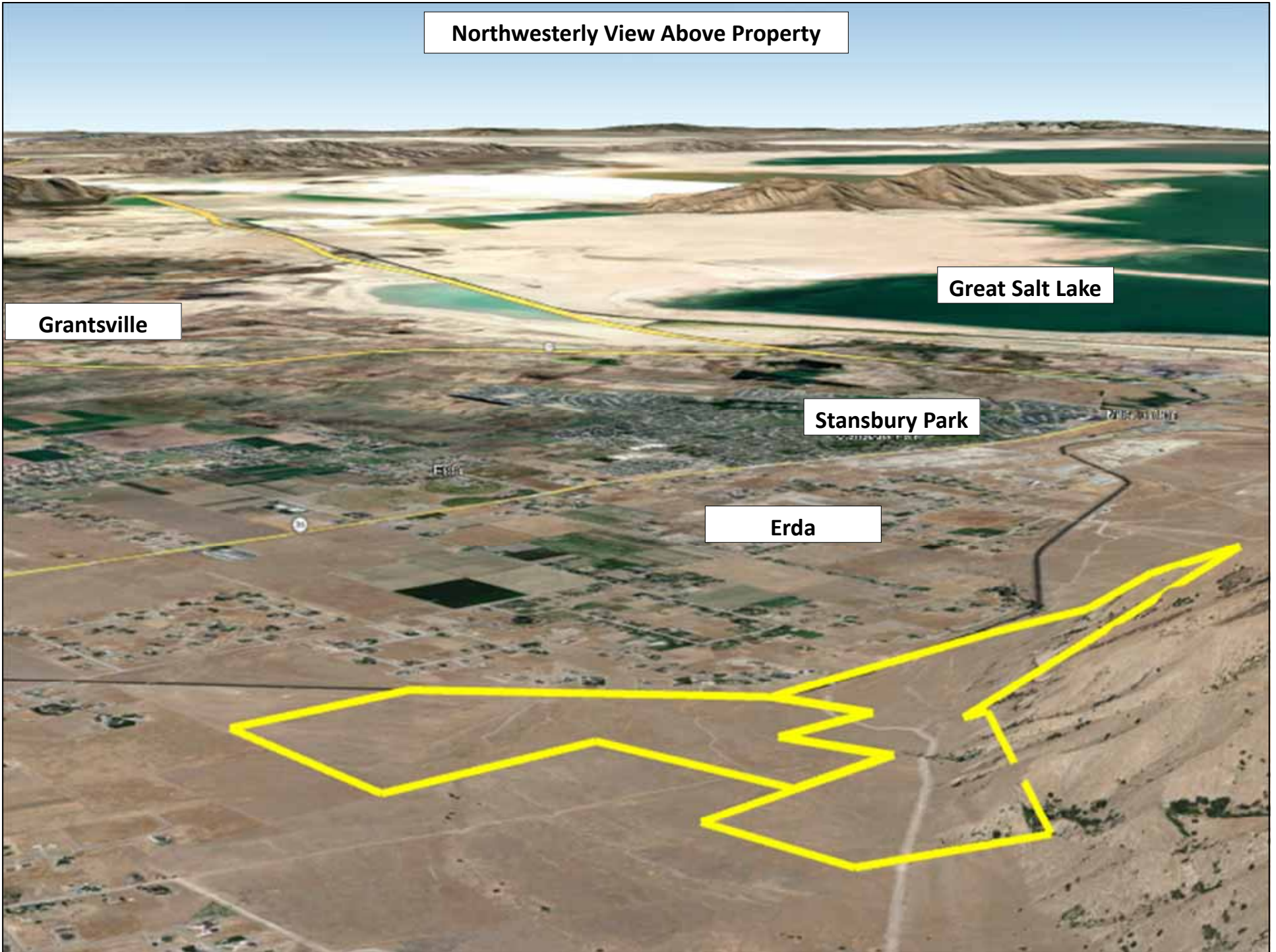
The Lavender Hive

Tooele Valley Airport

Tooele Valley Airport

Tooele Valley

**Northwesterly View Above Property**



**Grantsville**

**Great Salt Lake**

**Stansbury Park**

**Erda**

**Southwesterly View Above Property**

**Tooele City**

**Tooele Army Depot**

