

# Grantsville Land For Sale

1345 OLD LINCOLN HIGHWAY | GRANTSVILLE, UT



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### Property Information

Sale Price	Call for Pricing
Address	1345 Old Lincoln Hwy Grantsville, UT 84029
Land Size	4 Acres
Zoning	M-D (Light manufacturing & Distribution District)
Parcel Number	01-118-0-0035



### Property Highlights

Parcel 01-118-0-0035 is a 4-acre property in Grantsville, Tooele County, offering a flexible land use opportunity within a region actively planning for managed growth and economic development.

- 4 Acres of developable land with clear legal ownership and parcel designation.
- Utilities: Gas and Electric to the Site, Water and Sewer located in the street within 0.5 Miles to the South.
- Regional access via I-80 for logistics, manufacturing, distribution, or strategic staging operations.
- Near Walmart Distribution Center and other industrial nodes, offering synergies for supply chain and support services. (Landwatch.com)
- Close to major airports and metropolitan economy, balancing rural site costs with urban access.



**M-D**  
Light  
Manufacturing  
& Distribution  
District

Tooele County maintains a comprehensive General Plan and zoning framework to guide future growth in appropriate locations across the valley, with zoning and future land-use designations managed under the County’s Land Use Ordinance and General Plan documents that balance residential, industrial, agricultural, and commercial uses while coordinating growth with infrastructure and regional planning goals.

The County’s General Plan articulates a vision for responsible land use and growth management in the Tooele Valley (land use categories and associated zoning districts are available through the County’s development maps and ordinances). ([tooeleco.gov](http://tooeleco.gov))



