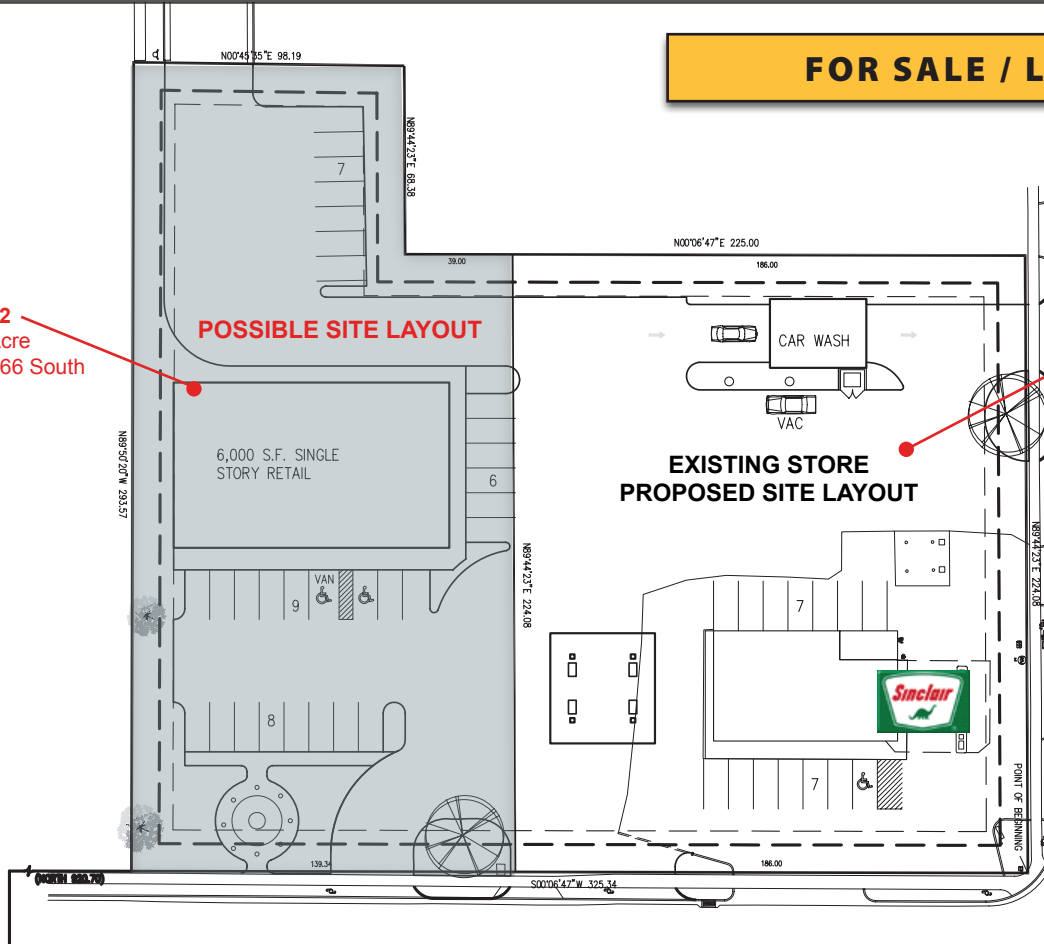


AVAILABLE LAND

FOR SALE / LEASE / BTS

Lot 2
0.87 Acre
Address: 1566 South



Lot 1
0.96 Acre
Address: 1504 South

1566 South 800 West Woods Cross, Utah

property information

- Land Size: Approx. 0.87 acre
- Price: \$12.00 PSF (\$455,000)
- Zoning: Commercial (C-1)
- Close to Woods Cross Front Runner station
- Ideal for financial institutions, retail and office users

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION			
2011 Estimated Population	9,404	75,178	90,690
2016 Projected Population	10,159	82,846	99,793
HOUSEHOLDS			
2011 Estimated Households	3,197	24,995	29,829
2016 Projected Households	3,493	27,756	33,101
2011 Est. Median HH Income	\$53,455	\$58,126	\$60,712
2011 Est. Average HH Income	\$63,663	\$74,967	\$77,867
2011 Est. Per Capita Income	\$21,212	\$25,034	\$25,728

