

SALE PRICE

$1,000,000 per pad

LEASE RATES (NNN)

$42.00/SF Drive-Thru

$38.00/SF In-Line

FOR SALE OR LEASE | GROUND LEASE OR BTS

Payson I-15 Retail

1060 Turf Farm Rd, Payson, UT 84651

- 3 pad sites with utilities stubbed and ready to build
- North pad: single drive-thru user
- South pads: two drive-thrus, or combined for one multi-tenant building
- New north-south access road along all three parcels
- Adjacent to Walmart at I-15 Exit 248 (Payson/Salem)
- 60,000 vehicles per day on I-15 (UDOT 2024)
- Fairfield by Marriott coming soon

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Demographics

2026 Population

1 Mile	5,820
3 Mile	23,520
5 Mile	49,268

2026 Households

1 Mile	1,697
3 Mile	6,892
5 Mile	13,815

2026 Income (3 Mi.)

Average	$108,011
Median	$89,565
Per Capita	$31,624

PARCEL OVERVIEW

Parcels & Surrounding Development



Parcel lines: Utah County Assessor. Boundaries approximate; not a survey.

Parcel	Parcel ID	Address	Land Area	Use / Status (utilities stubbed to all pads)
North Pad	49:949:0001	1000 S Turf Farm Way	0.69 AC (29,897 SF)	Available · pad-ready, single drive-thru
Pad A	49:949:0004	1070 S Turf Farm Way	0.13 AC (5,597 SF)	Available · drive-thru, or A + B combined (multi-tenant)
Pad B	49:949:0005	1130 S Turf Farm Way	0.13 AC (5,597 SF)	Available · drive-thru, or A + B combined (multi-tenant)
Hotel	49:949:0003	1100 S Turf Farm Way	3.63 AC (158,254 SF)	Fairfield by Marriott, coming soon
Middle Parcel	49:949:0002	Turf Farm Way	—	Indoor pickleball facility, under development

PARCEL 1 OF 3

North Pad · 1000 S Turf Farm Way



Conceptual site plan. Subject to change.

Property Information

Parcel ID	49:949:0001
Land Area	0.69 AC (29,897 SF)
Zoning / Use	Commercial (vacant)
Status	Pad-ready
Utilities	Stubbed, ready to build
Concept	Single drive-thru user (2,042 SF shown)
Offering	Sale, ground lease, or BTS
Sale Price	**$1,000,000**
Lease Rate	$42.00/SF NNN (drive-thru)

What's Around It

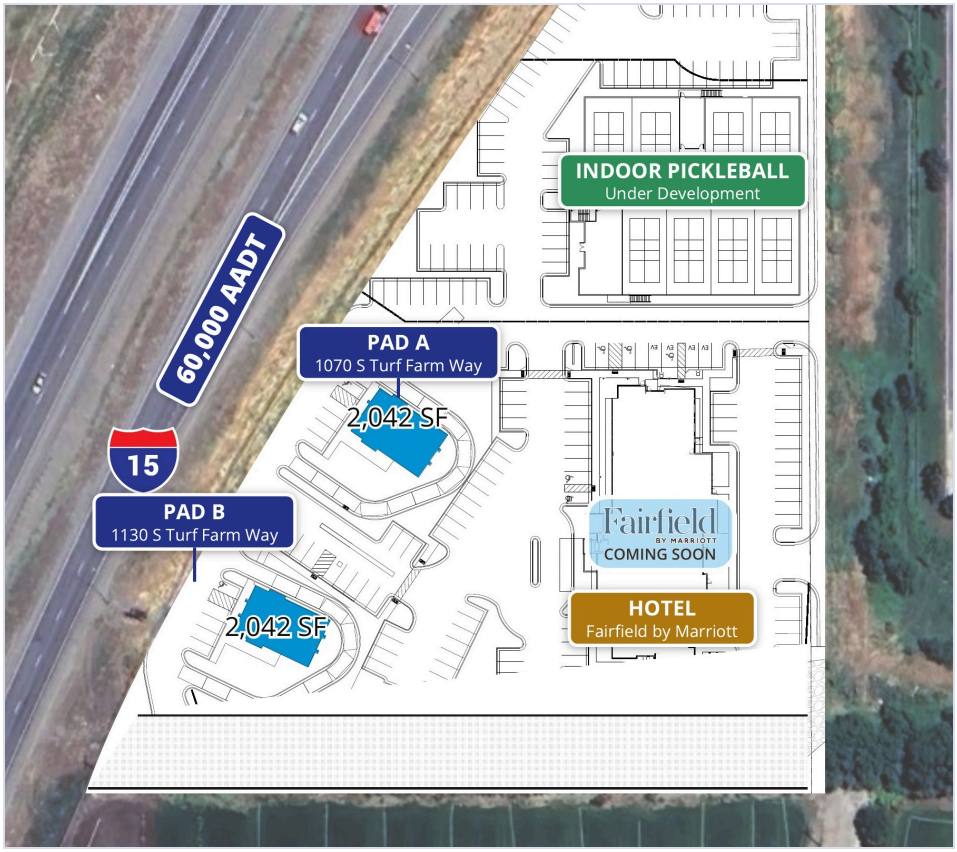
- **East:** Walmart Supercenter, across Turf Farm Way
- **South:** Indoor pickleball facility (under development), then Fairfield by Marriott
- **West:** I-15 frontage, 60,000 AADT (UDOT 2024)
- **North:** Existing retail pad and Walmart center entrance
- New north-south access road runs along all three parcels

