

New Listing

Maps and additional information at hciutah.com

Lincoln Highway Land & Water

103.76 acres and 5.6 acre-feet of water in Grantsville, Tooele County, Utah



EXECUTIVE SUMMARY:

List Price:

Parcel A - 7 Acres: **\$495,000**

Parcel B - 96 Acres: **\$1,995,000**

5.6 Acre-Feet of Water: **\$123,200**

Bulk Sale (Discount): **\$2,473,200**

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Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- 103.76 acres and 5.6 AF of water in NW Grantsville City, Utah
- Well-located along Lincoln Highway and SR-138
- Land is bisected by SR-138 & offered together or separate
- Zoned A-10 in Grantsville City (10-acre minimum lot size)
- Stock watering well with 5.6 AF of water (water right #15-5509)
- Tooele County parcels: 01-118-0-0001, -0027, & -0008
- 2022 Taxes: \$45.86
- 15 miles from Tooele, Utah
- 43 miles from Salt Lake City, Utah
- 82 miles from Provo, Utah



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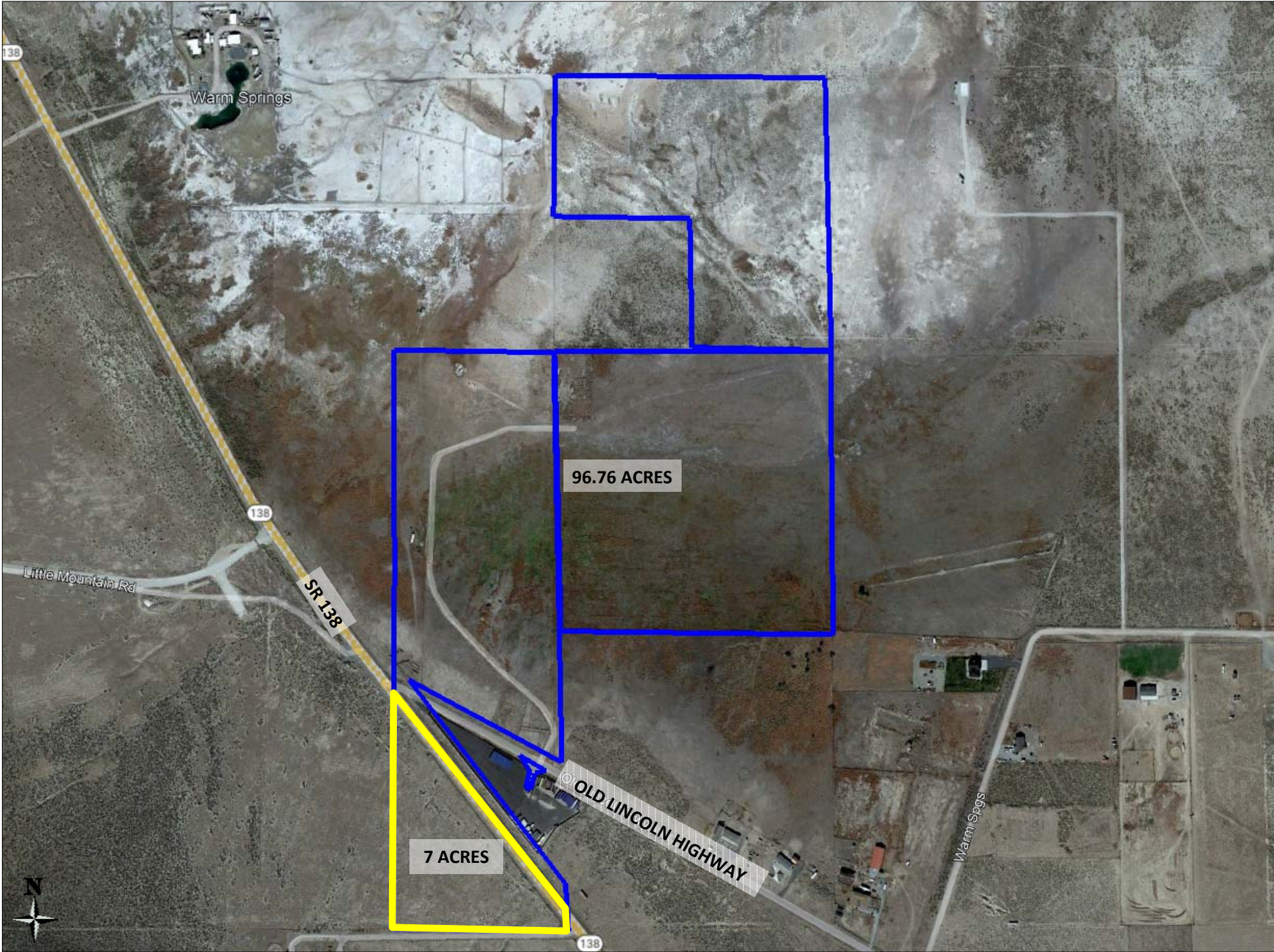
GRANTSVILLE

