

MIXED USE COMMERCIAL LAND ENTITLED FOR TOWNHOME DEVELOPMENT

OPPORTUNITY TO PURCHASE READY-TO-BUILD LAND PARCEL FOR \$7.30 PSF!

1032 North Redwood Rd, Saratoga
Springs, Utah 84602

MAP OF NEARBY BUSINESSES

UNIQUE SITE OFFERS FEELING OF PRIVACY
AND SECLUSION, WHILE HAVING
IMMEDIATE ACCESS TO AMENITIES

CORE UTAH
REAL ESTATE

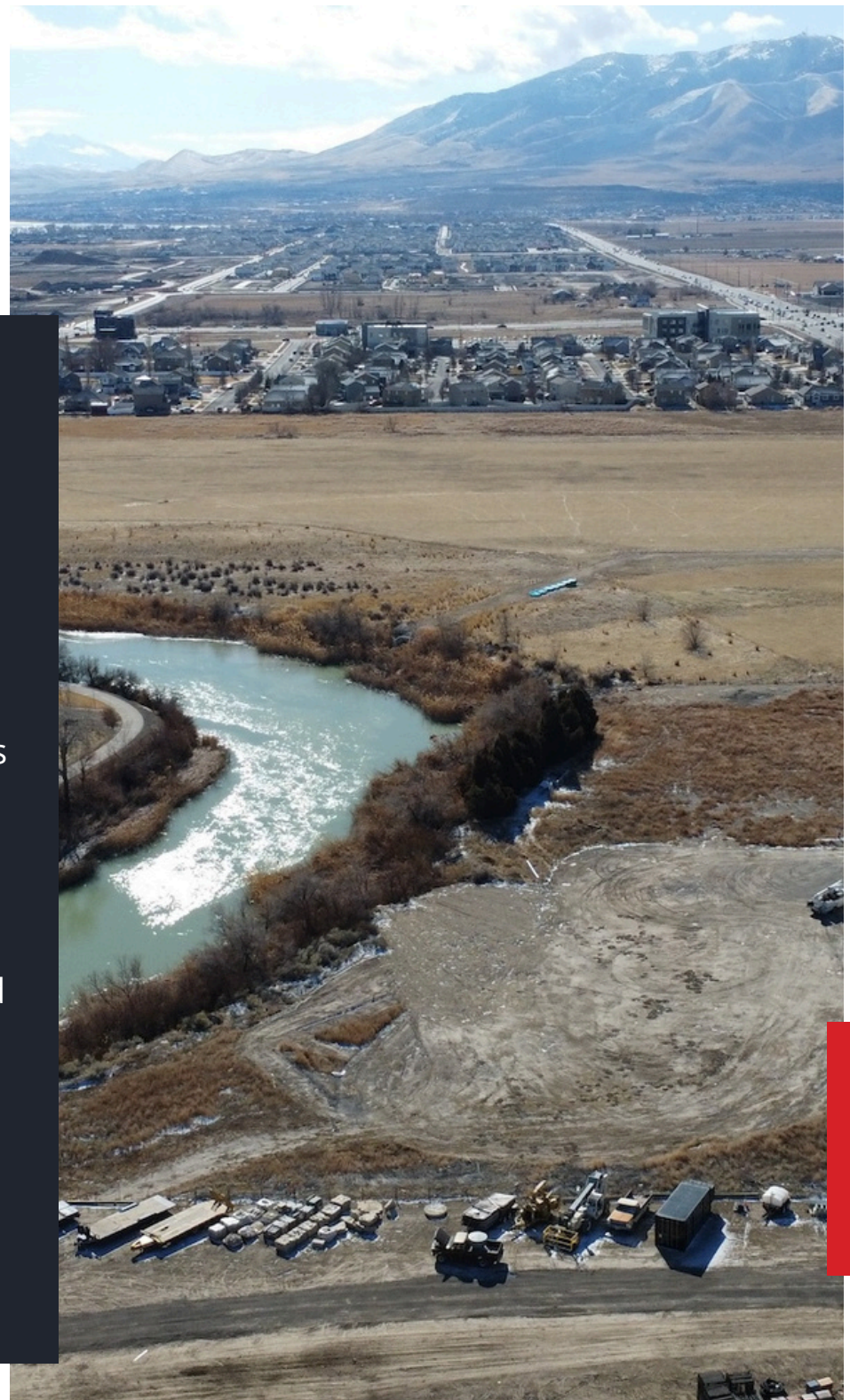


PROPERTY SUMMARY

This land parcel is 100% of the way through an entitlement process for 15 townhomes, if buyer decides to pursue this development direction. However, the land does allow for a number of Commercial Retail/Office development uses as noted in this marketing package on the following pages, and can easily be entitled through Saratoga Springs City.

