



Colliers

163,000 ADT

15

Land For Sale

Sales Price:

\$28.00 PSF

Contact:

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114 N & 131 N Mill Road Vineyard, Utah

Vineyard Regional Mixed Use Land

Property Information

- **114 North Mill Road**
Parcel 46.906.0001 - 2.3 acres
- **131 North Mill Road**
Parcel 46.906.0004 - 3.4 acres
- Conceptual drawings and renderings available

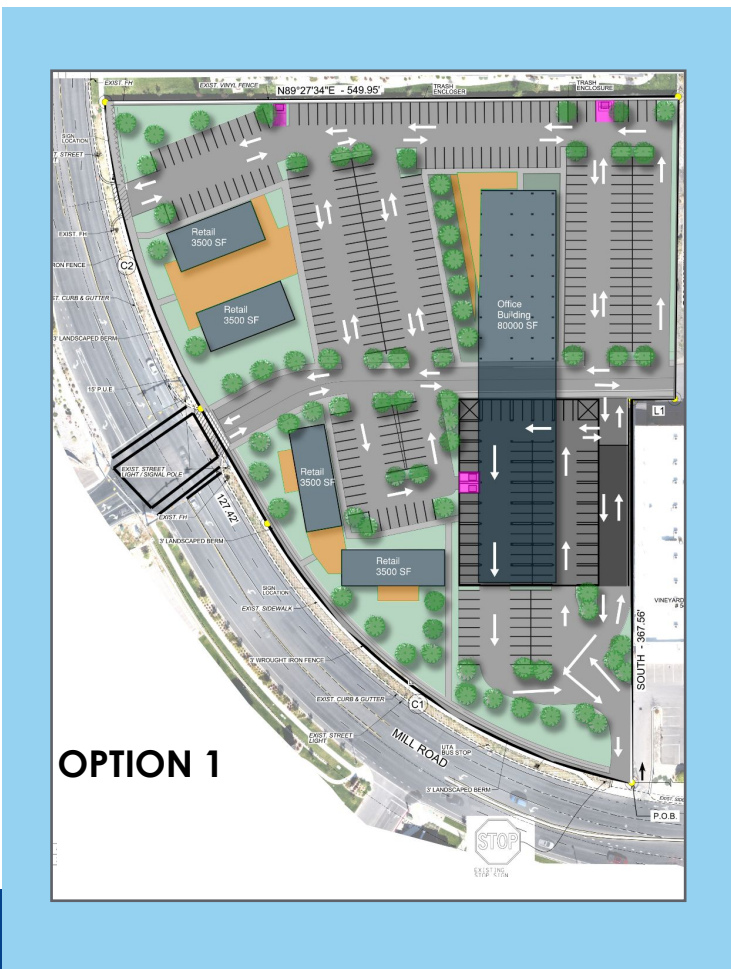
Total Available: 5.7 Acres

Sales Price: \$28.00 PSF

Accelerating success.

Conceptual Site Plans

Option 1



Zoning Uses

Permitted and Conditional Uses

P = Permitted Use; C = Conditional Use;

RESIDENTIAL

Dwelling, Multiple- Family	P
Dwelling, Single- Family	P
Dwelling, Two-Family	P
Model Home or Unit	P
Residential Lease, Short Term	C

COMMERCIAL

Animal Hospital	P
Commercial Day Care/ Preschool Center	C
Commercial Plant Nursery	C
Commercial Recreation, Indoor	C
Commercial Recreation, Outdoor	C
Construction Sales and Service	P
Distribution Center	C
Drive-thru Facility	P7
Dry Cleaning	P
Financial Institution	P
Flammable Liquids or Gases Manufacture, Storage, and Distribution	C
Funeral Home/ Mortuary	C
Health and Fitness Facility	P
Hotel	C
Hybrid Production Facility	C
Laundry, Commercial	C
Laundry, Self-Serve	P
Medical and Dental Clinic	P
Medical or Dental Laboratory	P
Medical Spa	P
Mobile Food Court	C
Motel	C
Motor Vehicle Fueling Station	C
Nightclub	C
Nursing Care Facility	C
Office	P
Pawnshop	C
Personal Care Services	P
Personal Instruction Service	P
Pharmacy	P
Private Club	C

Restaurant	P
Retail Sales and Services	P
Retail Sales and Services (Community Commercial)	P
Retail Sales and Services (Regional)	P
Storage- Self Service Mixed-use Facility	C2
Tattoo Establishment	P
Warehouse Club	C
Wholesale Distribution	C

