

CORE UTAH REAL ESTATE

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

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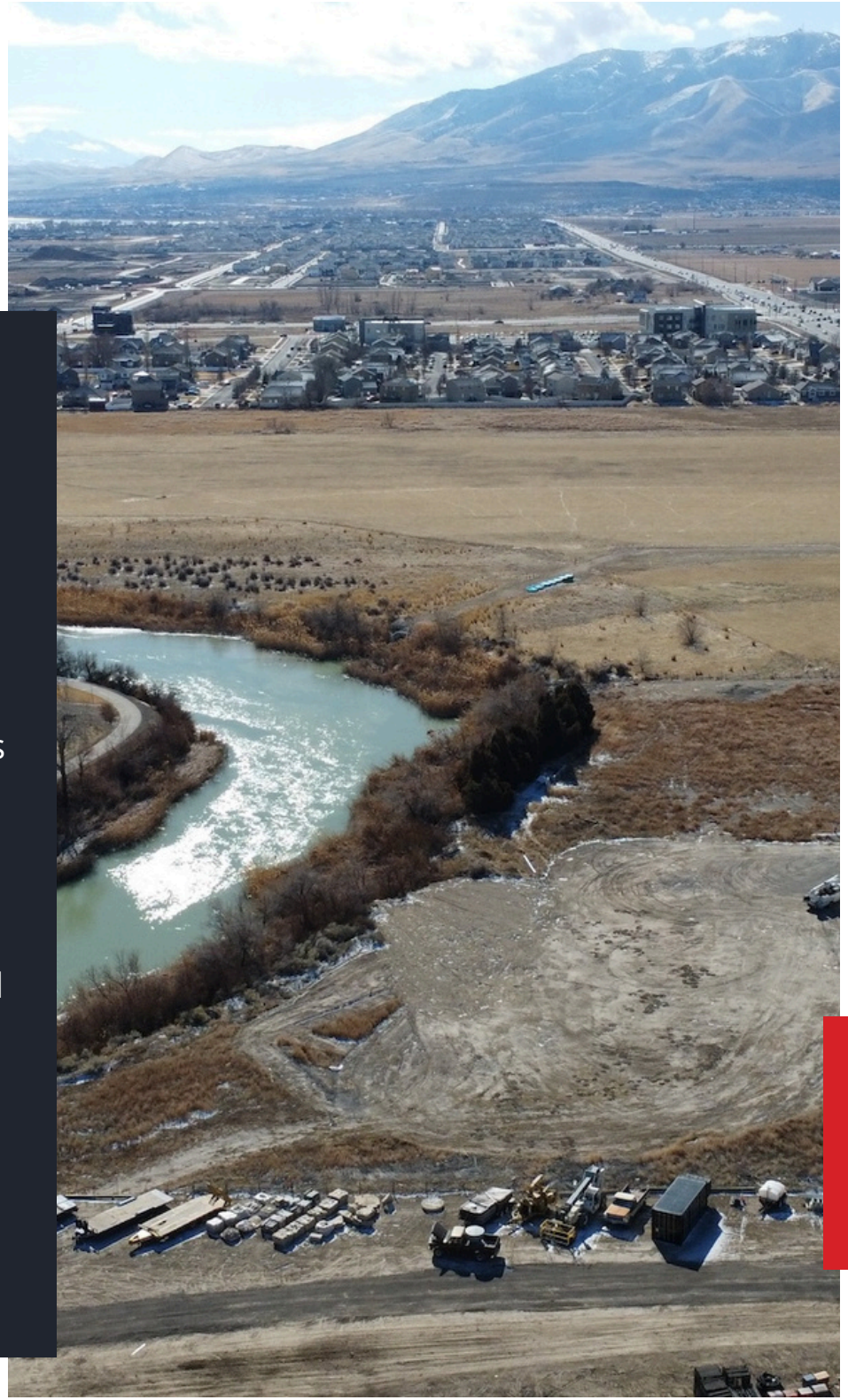
PROPERTY SUMMARY

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



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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**

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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 Story
- 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

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SITE VIEW



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SITE VIEW



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SITE VIEW



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ELEVATION VIEW

ELEVATIONS



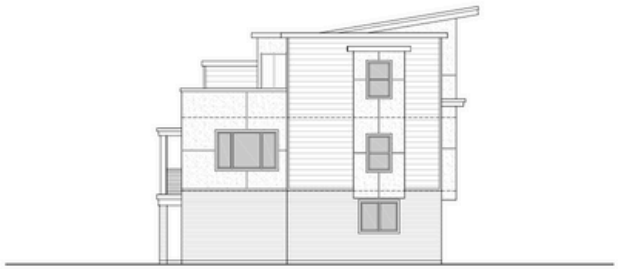
1 1A201 BUILDING ONE - WEST REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 1A201 BUILDING ONE - SOUTH SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 1A201 BUILDING ONE - EAST FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 1A201 BUILDING ONE - NORTH SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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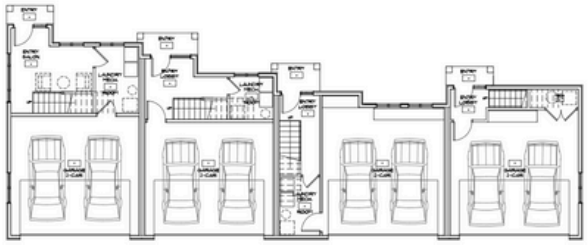
FLOORPLAN

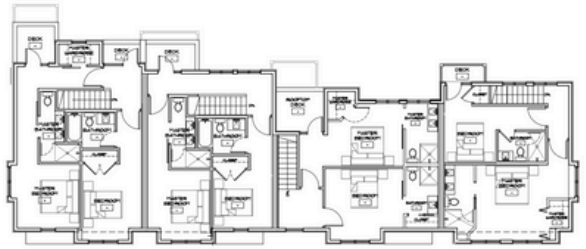
FLOOR PLANS



FLOOR PLAN LEVEL ONE



FLOOR PLAN LEVEL TWO



FLOOR PLAN LEVEL THREE

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SITE AERIAL OVERVIEW



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

Kevin Ford - Kevin@Coreutah.com - 801-473-6519

Aaron Cook - Aaron@Coreutah.com - 801-787-7255



1032 N Redwood Road Saratoga Springs
Utah 84602