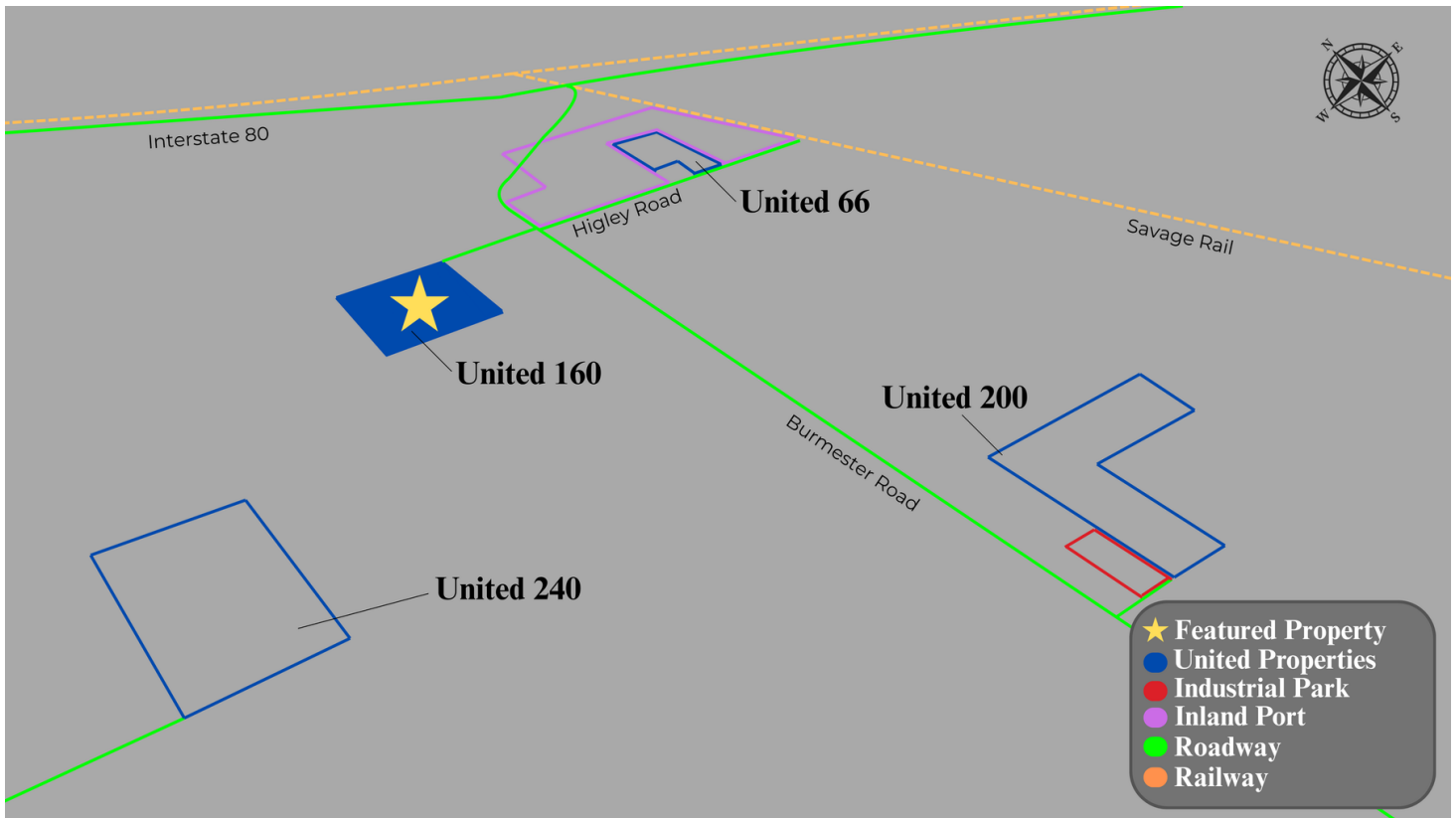


United Business Real Estate Properties

Prime 160 Acre Development Opportunity



Executive Summary

United Business Real Estate offers 160 acres of sub-dividable commercial land, strategically located just minutes from major transportation hubs and shares a boundary line with SITLA opening up options for your solar installations.