The property already has over \$700,000 of improvements including the following:

- Water, sewer and storm drains already installed and buried in site. Nothing left to do except tap-in as needed
- Excavation completed in preparation for the road and sidewalks to be installed.
- Delineation report completed with Army Corps of Engineers for the wetlands
- Civic Engineering Completed
- \$30,000 worth of Contec Cleaning Solution invested to clear debris from property drains



PROPERTY HIGHLIGHTS



- > Pricing: \$1,200,000 (\$7.30 PSF for Mixed-Use Land!!)
- > Opportunity to purchase townhome land - a product that rarely offers a rural feeling of seclusion & privacy, while still having immediate access to all amenities
- > 3.77 Acres
- > Potential Uses: Mixed-Use (MU) Zoning allows for 15 Townhomes, Retail, and Medical Office Use (See next page for permitted uses)
- > Water, Sewer, and Storm Drain already fully installed
- > Soil already brought in and compacted
- > River front property: Unobstructed views of the Mountains
- > \$100,000 worth of architectural and engineering plans already completed for luxury townhomes with private rooftop balconies
- > Within 3 miles of new LDS Temple
- > Excellent access right off of Redwood Road
- > In the heart of over 1,000,000 square feet of retail shopping

****Inquire with listing agents for link to dropbox that contains all surveys, reports, and additional clarification on land improvements completed**

****Square footage and costs of improvements are estimates only. Buyer to verify any details**

MU (MIXED-USE) PERMITTED USES



MU (Mixed-Use) Permitted Uses:

- Animal Hospital, Small/Small Veterinary Office
- Arts & Crafts Sales
- Bakery, Retail
- Bed and Breakfast
- Bookstore
- Child Care Center
- Churches
- Commercial Recreation
- Convenience Store
- Copy Center
- Dry Cleaners
- Dwelling Above Commercial
- Dwelling Live/Work
- Dwelling Multifamily
- Dwelling Single Family
- Dwelling Three Family
- Dwelling Two Family
- Educational Center
- Electronic Media Rental & Sales
- Electronic Sales & Repair
- Financial Institution
- Fitness Center
- Floral Sales
- Funeral Home
- Grocery Store
- Ice Cream Shop
- Laundromat
- Library
- Office Medical and Health Care
- Public Parks
- Personal Service Establishment
- Postal Service
- Preschool
- Public Building or Facilities
- Reception Center
- Residential Facility for Elderly Persons or Persons with a Disability
- Restaurant, Takeout
- Retail Sales





SITE VIEW



SITE VIEW

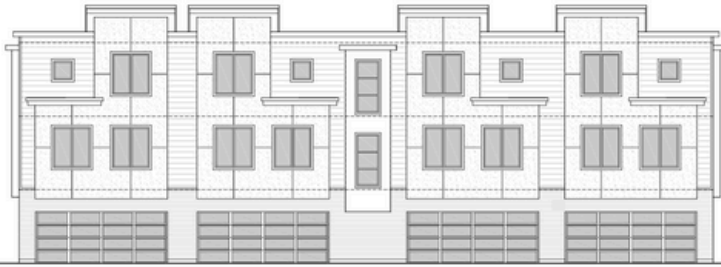


SITE VIEW



ELEVATION VIEW

ELEVATIONS



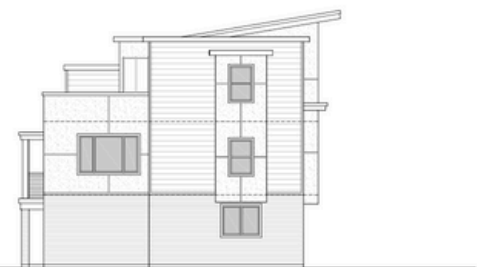
1 BUILDING ONE - WEST REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING ONE - SOUTH SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



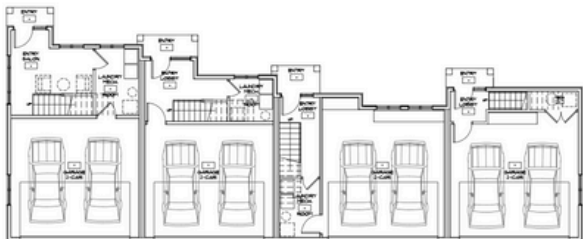
3 BUILDING ONE - EAST FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



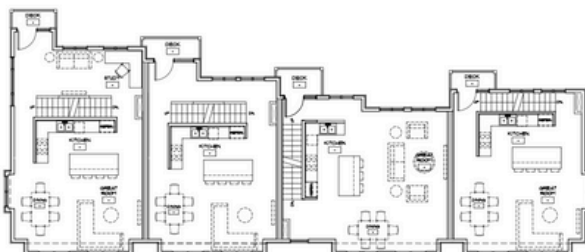
4 BUILDING ONE - NORTH SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

FLOORPLAN

FLOOR PLANS



1 FLOOR PLAN LEVEL ONE
SCALE 1/8" = 1'-0"



2 FLOOR PLAN LEVEL TWO
SCALE 1/8" = 1'-0"



3 FLOOR PLAN LEVEL THREE
SCALE 1/8" = 1'-0"

SITE AERIAL OVERVIEW



**CONTACT US TODAY FOR
ADDITIONAL INFORMATION
OR TO MAKE AN OFFER!**

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Utah 84602**