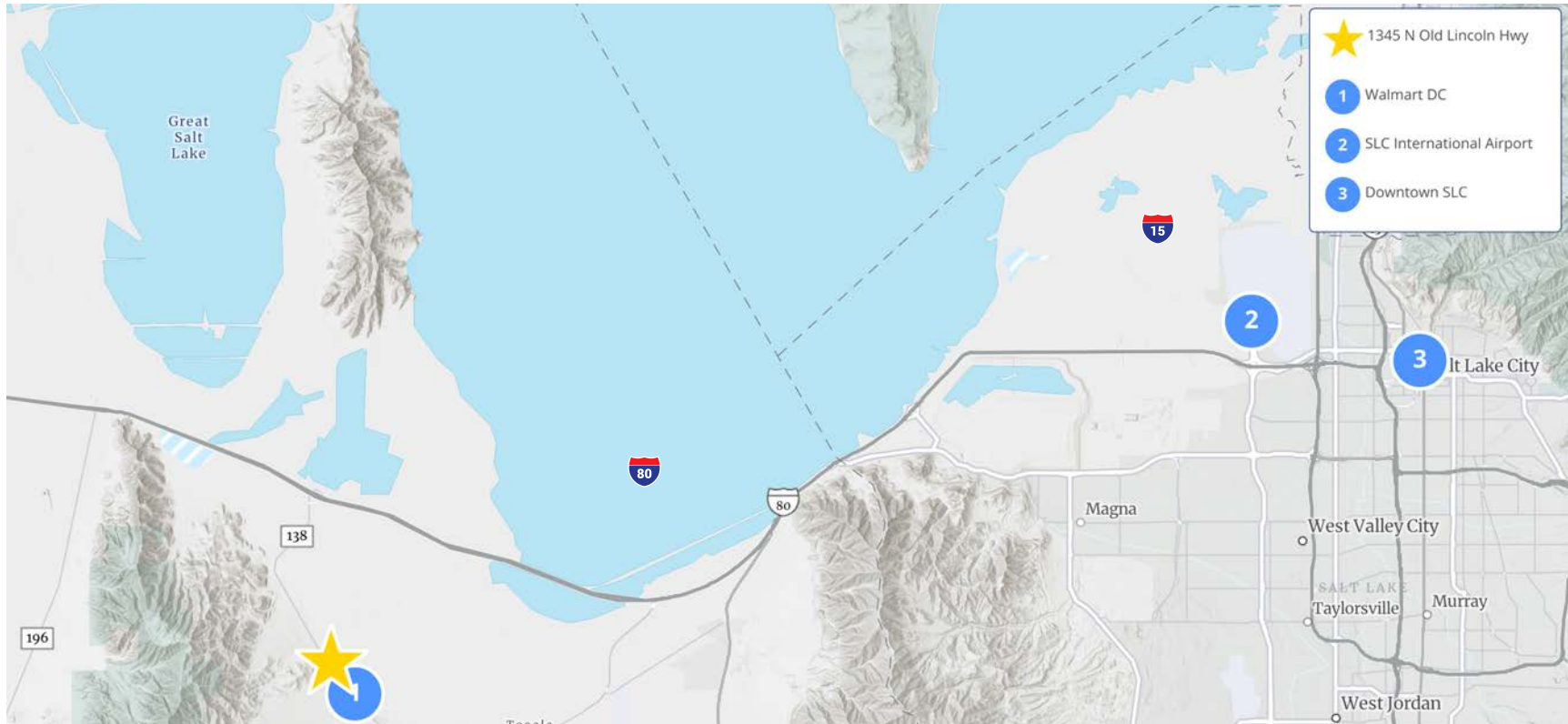
**MD Permitted Uses**

- Manufacturing
  - Office and Related Uses
  - Retail Sales and Services
  - Recreational, Cultural, and Entertainment
  - Residential
  - Institutional
  - Miscellaneous
  - Mining and Excavation
  - Cabinet and Woodworking Mills
  - Bakery, Commercial
  - Blacksmith Shop
  - Carpet Cleaning
  - Commercial Laundries, Linen Service and Dry Cleaning
  - Convenience Store
  - Diaper Service
  - Gas Station (sales and/or minor repairs)
  - Greenhouse for Food and Plant Production
  - Heavy Equipment (Rental)
  - Heavy Equipment (Sales and Service)
  - Laboratory: Testing
  - Mini-warehouse
  - Photofinishing Lab
  - Precision Equipment Repair
  - Sign Painting/Fabrication
  - Welding Shop
  - Wholesale Distributors
- Tobacco Specialty Store: This use is not permitted in any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church and (b) any other

- Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.
- Bottling Plant
- Cabinet Making/Woodworking Mills
- Industrial Assembly
- Light Manufacturing
- Moving and Storage
- Publishing Company
- Recycling Collection Station
- Truck Freight Terminal
- Sign Painting/Fabrication
- Warehousing
- Financial Institution, without drive through facilities
- Financial Institution, with drive through facilities
- Offices
- Veterinary Offices, operating entirely within an enclosed building and keeping animals
- Automobile Repair, Major
- Automobile Repair, Minor
- Car Wash
- Convenience retail store
- Equipment rental, indoor and outdoor
- Furniture Repair Shop
- Large Truck Rental
- Manufactured Home Sales, Service, and Storage
- Pawnshop
- Restaurants, with drive through facilities
- Restaurants, without drive through facilities
- Retail Services Establishments
- Upholstery Shop

- Commercial Indoor Recreation
- Commercial Outdoor Recreation
- Miniature Golf
- Private Club
- Adult Day Care Center
- Child Day Care Center or
- Pre-School (commercial operation) Amended 9/2011
- Government Facilities
- Medical or Dental Clinic
- Schools, Professional and Vocational
- Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code
- Automobile Salvage & Recycling (Indoor)
- Bus Line Terminals
- Communication Towers
- Contractor’s Yard/Office (with outdoor storage)
- Crop Production
- Display Room; Wholesale
- Farmer’s Market
- Flea Market (indoor)
- Flea Market (outdoor)
- Limousine Service
- Outdoor Sales and Display
- Outdoor Storage
- Public/Private Utility Transmission Wires, Lines, Pipes, and Poles
- Public/Private Utility Buildings and Structures
- Radio, Television Station
- Ambulance Services dispatching, staging, and maintenance conducted entirely within an enclosed building
- Vehicle Auction Use
- Solar under 50 kwatts

# Location & Transportation Access



- **Immediate access to major transportation routes:** The parcel lies within a short drive of Interstate 80, providing high-performance connectivity eastward to the Salt Lake metropolitan area and westward across the Great Basin corridor.
- **Proximity to regional logistics hubs:** The area just north and west of Grantsville includes major distribution infrastructure, including the Walmart

Distribution Center serving the region, positioning this parcel advantageously for logistics, support services, or business park development (industrial-oriented properties around HWY 138/38 offer similar locational benefits). (Landwatch.com)

- **Salt Lake City International Airport:** Approximately 32 miles northeast of Grantsville — roughly a 35–40 minute drive — the Salt Lake City International

Airport connects the region globally and supports freight and passenger travel. (Distance Cities)

- **Salt Lake City metro: Downtown Salt Lake City is within a similar 35–40 minute drive,** providing workforce access, urban services, and consumer markets while enabling a lower-cost, rural-fringe base of operations. (Mapsof.net)

