



NORTHERN UTAH

INDUSTRIAL LAND PORTFOLIO

BRIGHAM CITY GROWTH CORRIDOR

Three Strategic Land Opportunities
14.69 Total Portfolio Acres

PORTFOLIO OVERVIEW

Three land opportunities positioned along Highway 13 and 1175 West in the Brigham City / Box Elder County industrial growth corridor. The 4.44-acre and 4.50-acre offerings are directly adjacent and may create an approximately 8.94-acre contiguous assemblage. The 5.75-acre Highway 13 corner parcel is a separate opportunity within the same corridor and is not contiguous with the 8.94-acre pair.

OPPORTUNITY 1

5.75 ACRES

MLS #2172899

\$3,100,000

Highway 13 corner parcel

[VIEW MLS LISTING](#)

OPPORTUNITY 2

4.44 ACRES

MLS #2163865

\$2,175,600

Two-parcel development opportunity

[VIEW MLS LISTING](#)

OPPORTUNITY 3

4.50 ACRES

MLS #2167238

\$2,205,000

Industrial expansion parcel

[VIEW MLS LISTING](#)

STRATEGIC LOCATION

- Minutes to Interstate 15 and immediate Highway 13 access
- Near Brigham City Municipal Airport and Union Pacific rail infrastructure
- Adjacent to / near established Nucor industrial operations
- Northern Utah access to the Wasatch Front, southern Idaho and the Intermountain West

THREE STRATEGIC OPPORTUNITIES

Individual acquisition options plus an approximately 8.94-acre contiguous opportunity.



5.75 ACRE CORNER PARCEL

MLS #2172899 | \$3,100,000

Excellent Highway 13 frontage and visibility. Separate from the 8.94-acre contiguous pair; positioned within the same industrial corridor.



4.44 ACRE • TWO PARCELS

MLS #2163865 | \$2,175,600

Two contiguous parcels totaling approximately 4.44 acres. One parcel is within Brigham City; the adjoining county parcel is the subject of the annexation process now underway.



4.50 ACRE EXPANSION PARCEL

MLS #2167238 | \$2,205,000

Approximately 4.50 acres directly adjacent to the 4.44-acre offering, creating potential for an approximately 8.94-acre contiguous development footprint.



8.94-ACRE CONTIGUOUS OPPORTUNITY

The 4.44-acre and 4.50-acre properties are directly adjacent. A buyer may acquire either property individually or pursue both for an approximately 8.94-acre contiguous assemblage.

4.44-ACRE PARCEL STATUS

Annexation has begun for Parcel 03-077-0012, the county parcel within the 4.44-acre offering. Brigham City Planning has outlined a potential future path that may include annexation, parcel combination, rezoning, land-use/civil utility plans and building-permit review. All approvals and timing remain subject to governmental review and buyer use.

IMPORTANT PORTFOLIO CLARIFICATION

The 5.75-acre corner parcel is not contiguous with the 4.44 + 4.50-acre pair. The 14.69 acres represents total portfolio acreage across all three opportunities.

PRELIMINARY DEVELOPMENT INFORMATION

Information assembled to assist prospective buyers with initial evaluation.

COMPLETED / AVAILABLE

- Planning Department coordination
- Professional aerial / drone photography
- LandGlide mapping and preliminary site analysis
- Preliminary zoning research
- Property videos and listing information

IN PROGRESS

- Annexation process - applicable only to the county parcel within the 4.44-acre offering
- Preliminary utility coordination
- Wetlands documentation / related preliminary information

AVAILABLE UPON REQUEST

Planning correspondence, utility information, annexation updates, wetlands materials and additional due-diligence resources as they become available.

PLANNING & UTILITY RESOURCES

BRIGHAM CITY PLANNING

Mark Bradley • City Planner
435-734-6616
mbradley@bcutah.gov

BRIGHAM CITY WATER

Brandon Mellor
435-730-6929
bmellor@bcutah.gov

BRIGHAM CITY POWER

Troy Dahlgren
435-230-1317

BRIGHAM CITY SEWER

Bryce Lofthouse
435-226-1441

BUYER DUE DILIGENCE

Prospective buyers should independently verify zoning and permitted uses, annexation and development requirements, utility availability and capacity, water rights, easements, legal access, acreage, property taxes, survey matters and any Greenbelt / rollback-tax exposure applicable to the 5.75-acre corner parcel. Acreage and property information are courtesy estimates and should be independently confirmed.

YOUR UTAH LAND & DEVELOPMENT TEAM

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