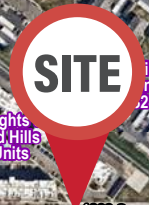




WEBER STATE UNIVERSITY
DAVIS



**ininnacle
Mountain View
24 Units**

**The Heights
Legend Hills
228 Units**

**Goldstone Place
Apartments
228 Units**

**Leadership
Academy of Utah
526 Enrolled**

**Montessori
School**



LEGEND HILLS

LEGEND HILLS DR

**North Layton
Jr High
946 Enrolled**

ANTELOPE-DR-28K ADT

**Lincoln School
568 Enrolled**

**LAYTON
MARKET
CENTER**

**7th West
at Midtown
132 Units**

**Lakewood
Apartments
16 Units**

LAND FOR SALE

CLEARFIELD LAND

1900 East 1300 South | Clearfield, UT 84015

Property Highlights

- Lot 6 Available
- 171,734 SF - 3.942 Acres
- \$20 PSF
- C-2 Zoning (Commercial)
- Close Proximity to Surrounding Retail

TANNER OLSON
801.930.6752
tolson@legendcommercial.com

JOE MILLS
801.930.6755
jmills@legendcommercial.com

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM
RETAIL ADVISORS



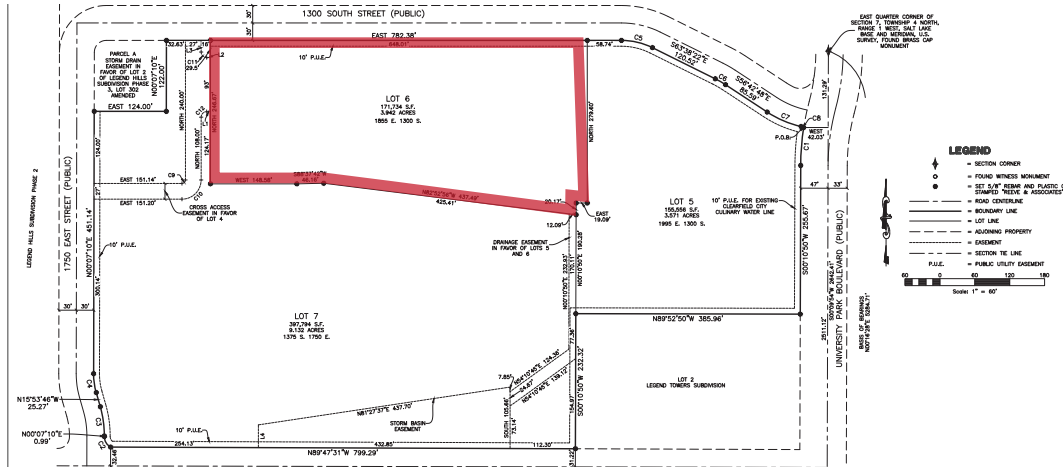
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CLEARFIELD LAND

1900 East 1300 South | Clearfield, UT 84015

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	17,736	96,366	204,121
2031 PROJECTED POPULATION	18,095	100,693	212,987
2026 HOUSEHOLDS	7,052	32,963	66,874
2026 AVG HH INCOME	\$88,029	\$119,422	\$136,633
2026 BUSINESSES	884	3,002	5,518
2026 DAYTIME POPULATION	10,470	29,306	50,387



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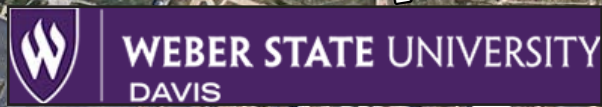
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