

Commercial Land Opportunity.

FOR SALE - 14 ACRES

Interstate 15 @ approx. 1400 N. OREM, UT 84057 -Parcel #17:014:0044



Property Features:

- +/- 14 acres (15 additional adjacent freeway acres may be available)
- +/- 540 feet of I -15 frontage
- Zoned Regional Commercial
- One of the last large unimproved parcels in Orem City
- I-15 @ 1600 N. average daily traffic count-ADTC (2015) 179,620
- Great visibility from I-15
- Quick access from I-15 and Geneva Rd via 86' private easement
- Site is located across street from Vinyard City, the fastest growing city in UTAH

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FACT SHEET

14+/- Commercial Acres Sales Opportunity: SWC I-15 and 1600 North Orem, Utah

- Sales Price: \$6,100,000 (or \$10/sq.)
- Tax ID Parcel #: 17:014:0178
- Zoned: **Regional Commercial** - The Regional Commercial classification is established to provide locations in which the primary use of the land is for commercial and service uses to serve the needs of people living in an entire region and to serve as a place of employment in pleasant surroundings close to the center of the regional population it is intended to serve. Uses characteristic within this designation will be large chain department stores with satellite shops and facilities serving a wide range of goods and services. The typical uses allowed in this classification will include virtually the whole range of retail and service establishments which can be attractively accommodated within a unified shopping center complex.
- The subject 14 acres and the immediate surrounding parcels makes up the largest undeveloped commercially zoned property in Orem, Utah
- The 14 acres is accessed via an 86' wide private easement off of Geneva Rd.
- The acreage is under "greenbelt status" and is being farmed on a "year to year" basis
- The property has over 500 feet of Interstate 15 frontage and, when combined with the adjacent UDOT Property * (see below) the Interstate frontage runs over 1800 feet
- 2015 ADT count: 179,620 cars
- Property sits across Geneva Road and the City of Vineyard, the fastest growing city in the State. The new 3,000-acre city of Vineyard is projected to grow to a population of 27,000 in 10 years and 40,000 in 15-20 years. The Vineyard General Plan calls for 3 million square feet of Office Space, 2 million square feet of Retail space, and 5.5 million square feet of Industrial space.
- Immediate retail neighbors include: Home Depot, Mercedes Benz of Lindon, Lexus of Lindon, Murdock Hyundai of Lindon, and Timpanogos Harley Davidson

*northern adjacent 15 acres (Tax ID # 17:014:0170) is owned by UDOT who has recently confirmed they are eager to sale at market rates.