Zoned for Heavy Manufacturing (M-G) with power, water well, and septic system ready, this property is ideal for manufacturers, distributors, and logistics operators seeking a competitive advantage in the Intermountain West.

Location Highlights

- Direct access to I-80 and key regional freight corridors
- Shares boundary line with SITLA opening up options for solar
- Fastest growing area in Utah and 7th fastest in the US
- Within a 35-minute drive to Salt Lake City's business district

Property Overview

- **Land Size:**
 - 160 acres
 - Thirty 5 acre lots
 - Customized options available
- **Pricing:**
 - \$5.00 per sq. ft.
 - 5 acres - \$1,089,000
 - Lease Rate - \$5,000/mo Per Acre
- **Zoning:**
 - Current: MU-40 (Multiple Use Business)
 - Proposed: M-G (Heavy Manufacturing)
- **Utilities:**
 - Rocky Mountain Power Available
 - Water Well Approved with Water Rights
 - Septic System Approved

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sales@unitedbusinessrealestate.com



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- 40' Roads
- 30 min drive to SLC Airport
- 20 min drive to Union Pacific Intermodal Hub
- 35 min drive to SLC Business District
- Adjacent to Approved Inland Port Property

2660.00'

2545.00'

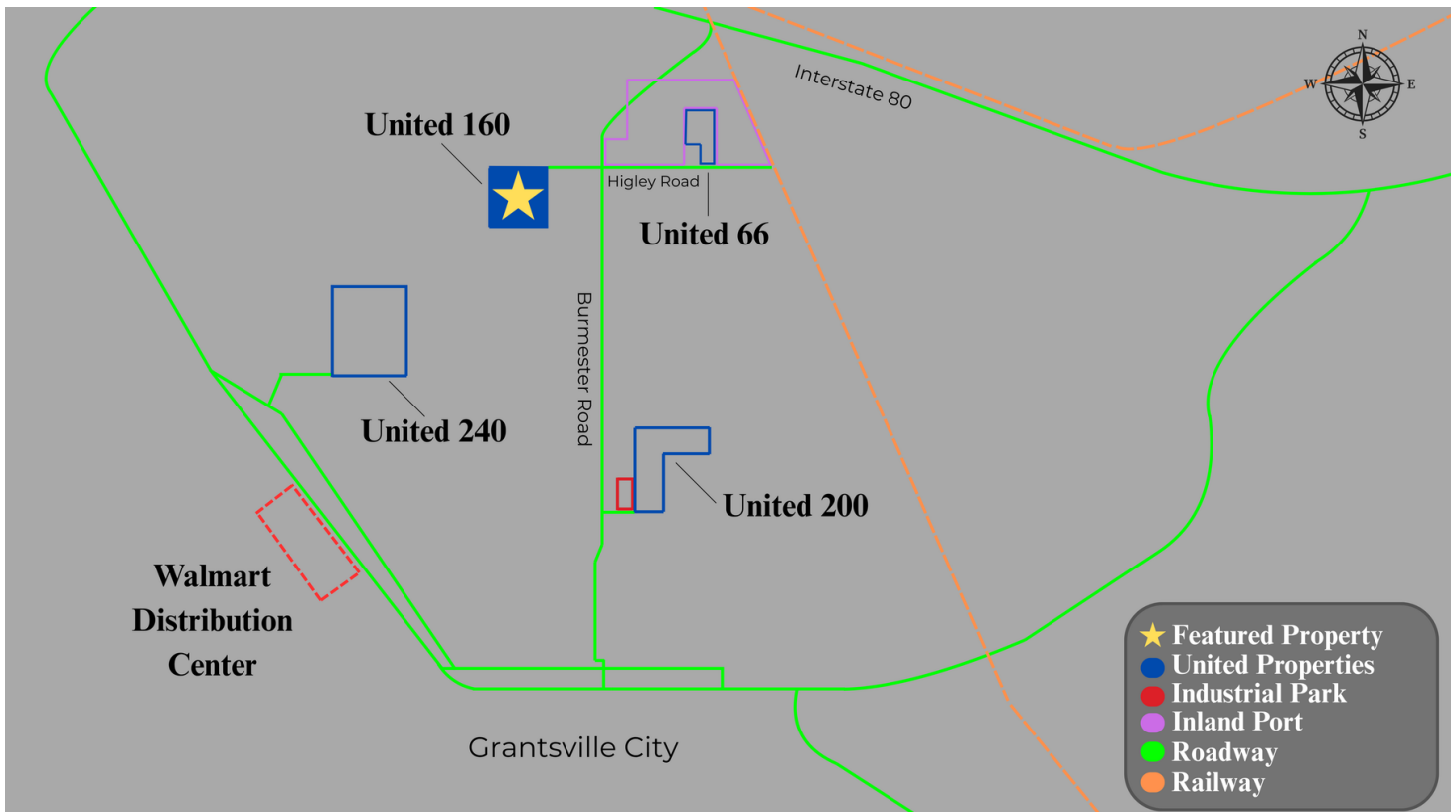
Gate / Entrance



26 238,250 sqft. 5.5 Acres	27 238,250 sqft. 5.5 Acres	28 238,250 sqft. 5.5 Acres	29 238,250 sqft. 5.5 Acres	30 238,250 sqft. 5.5 Acres
25 238,250 sqft. 5.5 Acres	24 238,250 sqft. 5.5 Acres	23 218,040 sqft. 5 Acres	22 218,040 sqft. 5 Acres	21 218,040 sqft. 5 Acres
16 Under Contract	17 Under Contract	18 Under Contract	19 Under Contract	20 Under Contract
15 Under Contract	14 Under Contract	13 Under Contract	12 Under Contract	11 Under Contract
06 Under Contract	07 Under Contract	08 Under Contract	09 Under Contract	10 Under Contract
05 Under Contract	04 Under Contract	03 Under Contract	02 Under Contract	01 Under Contract

