



COMMERCIAL LAND FOR SALE IN FRANCIS

0.81 ACRES | \$700,000

KATIE WILKING CCIM, MRED
435 640-4964
katie@wc-cre.com

SAVANNAH TUFTS
832 270-1812
savannah.tufts@bhhsutah.com

**BERKSHIRE
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PROPERTIES

COMMERCIAL DIVISION

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DETAILS

NEW COMMERCIAL LAND FOR SALE IN FRANCIS

PRIME LOCATION IN A GROWING AREA

Proximity to Surrounding Amenities: Francis is just a short drive from Park City and Heber, both popular tourist and resort destination known for its ski resorts, outdoor activities, and high-end real estate and only 50 minutes from Salt Lake City including the newly rebuilt international airport.

Access to Major Roads: This parcel is located on HWY 32 with easy access to HWY 40 and I-80, providing connectivity to other parts of Utah making it ideal for logistics, retail, or service-based businesses.

STRONG POPULATION GROWTH

Expanding Community: As Francis and the surrounding towns of Kamas, Oakley, Park City, and Heber continue to expand, there's increasing demand for services, retail, and commercial. This property is surrounded by existing and new residential developments

TOURISM AND OUTDOOR RECREATION

Year-Round Activity Hub: Francis sits at the foothills of the mountains that offer skiing, hiking, fishing, and mountain biking. Businesses in hospitality, retail, or service industries related to outdoor recreation can thrive in this market.

Tourist and Local Destination: Local businesses could capitalize on both seasonal visitors and year-round residents.

ZONING AND DEVELOPMENT POTENTIAL

Commercial Zoning: with ample uses allowed, City Center zoning offers options for the buyer. Click [HERE](#) for City Center Zone description.

Expansion Opportunities: This parcel is located between Kamas and the center of Francis and is directly in line for future development, whether it's commercial, residential, or mixed-use.

LOCAL COMMUNITY AND MARKET

Supportive Community: Francis is a small town with a tight-knit community, which can be appealing for businesses that want to serve local residents and contribute to the community's growth.
Diverse Market Needs: There's potential for a wide range of business types, including retail, hospitality, healthcare, and professional services.

SCENIC AND ATTRACTIVE LANDSCAPE

Beautiful Mountain Views: The scenic beauty of the surrounding Wasatch Mountains, offer a beautiful backdrop for any use

* ample water available

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