



FOR SALE

Stellar Salina Site

0000 S. State Street (approximately 2200 S. State Street), Salina, UT
85654

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

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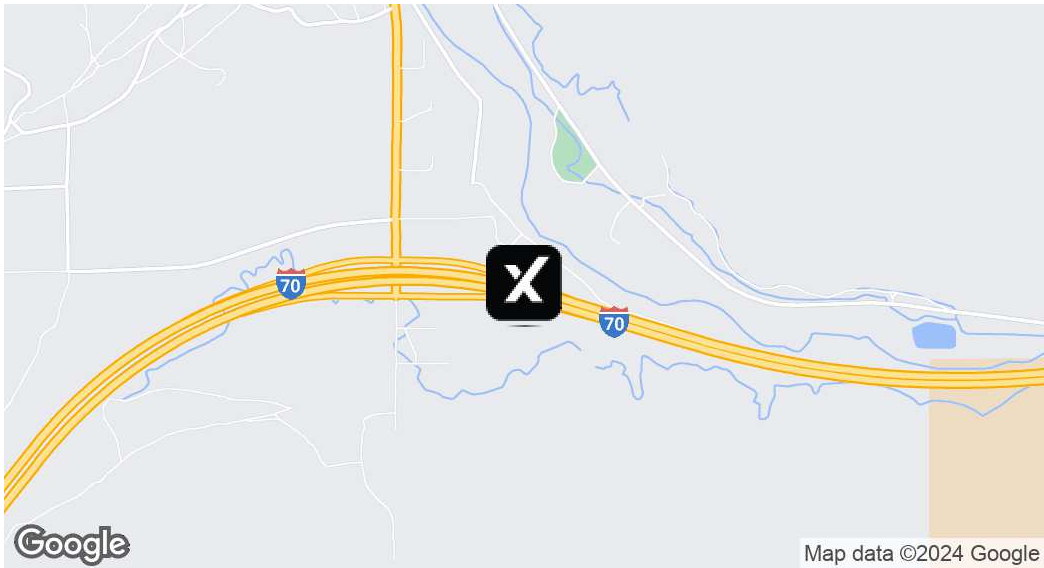
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FOR SALE

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Executive Summary

0000 S. State Street (approximately 2200 S. State Street), Salina, UT 85654



Offering Summary

Sale Price:	\$822,000 - \$1,300,000
Lot Size:	429.39 Acres
Zoning:	C-1
Market:	Utah

Location Overview

With a significant stretch of freeway frontage, this property is an undeniable landmark for travelers along I-70. It provides your business with maximum exposure and ensures easy access for both locals and visitors passing through.

Gateway to Exploration: The intersection of I-70 and US Route 50 marks the beginning of endless possibilities. Whether you're heading westward to explore the stunning landscapes of central Utah or embarking on a cross-country journey, this property welcomes travelers to Salina with open arms.

Convenient Access: The property's proximity to US Route 50 means that visitors can quickly transition from the interstate to this scenic route, unlocking access to the diverse natural wonders, recreational activities, and charming communities that Utah has to offer.

Business Hub: For entrepreneurs, this location is a golden opportunity. Whether you envision retail, hospitality, or service-oriented ventures, the constant flow of traffic passing by presents a captive audience eager to discover what your business has to offer.

Gateway to Adventure: Beyond commerce, this land is a gateway to adventure. Outdoor enthusiasts can readily access the region's bountiful trails, recreational areas, and natural wonders from this central location.

Strategic Crossroads: Positioned at the crossroads of commerce and adventure, this property appeals to a broad spectrum of interests, making it an ideal investment for those with multifaceted visions.

The property's unique blend of freeway frontage, proximity to US Route 50, and its central location in Salina, Utah, makes it an extraordinary canvas for a wide range of opportunities. Whether you're an entrepreneur, a nature enthusiast, or seeking a strategic location for your venture, this land is the key to unlocking your vision.

Secure your future success by seizing this remarkable property along the intersection of I-70 and US Route 50. Contact us today to explore the

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FOR SALE | Property Description

0000 S. State Street (approximately 2200 S. State Street), Salina, UT 85654



Property Description

Discover a world of possibilities with this expansive 426-acre piece of land nestled just outside the charming town of Salina, Utah. Boasting a unique blend of features, this property offers an exceptional investment opportunity for a wide range of ventures. Whether you're an entrepreneur seeking prime retail space, an industrial enthusiast in need of valuable resources, an outdoor adventure seeker, or a developer with a vision for rustic yet modern cabin getaways, this land has it all!

Key Features:

Freeway Frontage for Retail Excellence and More: Situated along a major freeway, this property offers unparalleled visibility and accessibility, making it the perfect location for your retail dreams. But that's not all! With additional zoning flexibility, envision extended stay hotels for travelers seeking a comfortable, long-term retreat. Consider outdoor RV or boat storage facilities, catering to adventure enthusiasts in need of secure and convenient storage solutions. And for those with a culinary vision, explore the potential for a quick-service restaurant concept to satisfy the appetites of passing travelers and locals alike.