Master Plan subject to change

Parcel Number: 05-069-0-0005

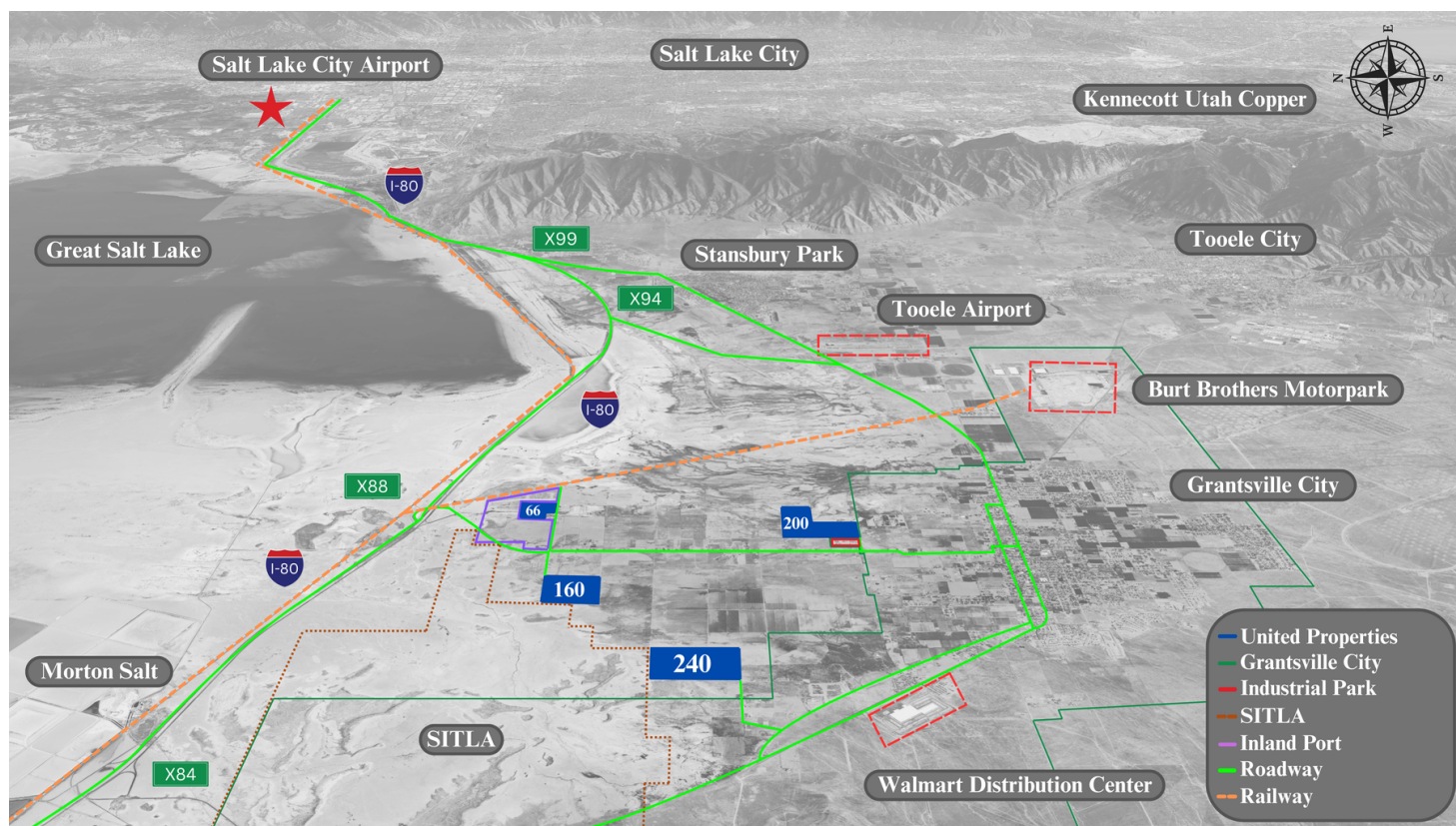


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Tooele County Demographics

- **Employment and Business Facts:**
 - 13.2% Pink Collar / Services
 - 31.6% Blue Collar
 - 55.5% White Collar
 - 86.2% Labor Participation Rate
 - 40,300 Total Labor Force Employment
 - 1,275 Total Businesses
 - 17,043 Total Employees
- **Population Metrics:**
 - Wealth Index - 90
 - Diversity Index - 45
 - Total Crime - 29 per 1,000 residents (2.9%)
 - Total Housing Units - 27,500
 - Housing Affordability Index - 116
 - Households below the poverty level - 1,296
 - Median Age - 32
 - Total Population - 86,243