Source: U.S. Census Bureau, Census 2010 Data.
Esri forecasts for 2011 and 2016



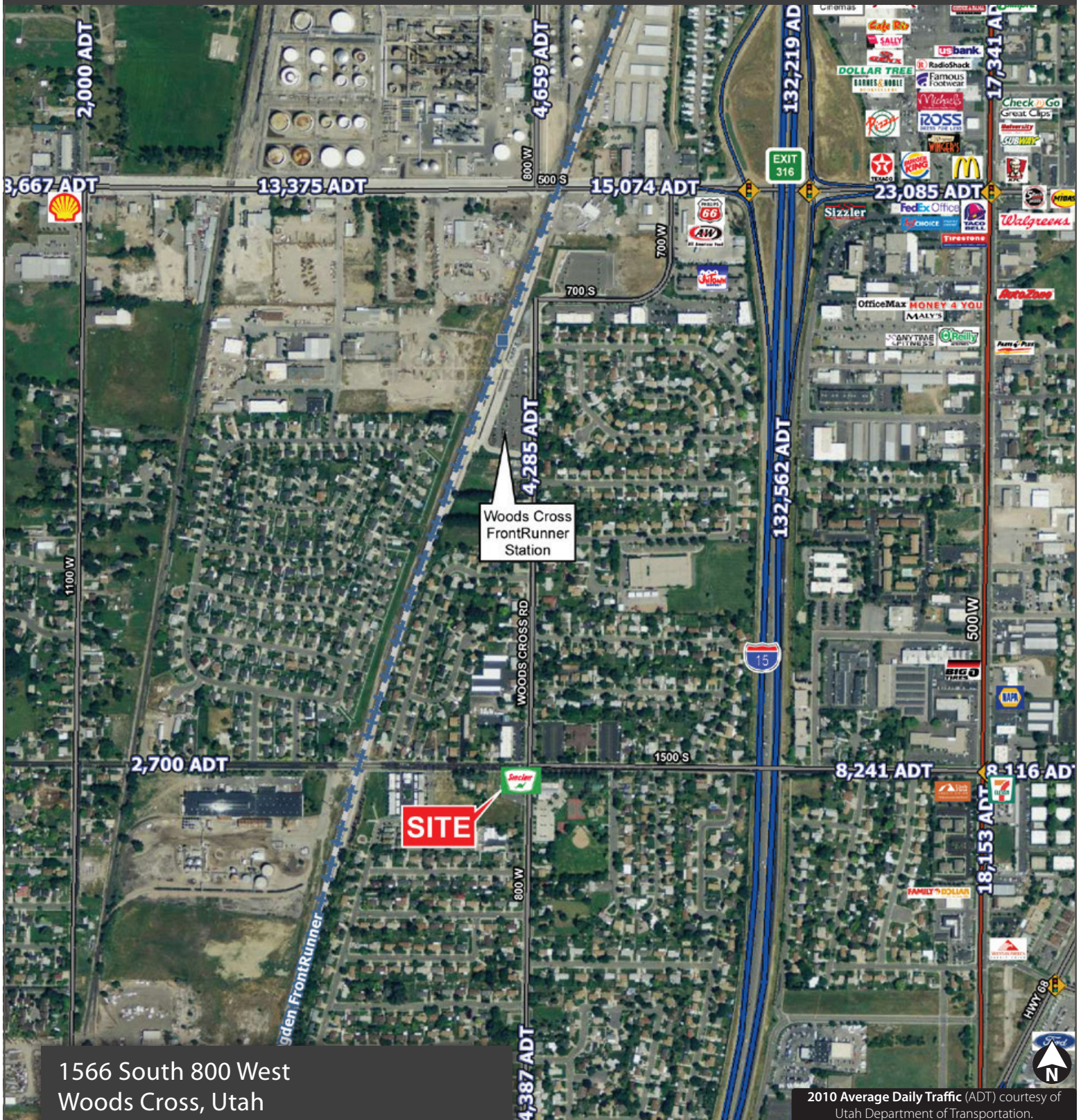
marketed by:

Dell Nichols, CCIM 801.797.9900
dell@dncre.com



Dell Nichols
Realty & Development, LLC

AVAILABLE LAND



1566 South 800 West
Woods Cross, Utah

2010 Average Daily Traffic (ADT) courtesy of Utah Department of Transportation.

DN marketed by:
Dell Nichols, CCIM 801.797.9900
dell@dncre.com

DN Dell Nichols
Realty & Development, LLC

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