# Regional Growth & Market Position

## Tooele County, Utah

Tooele County and Grantsville are part of a rapidly evolving segment of the Wasatch Front growth corridor. With ongoing updates to the County's General Plan and Land Use Ordinance, the region is positioning itself to accommodate a mix of residential, commercial, industrial, and mixed-use projects that leverage transportation linkages and expanding economic activity. (tooeleco.gov)



Population

1 Mile

62

3 Miles

1,964

5 Miles

9,885



2030 Projected Population

87

2,614

11,817



Median Household Income

\$75,000

\$89,202

\$87,402

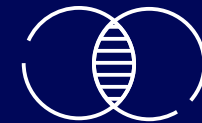


Average Household Income

\$113,272

\$114,246

\$116,243



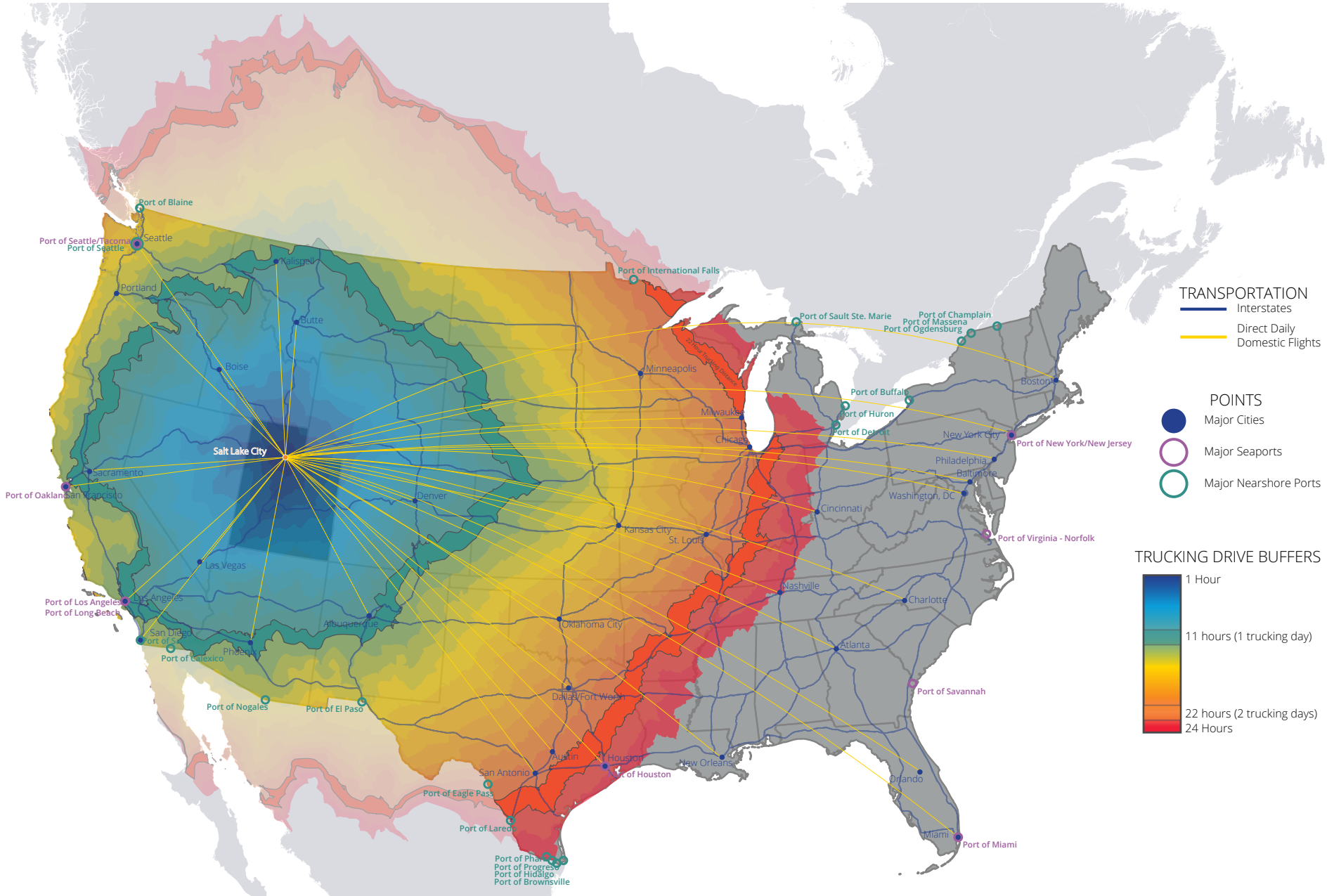
Median Age

30.5

31.8

33.4

# Crossroads of the West



For more information, contact:

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