Tooele County Facts

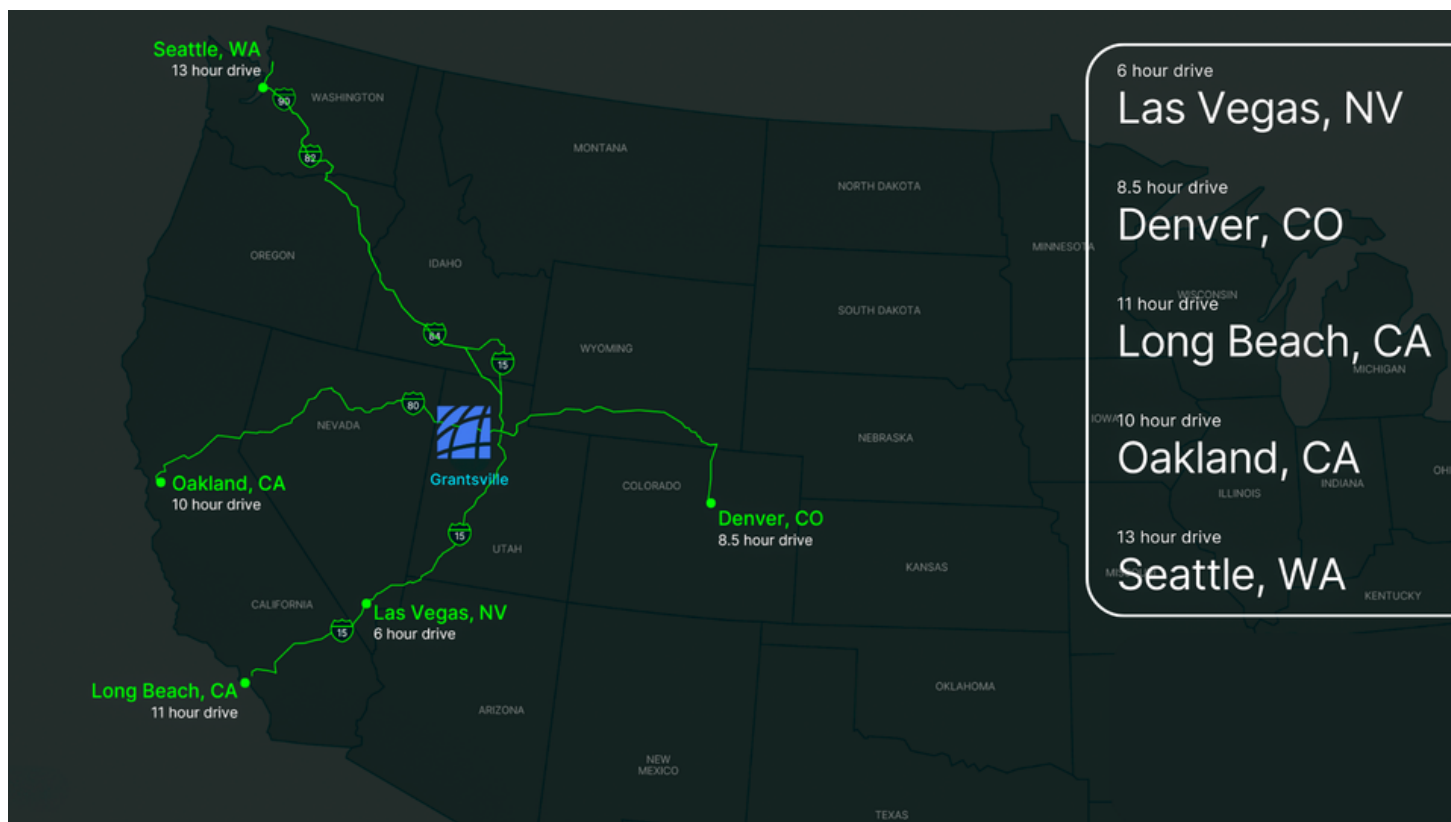
- **Growth Rate:**
 - Utah's fastest growing county
 - 7th fastest growing county in the US
- **Employment:**
 - 76% of the local workforce commutes to Salt Lake County
 - 9th lowest unemployment rate in US
- **Affordability:**
 - Tooele County is the most affordable area to live in Utah
- **Education:**
 - \$25 million expansion approval of Tooele Technical College
- **Distribution:**
 - 1400 miles of railway track
 - 695 million pounds annually of air cargo & freight.
 - 43,155 miles of highways and roads

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Prime 160 Acre Development Opportunity