Why This Pad

- Largest of the three sites, ideal for a single drive-thru user
- Direct I-15 frontage and visibility
- Walmart had 2.5M visits in 2024 (Placer.ai)
- Hotel guests and pickleball players add daytime and evening traffic

PARCELS 2 & 3 OF 3

South Pads A & B · Flexible Retail



Conceptual site plan. Subject to change.

Pad A

Parcel ID	49:949:0004
Address	1070 S Turf Farm Way
Pad Area	0.13 AC (5,597 SF)
Utilities	Stubbed, ready to build
Concept	Drive-thru, or combine with Pad B
Sale Price	**$1,000,000**

Pad B

Parcel ID	49:949:0005
Address	1130 S Turf Farm Way
Pad Area	0.13 AC (5,597 SF)
Utilities	Stubbed, ready to build
Concept	Drive-thru, or combine with Pad A
Sale Price	**$1,000,000**

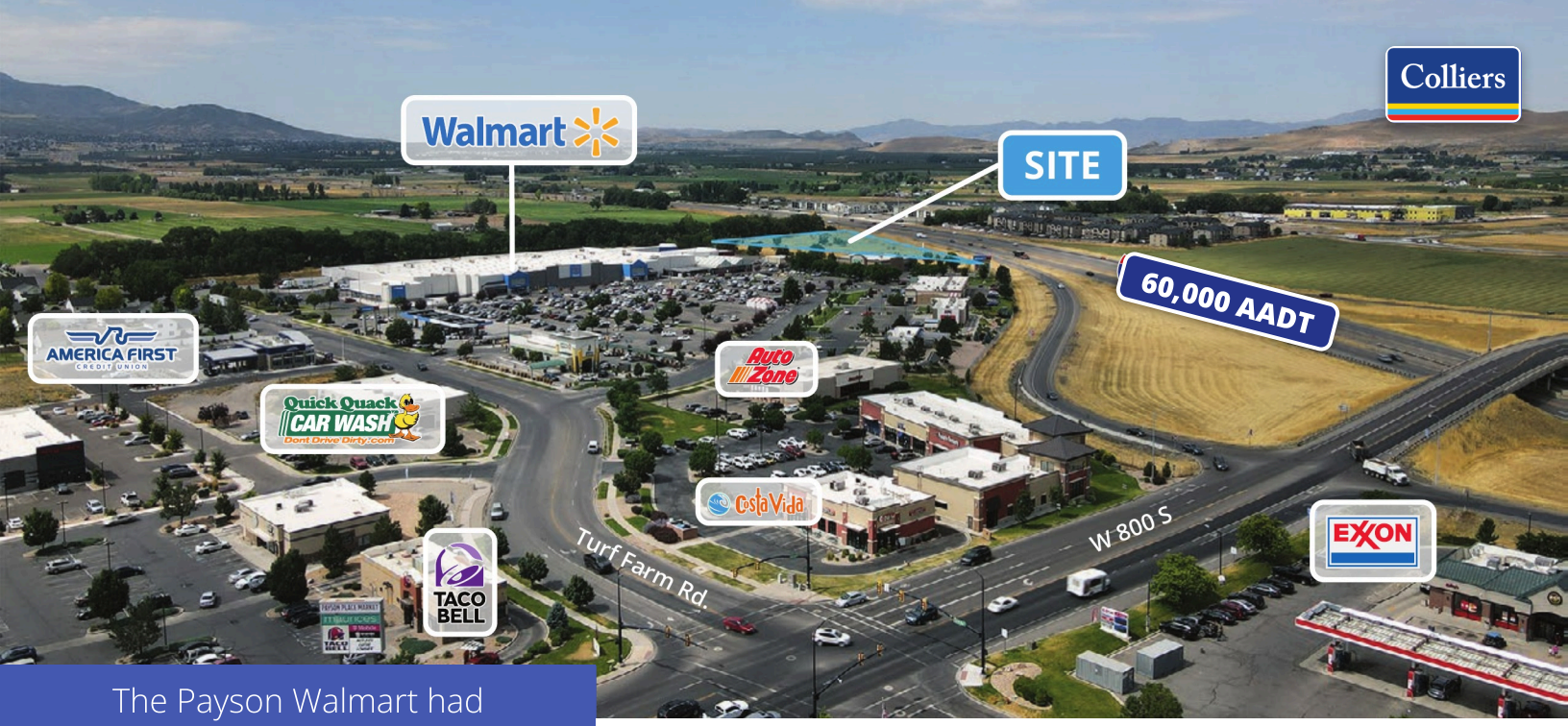
Anchor on Site: Fairfield by Marriott

Parcel ID	49:949:0003
Address	1100 S Turf Farm Way
Land Area	3.63 AC (158,254 SF)
Status	Coming soon

What's Around It

- **North:** Indoor pickleball facility (under development)
- **East:** Walmart Supercenter, across Turf Farm Way
- **West:** I-15 frontage, 60,000 AADT (UDOT 2024)
- New north-south access road along the east side

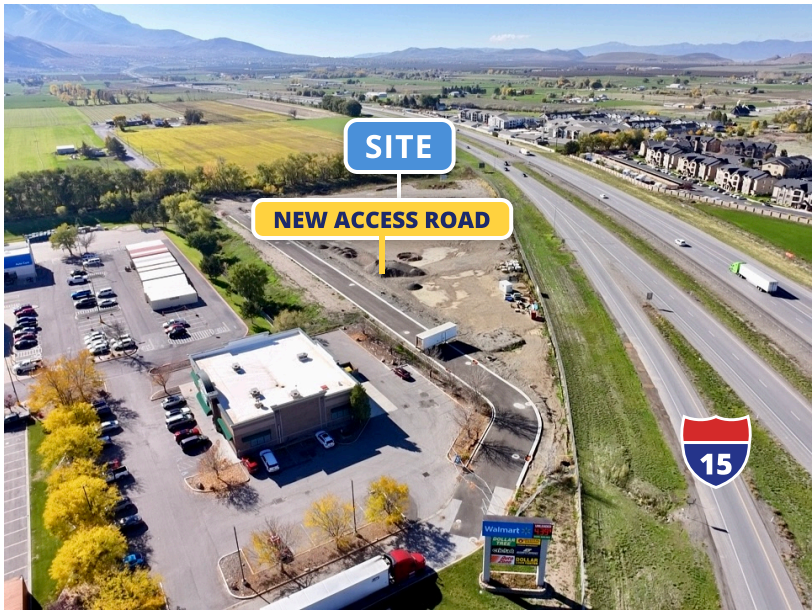
Flexible layout: Pads A and B can be developed as two drive-thru buildings (shown), or combined into one multi-tenant retail building with a drive-thru endcap and inline shop space. Utilities are stubbed and