

MLS# 2163865

List Price: \$2,175,600

Status: ACTIVE

Lease Price: \$0

Price Per: Acre

DOM: 4

Entry Date: 06/08/2026

Address: See Directions

NS/EW: 1050 N / 1175 W

City: Brigham City, UT 84302

County: Box Elder

Plat:

LOT #:

Tax ID: 03-077-0011

Est. Taxes: \$1,534

Zoning Code:

HOA Fee: \$0

HOA Rental Cap: No

School Dist: Box Elder

Elem: Perry/Young

Sr High: Box Elder

Other Schl:

Acre FT./Share: 0.00 |

Acre FT./Share: 0.00 |

Wells: |

Surface: |

Jr High: Box Elder

Acre FT./Share: 0.00 |

Dev. Spring: |

Culinary Well Health Inspected:

Prop Type: Agricultural

Acres: 4.44

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Facing:

Driveway:

Water Distance:

Sewer Distance:

Gas Distance:

Usable Electric:

Pressurized Irr.:

Conn. Fees:

Irrigation Co:

Water: Culinary Available

Exterior Feat.: Out Buildings

Irrigation:

Land Use: Pasture

Utilities: Power: Available; Sewer: Available

Zoning: Agricultural

Possession:

Terms: Cash; Conventional

CCR:

Lot Facts: Equestrian Access; Fenced: Full; Horse Property; Terrain: Flat; View: Mountain

Township:

Range:

Section:

Section Desc.: Two contiguous parcels totaling approximately 4.44 acres, located partially within Brigham City limits and partially within unincorporated Box Elder County. Address references may include 935, 975, 979.

Driving Dir: Two contiguous parcels totaling approximately 4.44 acres, Tax ID # 03-077-0011 and 03-077-0012, located partially within Brigham City limits and partially within unincorporated Box Elder County. Take exit 365 for UT-13, head East and take your second right onto 1175 West. The property is on 1175 West, and borders the West side of Nucor Building Systems. You will see our realtor sign on the property.

Remarks: Prime industrial development opportunity featuring two contiguous parcels totaling 4.44 acres in Brigham City's growing industrial corridor. Located just south of Highway 13 and only two turns from Interstate 15 (**See Driving Direction**), this property offers exceptional access to Northern Utah's transportation and manufacturing network. Positioned near Nucor Corporation, the Brigham City Municipal Airport, and regional rail infrastructure, the site is well-suited for industrial, manufacturing, warehousing, distribution, contractor yard, and investment uses. The 2.07-acre Brigham City parcel is identified as Heavy Industrial within the City's General Plan, and city planning officials have outlined a potential pathway for annexation, parcel consolidation, rezoning, land-use approval, and future development of the adjoining county parcel. Flat, usable ground, strong transportation access, and proximity to major employers create a rare opportunity in one of Northern Utah's expanding industrial markets. With convenient access to Interstate 15, Highway 13, and key industrial employers, this property offers outstanding potential for future development and long-term investment. Buyer to verify all zoning, annexation, utility, and development requirements. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.



Agt Remarks: Two contiguous parcels totaling approximately 4.44 acres, Tax ID # 03-077-0011 and 03-077-0012 . Property is partially located within Brigham City limits and partially within unincorporated Box Elder County. A Buyer Information Packet, including aerial exhibits and approximate parcel dimensions, is available from the listing agents. Measurements were obtained using LandGlide and are provided as courtesy estimates only. Buyer to verify all information, including acreage, zoning, utilities, development potential, annexation requirements, and intended use. To submit an offer, buyers must provide proof of funds or lender pre-approval accompanied by bank verification. All offers must include a minimum 72-hour response time.

HOA Remarks:

Clos Remarks:

Owner: very nice people

Contact: (801)-803-0358

L/Agent: Jennifer Sorbonne

Co-Agent: Amber Debirk

L/Office: Equity Real Estate (Solid)

Contact Type: Agent

Email: jensorbonne@gmail.com

Email: amberdrealestate@gmail.com

Ph 1: 801-803-0358

Ph:

Ph: 801-842-9167

Ph: 801-208-5872

Special Owner Type:

Ph 2: 801-842-9167

Mobile: 801-803-0358

Mobile: 801-842-9167

Listing Type: Exclusive Right to Sell (ERS)

Expiration Date: 11/30/2027