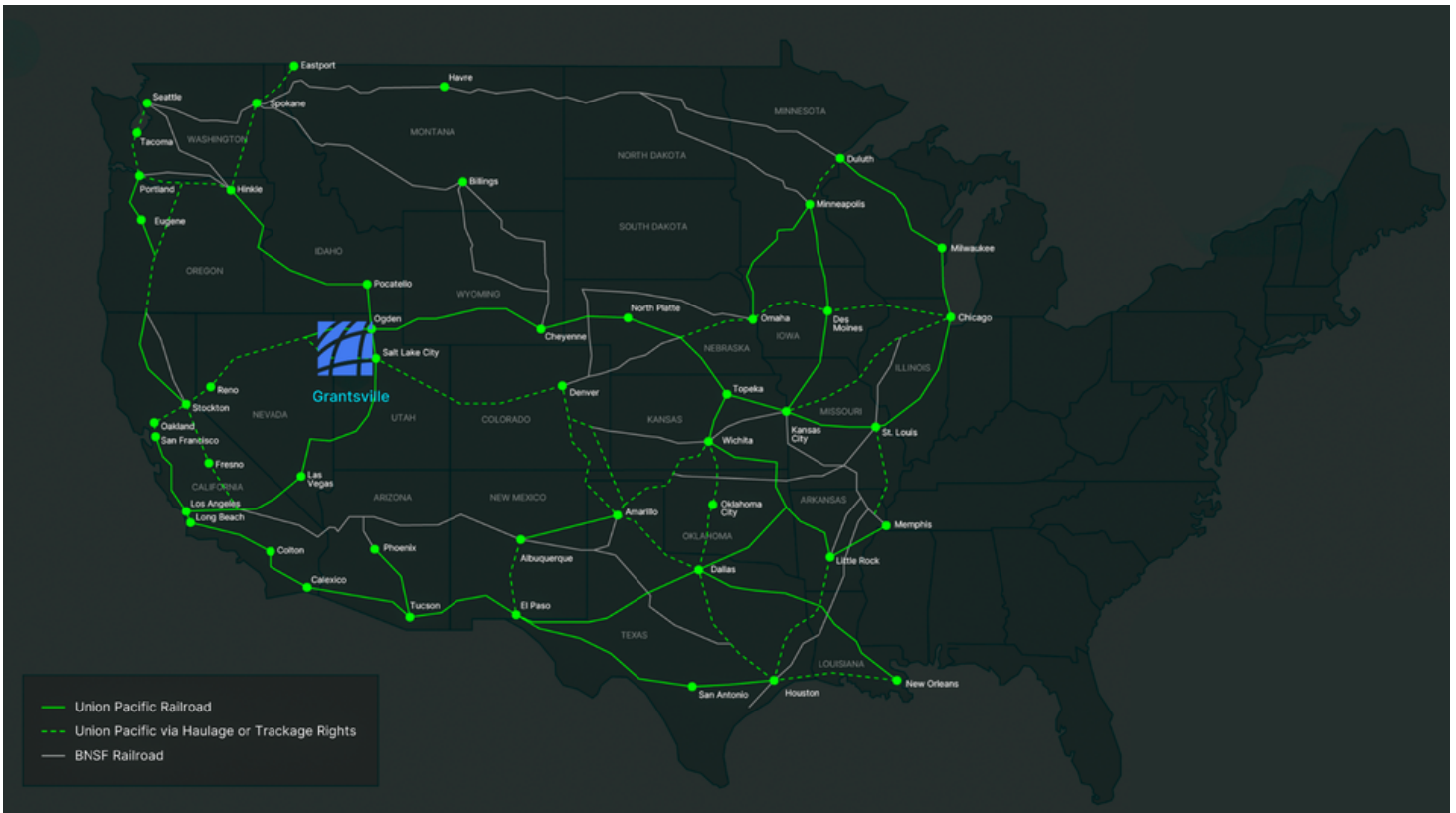
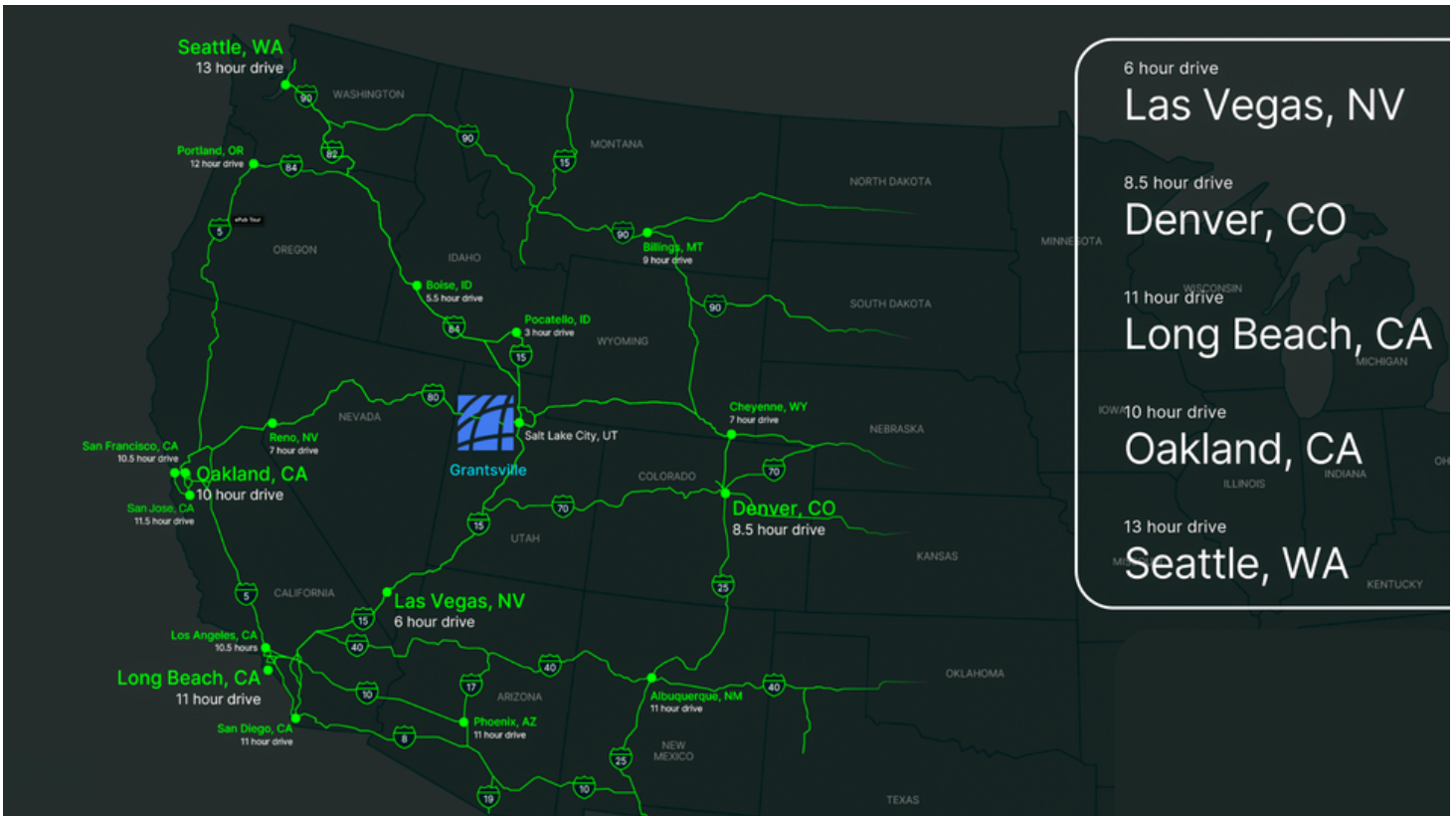


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