

FOR SALE



24.89 ACRES
DEVELOPMENT LAND

JDC COMMERCIAL DEVELOPMENT

2700 N & 2850 W · West Weber County

■ PROPERTY SUMMARY

A rare 24.89-acre development assemblage at the hard corner of 2700 North and 2850 West in fast-growing West Weber County. Surrounded by active new-home rooftops and fronting a busy arterial just minutes from the I-15 freeway interchange, the site offers the scale, access, and visibility today's mixed-use, retail, and commercial developers are looking for. Conceptual planning already illustrates the land's potential — from a grocery-anchored retail village with office, gym, and assisted-living pads to a large single-anchor format — making this an exceptional ground-floor opportunity in one of Weber County's most active growth corridors.

PRICING

Contact Broker for Pricing

■ LAND DETAILS

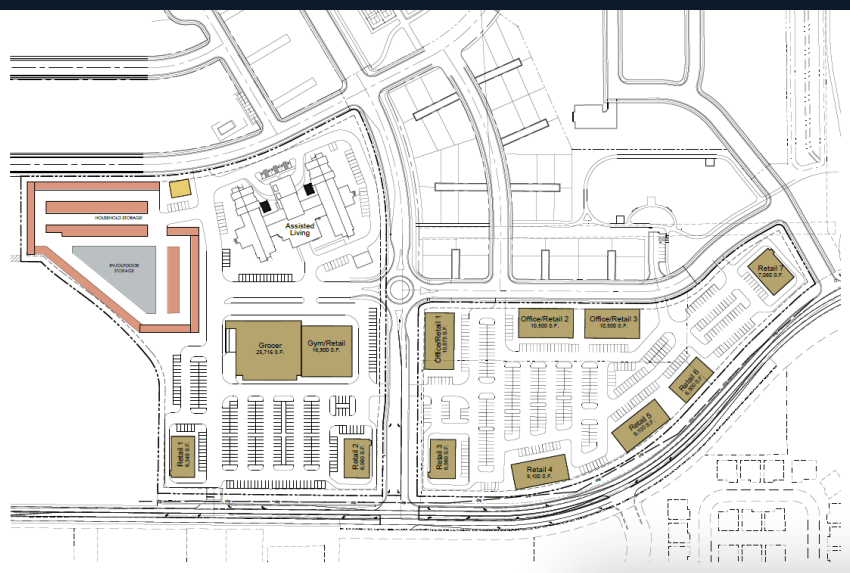
TOTAL ACREAGE	24.89 AC
LAND AREA	±1,084,208 SF
COUNTY	Weber County
FRONTAGE	2700 N & 2850 W
ZONING	TBD
PROPERTY TYPE	Development Land
POTENTIAL USES	Gas Station · Medical Office · Fast Food · Retail · Office
PARCEL 1	19-019-0080
PARCEL 2	19-036-0081



WWW.NORTHWOODGRP.COM

The concept plans below illustrate two possible development scenarios for the 24.89-acre site. The first envisions a grocery-anchored, mixed-use village pairing retail and office pads with a gym, assisted living, and household & RV storage. The second reorganizes the site around a single large-format anchor with supporting retail and office frontage. Final layout and tenant mix remain open for a buyer to shape.

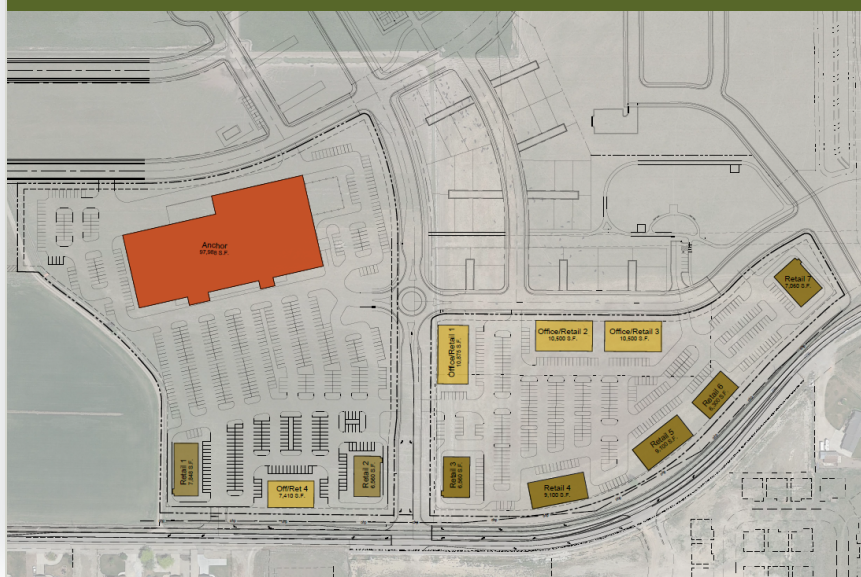
CONCEPT A • Grocery-anchored mixed-use — retail, office, gym, assisted living & storage



CONCEPT A - APPROX. LOT SIZES

East Retail	10.4 AC
West Retail	8.1 AC
Assisted Living	2.5 AC
Storage Units	3.9 AC

