



PROPERTY DESCRIPTION

This offering provides the opportunity to pick up 88 acres of land for various uses such as: ranch land, cabin lots, and residential development. Located at the West end of Book Cliffs Range, the property provides premium seclusion, while also offering spectacular views of the unique natural surroundings. The property itself can be fully developed to allow maximum density of 51 lots, ranging from 8,000 SF to 28,993 SF, with an average lot size of 13,614 SF. Conceptual plans also show that the property can be sub-divided into a lower unit count, allowing anywhere from 2 - 25 lots at various different sizes.

LOCATION HIGHLIGHTS

- Accessed by Spring Canyon Road in Carbon County
- Minutes away from Helper, UT; 10 Minutes from Price, UT; 30 Minutes from Scofield Reservoir
- 80 Minutes from Utah County and 120 Minutes from Moab
- Adjacent to Spring Canyon Trailhead



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	88 Acres
Price/Acre:	\$32,386
Buildings:	None
Existing Infrastructure	No
Water:	Surface Rights

CHRISTIAN PRISKOS, CCIM

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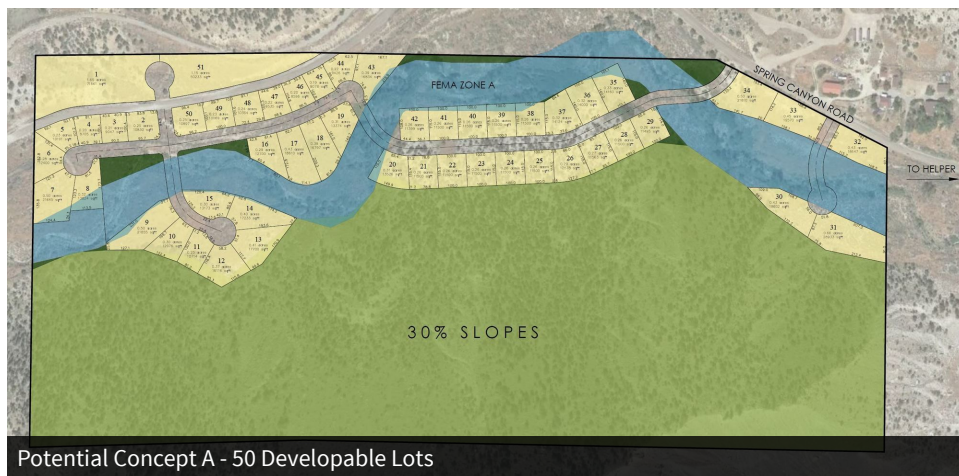
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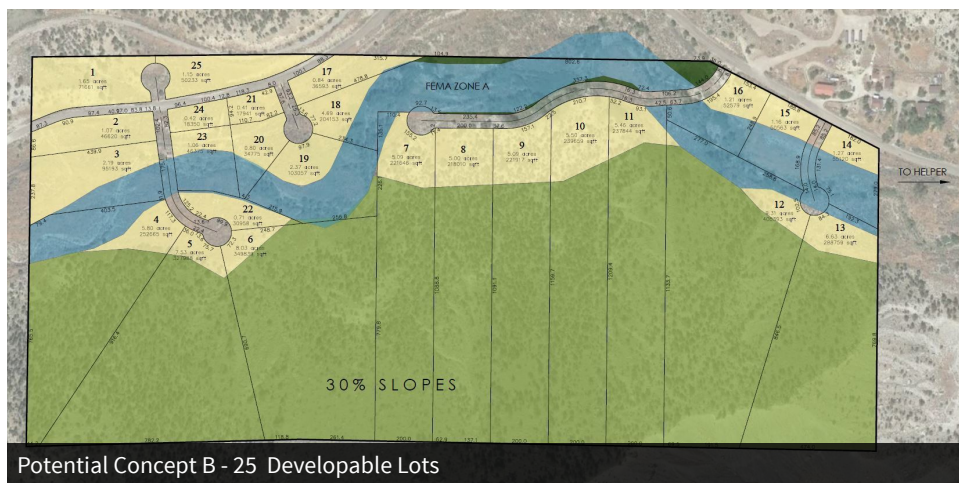
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POTENTIAL CONCEPT A - 51 DEVELOPABLE LOTS

- Takes into account developable and non-developable land
- Lots ranging from 8,078 SF - 28,933 SF
- Two large lots on North Side: 50,233 SF and 71,661 SF
- Average lot size: 15,470 SF which includes the northern sites
- Average buildable area is 21.7 acres or 24.5 % of the site



POTENTIAL CONCEPT B - 25 DEVELOPABLE LOTS

- Takes into account developable and non-developable land
- Lots ranging from 17,941 SF - 405,393 SF
- Two large lots on North Side: 50,233 SF and 71,661 SF
- Average lot size: 147,116 SF (3.3 acres), which include the northern sites
- Average buildable area is 21.7 acres or 24.5 % of the site