Industrial Resource Potential: A substantial portion of this land is rich in gravel and industrial materials. For businesses in need of these valuable resources, this property presents an opportunity to meet those demands while benefiting from the convenience of its location.

Outdoor Enthusiast's Paradise: Nature lovers and outdoor enthusiasts, this land is your playground! With vast open spaces, it's an ideal setting for gravel bikers, ATV vehicle enthusiasts, and all those who crave off-road adventures. Embrace the freedom of exploring your own private wilderness.

Vacation Rental Development: Picture a rustic yet modern vacation rental development, designed to provide an unforgettable escape for city dwellers seeking tranquility and natural beauty. The sprawling acreage allows for creative and flexible development plans, catering to those who seek an authentic cabin getaway experience. **Additional Highlights:**

Close proximity to Salina's amenities, including shops, restaurants, and services.

Sweeping views of Utah's stunning landscapes, with access to hiking and recreational activities.

A strategic location that bridges the gap between commerce and nature, appealing to a wide range of interests.

This 426-acre property is your canvas for opportunity and innovation. Whether you're looking to establish a thriving retail business, secure industrial resources, create an outdoor haven, or craft the perfect vacation destination, this land can turn your vision into reality. Act now to secure your piece of Salina, Utah's future success.

Don't miss out on this once-in-a-lifetime chance to own a piece of land that promises limitless potential. Contact us today to schedule a tour and begin shaping your future on this incredible canvas of opportunity! Parcels can be sold separately or together.

Site Description

Highway frontage and tons of outland available for development. Right off Interstate 70 and just east of the I-65/I-70 interchange, this property sits about mid-journey from Denver to San

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FOR SALE | Complete Highlights

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Property Highlights

- Prime Freeway Frontage: Unmatched visibility and accessibility along a major freeway for retail businesses.
- Zoning Flexibility: Potential for extended stay hotels, outdoor RV/boat storage, or a quick-service restaurant concept.
- Industrial Resource Riches: Abundance of gravel and industrial materials for resource-driven enterprises.
- Outdoor Adventure Paradise: Vast, open spaces ideal for gravel bikers, ATV enthusiasts, and outdoor adventurers.
- Vacation Rental Potential: Opportunity to create a rustic-modern cabin getaway destination.
- Proximity to Amenities: Close to Salina's shops, restaurants, and services.
- Scenic Views: Sweeping vistas of Utah's stunning landscapes, perfect for recreational activities.
- Versatile Location: Bridging commerce and nature, appealing to a diverse range of interests.
- Don't miss out on this exceptional land opportunity in Salina, Utah! Contact us today to explore the possibilities and secure your future success.

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FOR SALE | Additional Photos

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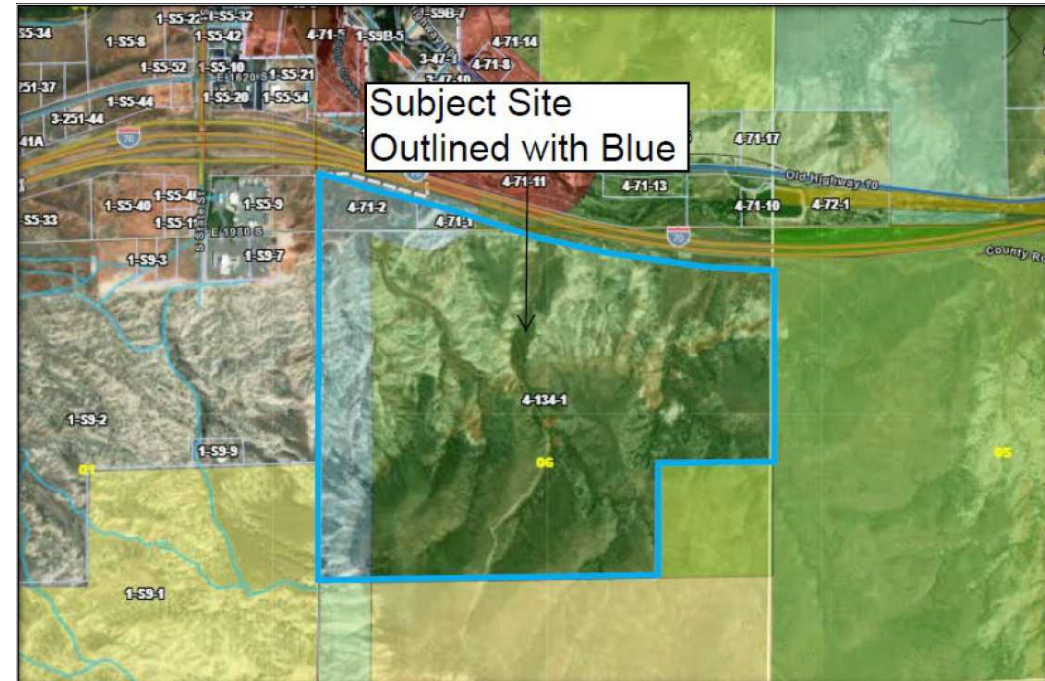
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FOR SALE | Land Lots