ready to go, and a newly built access road runs north-south along all three parcels. **Pricing:** $1,000,000 per pad for sale. Lease rates of $42.00/SF NNN for drive-thru and $38.00/SF NNN for in-line retail.



The Payson Walmart had
2.5M Visits in 2024*

*Per Placer.ai Data







Traffic & Access

60,000
AADT ON I-15
Vehicles per day on I-15 through Payson, visible from all three pads.
UDOT 2024 AADT, station 049-0150 (MP 249.2–251.3)

14,000
AADT ON 800 S
SR-178 / 800 S, the Exit 248 arterial leading to Turf Farm Way.
UDOT 2024 AADT, station 049-0846 (I-15 to 1270 W)

2.5M
WALMART VISITS
Annual visits to the Payson Walmart Supercenter next door.
Placer.ai, calendar year 2024

Exit 248
I-15 INTERCHANGE
Pads sit at the Payson/Salem interchange on the I-15 frontage, with direct freeway exposure.
Colliers site plan

Site Overview

Pad	Address	Land Area	Planned Building	Notes
North Pad	1000 S Turf Farm Way	0.69 AC (29,897 SF)	2,042 SF w/ drive-thru	Pad-ready, utilities stubbed
South Pad A	1070 S Turf Farm Way	5,597 SF building pad	2,042 SF DT, or A + B combined	Utilities stubbed; within hotel site
South Pad B	1130 S Turf Farm Way	5,597 SF building pad	2,042 SF DT, or A + B combined	Utilities stubbed; within hotel site

Offering: For sale, ground lease, or build-to-suit. **Pricing:** $1,000,000 per pad; lease $42.00/SF NNN drive-thru, $38.00/SF NNN in-line.