PUBLIC AND INSTITUTIONAL

Assembly, Place of	C
Commuter and Light Rail Facilities and Station	P
Educational Facility	P
Emergency Care Facility	P
Environmental Remediation Activities	P
Farmers' Market	C
Heliport/ Vertiport	C10
Hospital	C
Liquor Store (State Owned)	C
Major Facility of a Public Utility	C
Minor Facility of a public Utility	C
Museum	P
Open Space and Trails	P
Parks and Associated Facilities	P
Park and Ride Facility	P
Public Use	C
Transit Passenger Hub (Intermodal)	P
Wireless Telecommunications Site/ Facility	C2

ACCESSORY USES

Accessory Use	P
Home Occupation	P2
Open/ Outdoor Display of Products or Merchandise	C
Swimming Pool	P2
Tennis Court/ Sports Court	P12

Demographics



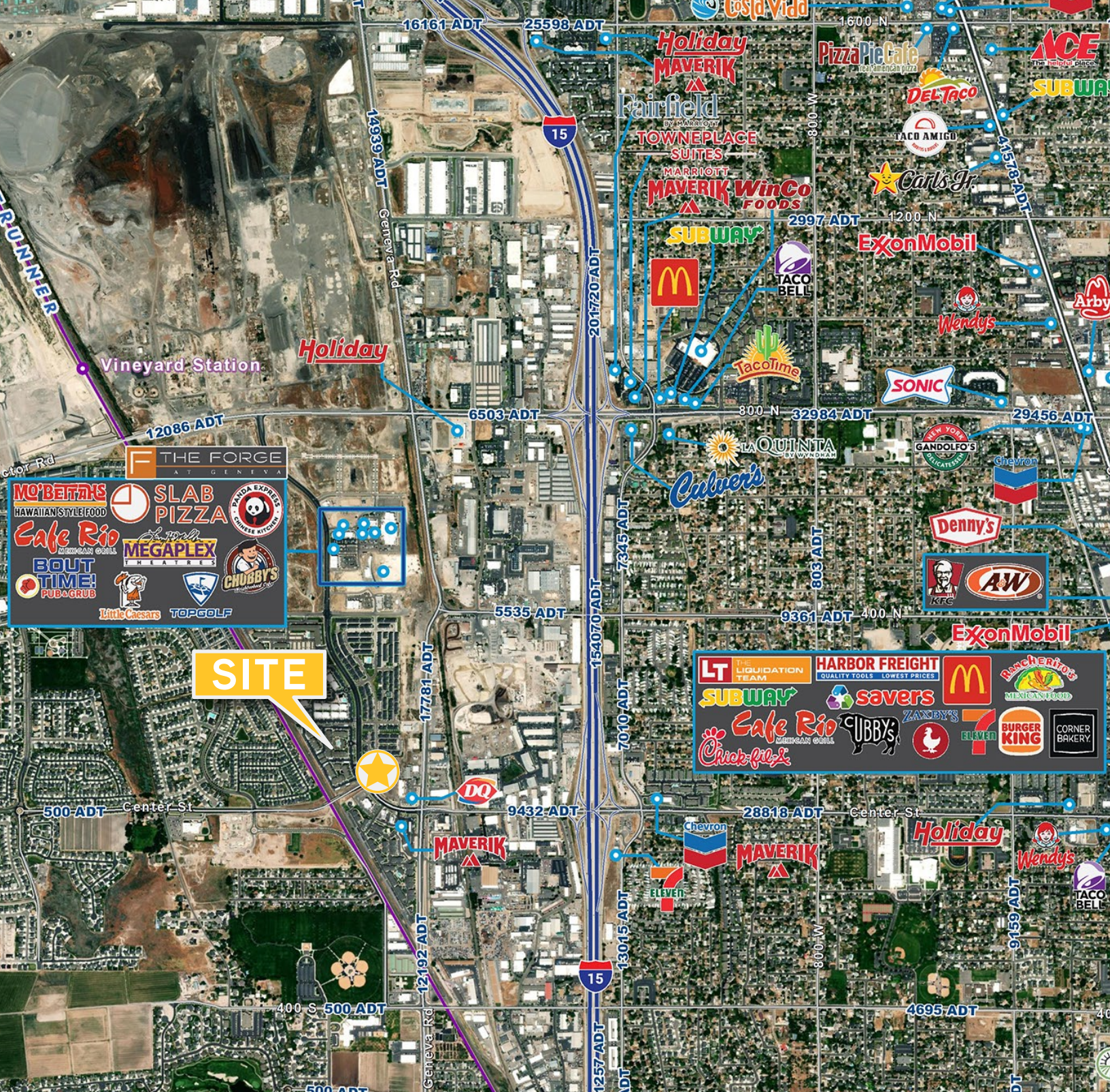
	1 mile	3 mile	5 mile
2025	14,866	88,749	183,185
2030	15,768	93,825	194,119



2025	4,737	28,246	57,548
2030	5,067	30,594	62,477



2025	\$98,053	\$88,858	\$91,315
2030	\$114,216	\$102,964	\$104,629



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