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West Facing View of Site from Street



East Facing View of Site from Street

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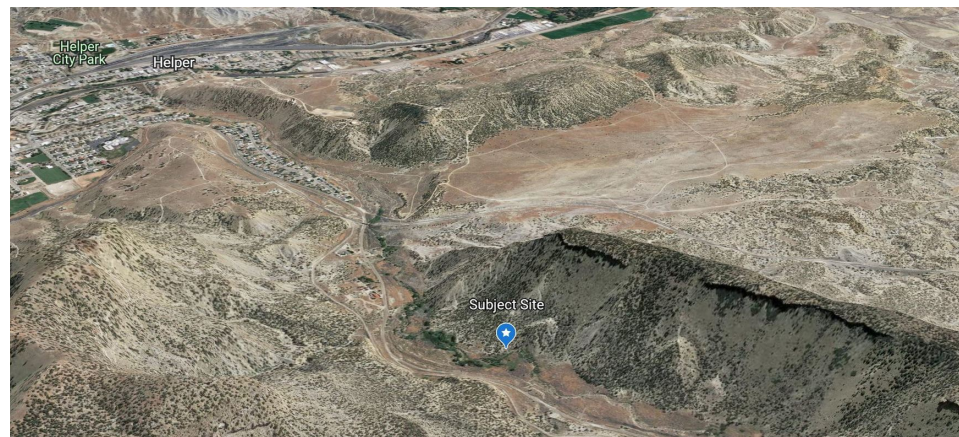
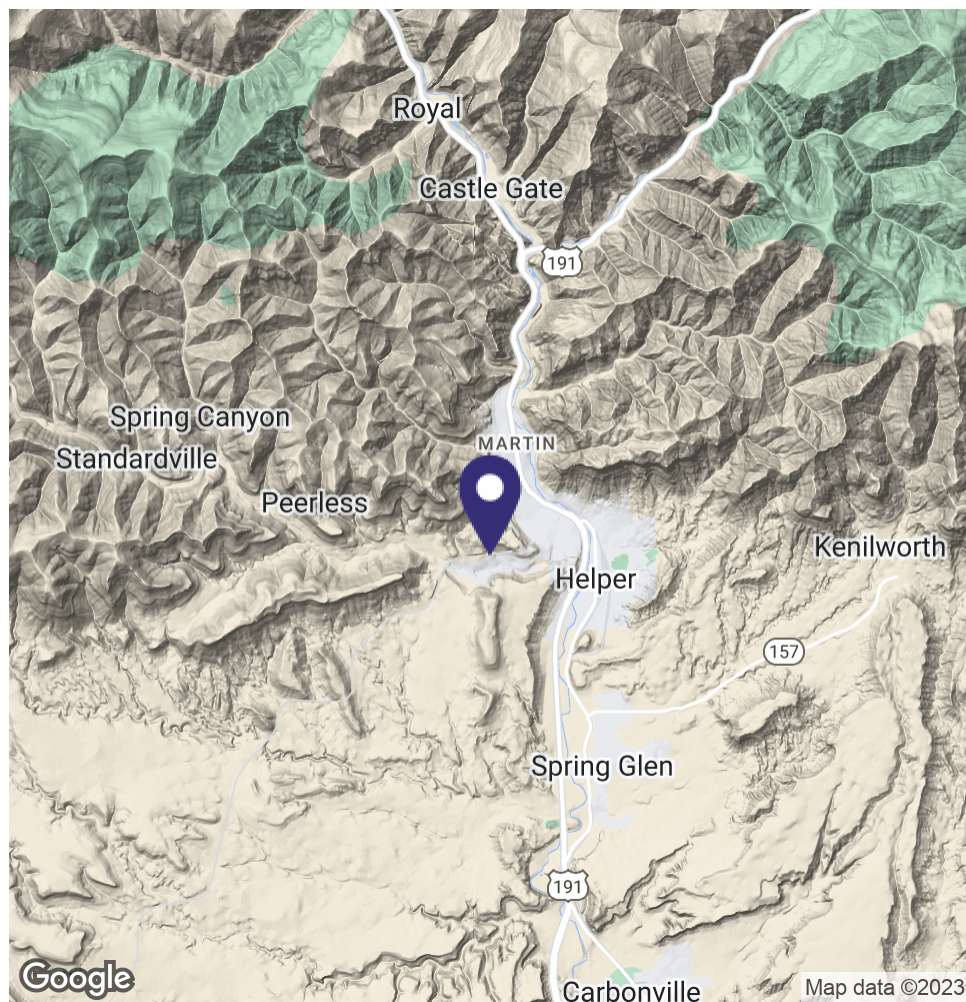
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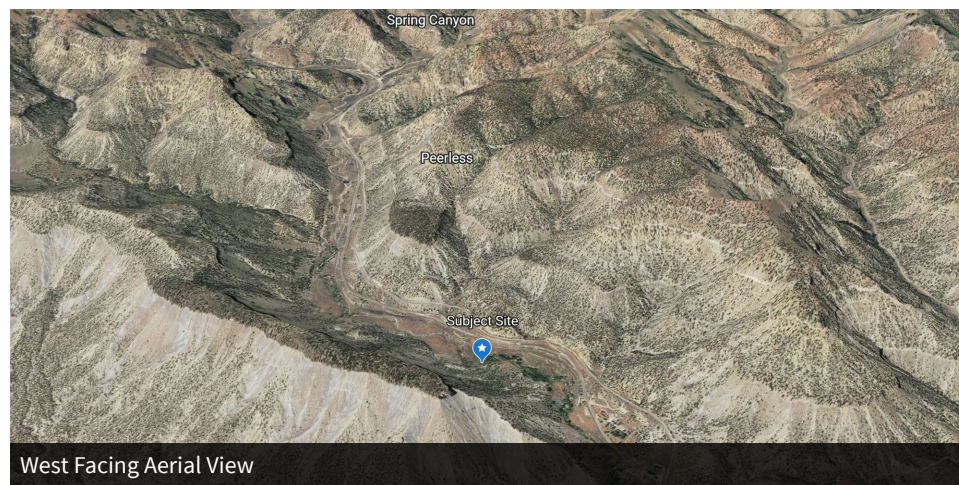
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East Facing Aerial View