0000 S. State Street (approximately 2200 S. State Street), Salina, UT 85654

of Lots - | Total Lot Size 5.41 - 410.89 Acres | Total Lot Price \$822,000 - \$1,300,000 | Best Use Commer

Status	Lot #	Address	APN	Sub-Type	Size	Price	Zoning
Available	1		4-71-1	Retail	5.41 Acres	\$947,000	C-1
Available	2		4-71-2	Retail	13.09 Acres	\$1,300,000	C-1
Available			4-134-1	Other	410.89 Acres	\$822,000	C-1



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FOR SALE | Location Map

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Map
data
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Google

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FOR SALE | Aerial Map

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DEMOGRAPHICS

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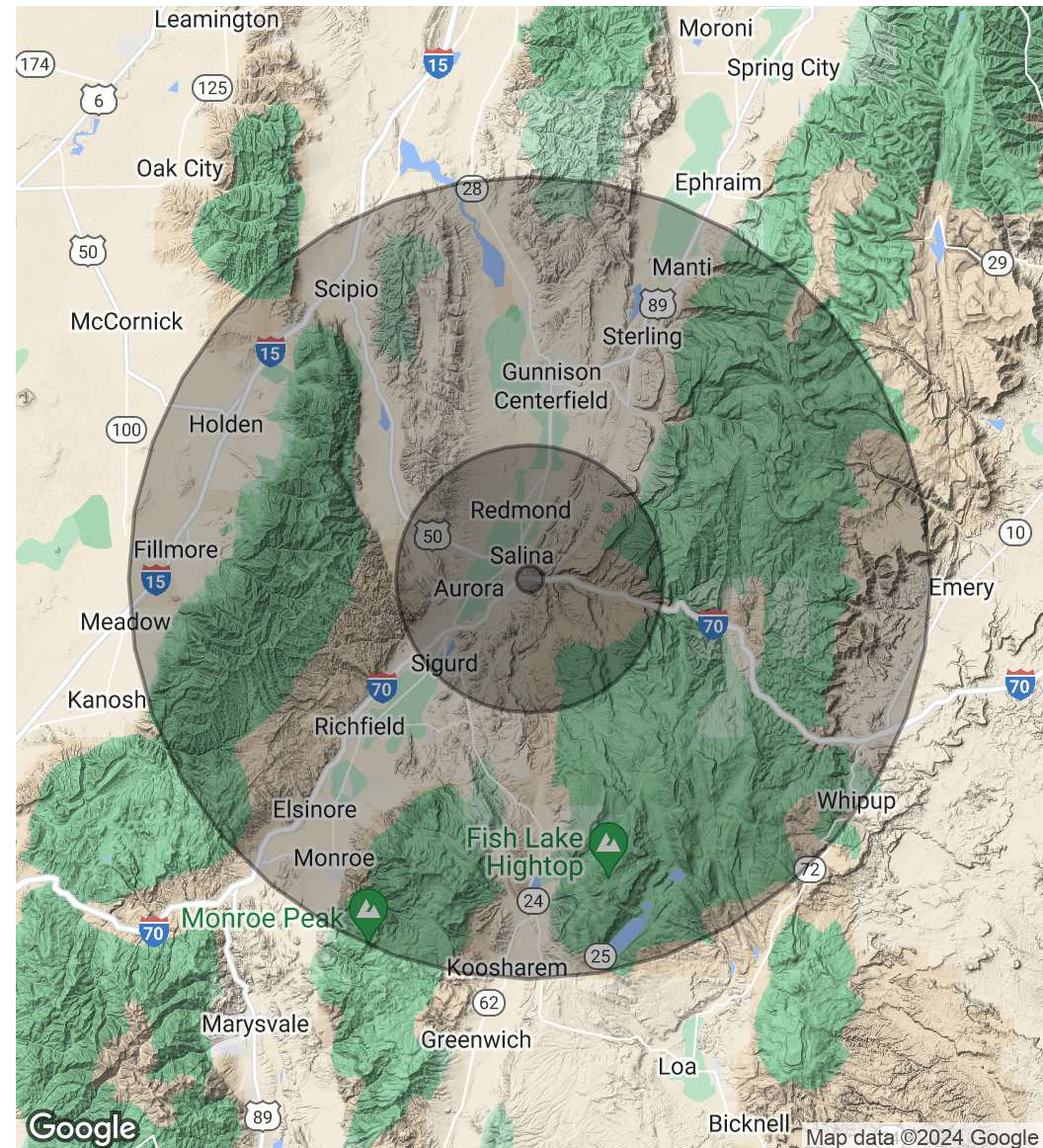
FOR SALE | Demographics Map & Report

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Population	1 Mile	10 Miles	30 Miles
Total Population	100	3,802	34,168
Average Age	36.2	38.8	35.6
Average Age (Male)	34.0	37.4	33.7
Average Age (Female)	38.0	40.0	37.1

Households & Income	1 Mile	10 Miles	30 Miles
Total Households	41	1,639	12,620
# of Persons per HH	2.4	2.3	2.7
Average HH Income	\$54,815	\$55,775	\$58,695
Average House Value	\$158,741	\$187,957	\$189,137

2020 American Community Survey (ACS)



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