7 ACRES

96.76 ACRES

SR 138





Warm Springs

138

138

Little Mountain Rd

SR 138

96.76 ACRES

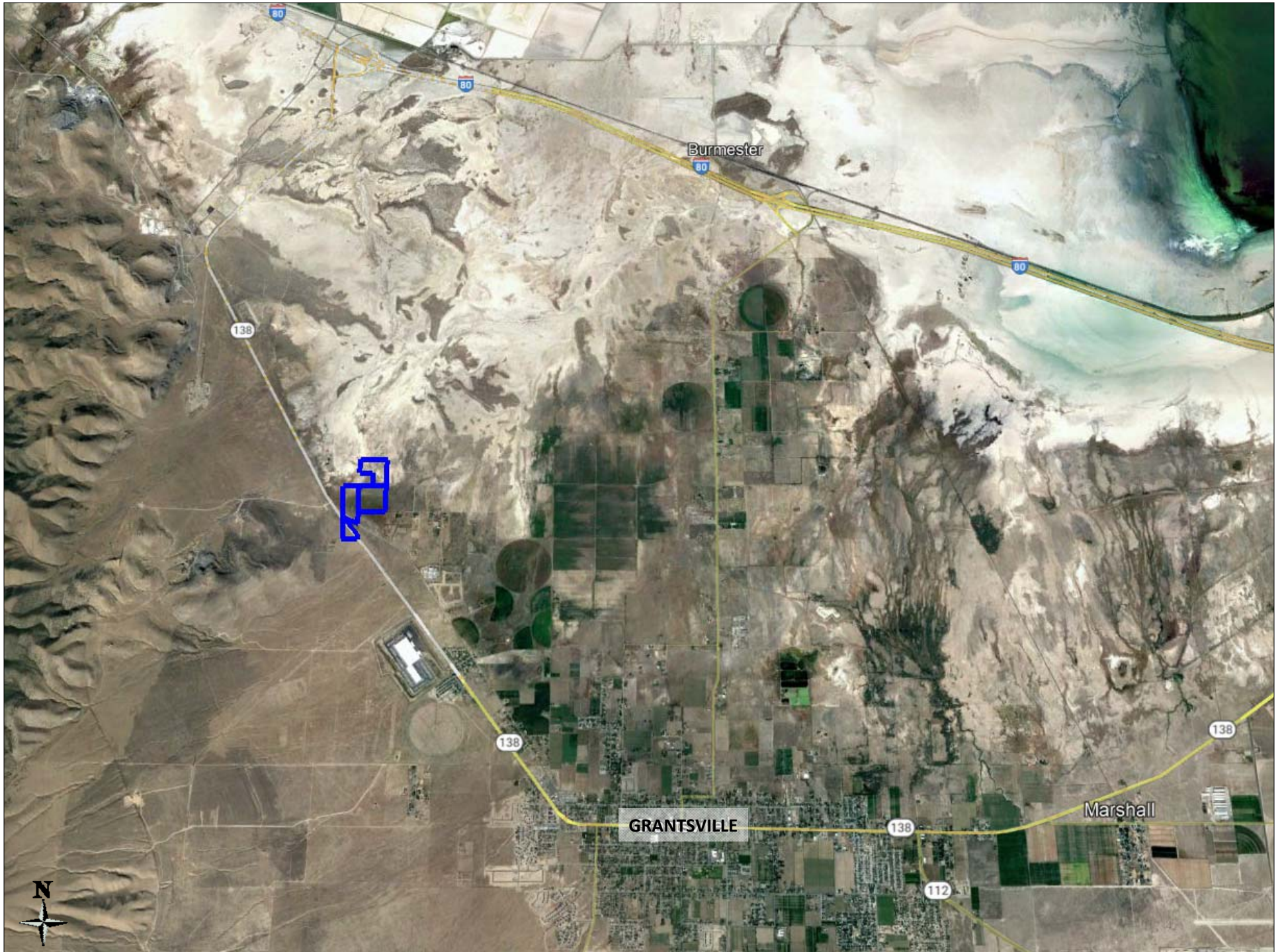
7 ACRES

OLD LINCOLN HIGHWAY

Warm Spgs

138







LEGEND

	A-10	10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
	RR-5	5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
	RR-2.5	2.5 ACRE LOT MINIMUM.
	RR-1	1 ACRE LOT MINIMUM.
	R-1-21	21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
	R-1-12	12,000 SQUARE FEET IN SIZE.
	R-1-8	8,000 SQUARE FEET IN SIZE.
	RM-15	8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
	RM-7	7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
	CN	NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
	CS	60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
	CG	10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
	MD	20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
	MG	20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
	MG-EX	MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.
	PUD	AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL, LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH THE ZONING PLAN AND IMPOSED REQUIREMENTS.
	CD	THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.