West Facing Aerial View

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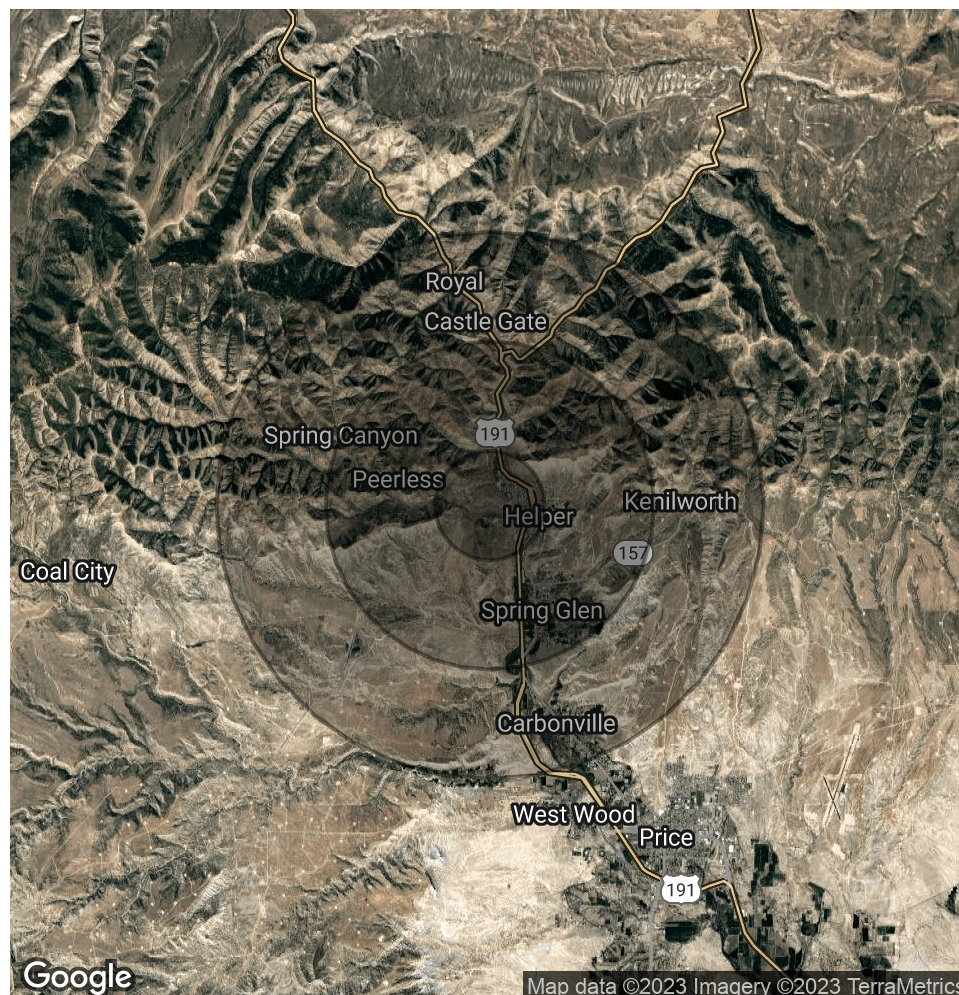
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,128	2,245	4,066
Average Age	49.0	47.3	42.1
Average Age (Male)	48.9	46.7	41.8
Average Age (Female)	47.5	46.7	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	589	1,179	2,056
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$44,039	\$47,631	\$54,565
Average House Value	\$155,472	\$156,765	\$163,302

* Demographic data derived from 2020 ACS - US Census



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