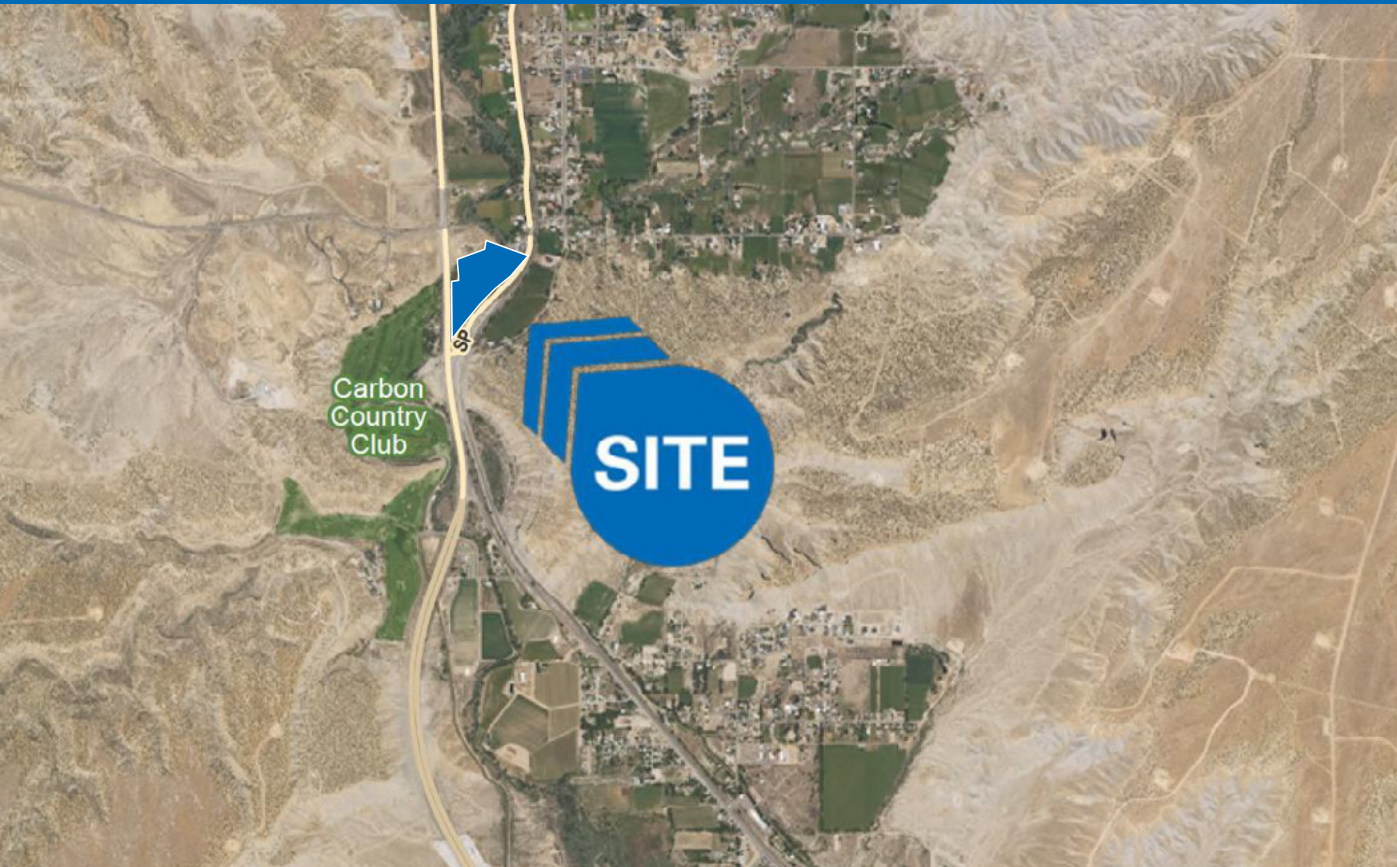


# CARBON COUNTY PRIME LAND

FOR SALE



## PROPERTY DETAILS

3351 N Spring Glen Road, Carbonville, UT 84526

- For Sale
- 12.49 Acres Available
- Asking Price: \$3 Million
- Options:
  - » Seller Financing- \$500k Down, 8%, 20 year AM and due in 20 years with no pre-pay penalty
  - » Build-to-Suit
  - » Ground Lease
- Located across the street from 18 Hole Carbon County Golf Course & Country Club
- Zoning Code: R-1-20K Carbon County
- Intermountain Electronics Inc., are expanding their operation in Carbon County, creating 600+ jobs, \$21.5M in state revenue and an estimated \$12.5M in capital investment by 2030, bringing more residential growth to the area.
- Great Visibility
- Located along Hwy 6 with high traffic counts
  - » Hwy 6- 16,132 ADT
  - » Spring Glen Road- 1,623 ADT

## 2025 DEMOS



### EST. POPULATION

1 MILE » 811  
3 MILE » 4,543  
5 MILE » 13,485



### EST. HOUSEHOLDS

1 MILE » 329  
3 MILE » 1,872  
5 MILE » 5,368



### EST. AVERAGE HH INCOME

1 MILE » \$75,783  
3 MILE » \$78,112  
5 MILE » \$75,862



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16,132 ADT

9 AMH



SPRING GLEN RD

#02-0375-0001  
2.82 AC

#02-0375-0002  
2.42 AC

#02-0375-0003  
2.6 AC

#02-0375-0004  
0.94 AC

#02-0375-0005 2.38 AC  
#02-0375-0005 2.38 AC

#02-0375-0005  
2.38 AC

#02-0374-0000  
1.33 AC

#02-0374-0000  
1.33 AC

#02-0374-0000  
1.33 AC

**NEWMARK**

 **MOUNTAIN WEST**

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