CONCEPT B • Single ±98,000 SF anchor with supporting retail & office frontage



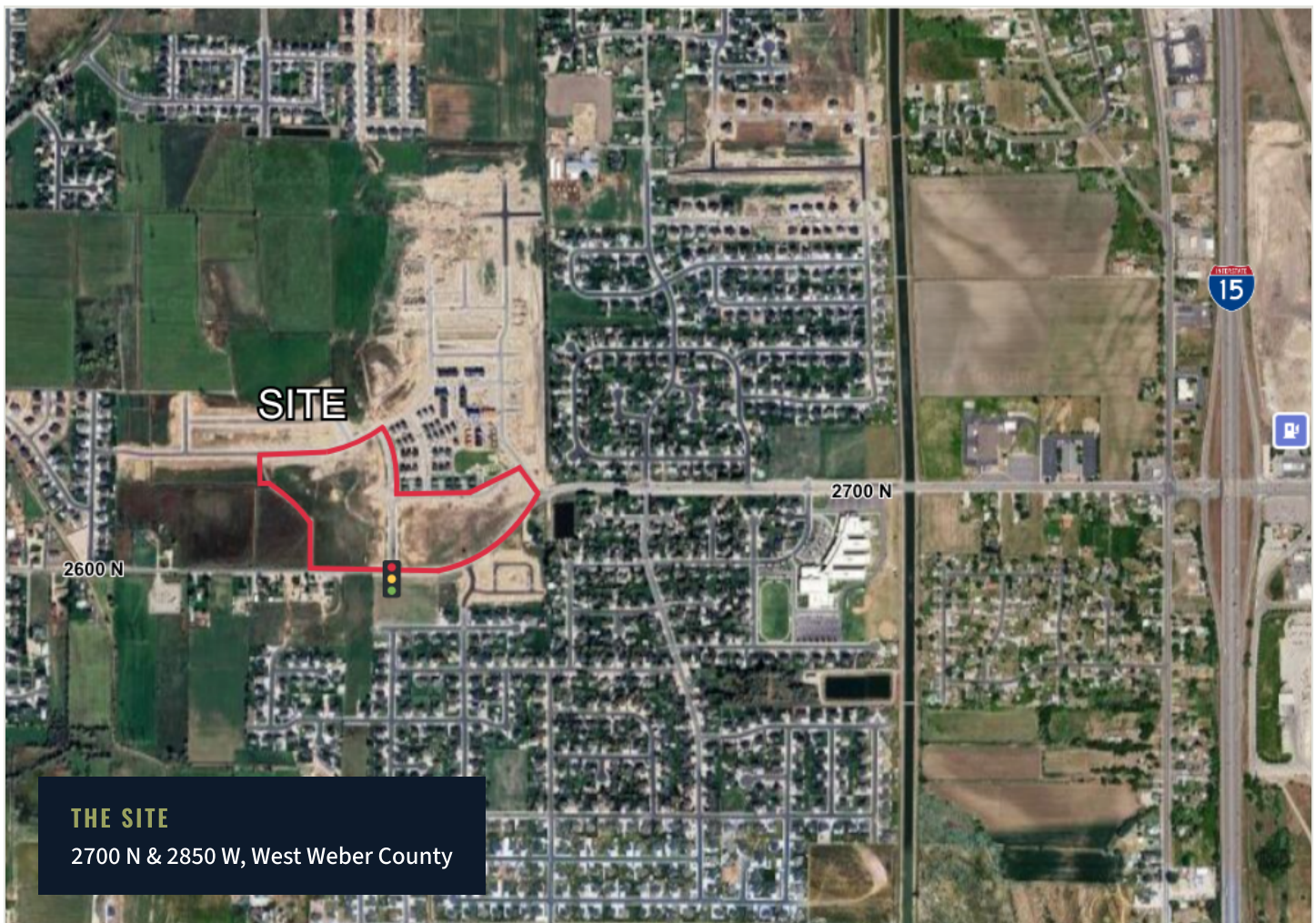
CONCEPT B - APPROX. LOT SIZES

East Retail	10.4 AC
West Retail	2.9 AC
Anchor	11.6 AC

Concept plans are conceptual and for illustrative purposes only. Layout, building program, and entitlements are subject to change and buyer due diligence.

LOCATION

The site sits on the fast-growing northwest edge of the Ogden–Weber metro, one of the Wasatch Front's most active communities. It fronts a busy arterial at a future signalized intersection with a quick connection to the I-15 freeway entrance, and new residential subdivisions are filling in the surrounding blocks. Established corridor neighbors — including national convenience and retail brands such as Maverik to the east — underscore the area's commercial momentum and the rooftops already in place to support new development.



- ADJACENT NEW RESIDENTIAL GROWTH
- HIGH-TRAFFIC ARTERIAL FRONTAGE

- MINUTES TO I-15 FREEWAY ENTRANCE
- FUTURE LIT INTERSECTION

BRANDON L. WOOD

PRESIDENT / PRINCIPAL BROKER

801-593-5500

brandon@northwoodgrp.com

JUSTIN BROUGH

COMMERCIAL SALES AGENT

801-593-5500

justin@northwoodgrp.com