The Neighborhood

Walmart · America First Credit Union · Costa Vida · AutoZone · Dollar Tree · Taco Bell · Quick Quack Car Wash · UPS · Chubby's

Fairfield by Marriott — Coming Soon

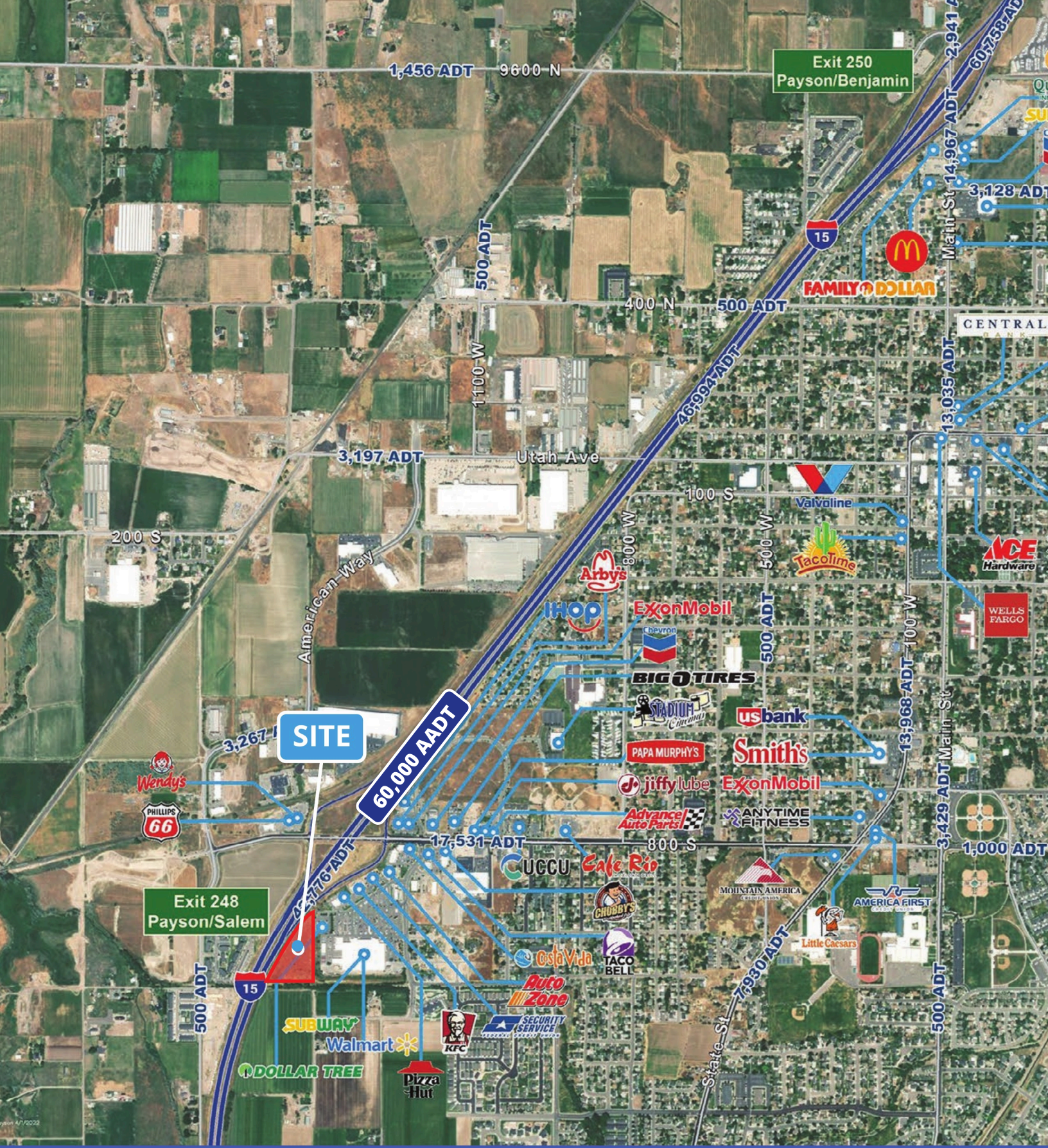
Nearby Retail & Services

- Walmart Supercenter (adjacent)
- Dollar Tree, AutoZone, UPS Store
- Taco Bell, Costa Vida, Chubby's Cafe
- America First Credit Union
- Quick Quack Car Wash, Exxon

Demographics & Growth

- 23,520 residents within 3 miles
- 49,268 residents within 5 miles
- $108,011 average household income (3 mi.)
- Fairfield by Marriott coming soon
- Indoor pickleball facility under development

Sources: Utah Department of Transportation (UDOT), 2024 Annual Average Daily Traffic; Placer.ai visit estimate, 2024; 2026 demographic estimates as shown on page 2; Utah County Assessor parcel data. Traffic labels on the site plan and area map reflect UDOT 2024 I-15 counts where noted; other road counts on the area map are from the original Colliers map.



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