

Agent Profiles



MARY STREET, CCIM ASSOCIATE BROKER - SR. VICE PRESIDENT OF LAND & INVESTMENT

Mary Street is Associate Broker, Sr. Vice President of Land & Investment Sales for the largest commercial brokerage firm in Utah, Colliers International | Utah. Mary provides full-service real estate brokerage services, including commercial sales and leasing, Buyer and Tenant Representation and valuation consulting services with an emphasis on development and investment sales. Throughout her career, Mary has worked to promote effective land-use policies to support economic and community development.

Mary is best known for her work in the following areas: Brokerage of NNN-Leased Investments; Brokerage of all types land; land assemblage and entitlements; retail site selection; EDTIF projects; planning and zoning consultation; senior housing, multifamily, and transit-oriented development; legislation and government affairs; marketing and strategic planning.



BILL STREET ASSOCIATE - INVESTMENT & LEASING

Bill Street is a Certified Advisor in Investment Sales and Leasing. The cornerstone of his success derives from a supreme commitment to service quality. Bill understands the value of a network, and his relationships with members throughout the business community and connects his clients with optimal opportunities to increase investment return. Bill has great success in matching tenants with the right office, warehouse, and retail space. Bill provides full-service real estate brokerage services, including commercial sales and leasing, Buyer and Tenant Representation and valuation consulting services.

Recent Notable Transactions:

- Sale of 10.68 acres zoned residential, Provo
- Sale of 53 acres zoned industrial, Payson
- Sale of 27,400 sf warehouse, Lehi
- Sale of 330 +/- acres zoned for mountain home development, Wasatch County
- Sale of 6-building medical office portfolio, Provo
- Sale of 2.67 acres zoned commercial, Pleasant Grove
- Sale of 22 acres for mixed use development, Pleasant Grove
- Sale of 42,000 sf medical office building, Bountiful
- Sale of 230-improved lot subdivision, Saratoga Springs
- Sale of 43 acres zoned residential, Magna
- Sale of 19,000 sf office building, Alpine
- Sale of 4 acres zoned commercial, American Fork
- Sale of 4.15 acre RV Park, Provo
- Sale of 406 +/- acres zoned for mountain home development, Wasatch County
- Sale of 3.5 acres for redevelopment, Salt Lake City
- Sale of 9 acres zoned professional office, American Fork
- Sale of 26 acres of TOD development land, American Fork

FOR SALE > LAND

CALL FOR OFFERS

LAKE CREEK ROAD HEBER CITY, UT 84032



Property Information

- > 69.51 ± Acres For Sale
- > Zoned RA-1
Residential development of 1 acre lots is permitted without a rezone of the property
- > Full Due Diligence package available for inspection
- > Sale includes the following parcels:
00-0008-8794: 4.95 acres
00-0008-8802: 64.56 acres
- > Sale includes sufficient water rights/shares for development
- > Please follow instructions to submit offers located on inside fold of flyer

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2018 Estimated	339	2,911	20,126
2023 Projected	382	3,493	23,075
Households			
2018 Estimated	87	778	5,787
2023 Projected	96	934	6,594
Income			
2018 Median HHI	\$111,828	\$108,083	\$72,662
2018 Average HHI	\$174,272	\$167,138	\$98,150
2018 Per Capita	\$46,156	\$45,536	\$28,590

Information provided by ESRI Business Analyst

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FOR SALE > LAND

CALL FOR OFFERS

LAKE CREEK ROAD **HEBER CITY, UT 84032**

OFFERING PROCEDURE

The property is being offered For Sale through a controlled bid process. Buyer should outline the terms for the purchase with a Letter of Intent. In addition to an LOI, please provide a company bio highlighting development experience. Offers can be delivered in person, by mail or emailed.

PREFERRED OFFERING GUIDLINES

- a. Bulk Purchase
- b. Purchase Price Per Square Foot
- c. Earnest Money Deposit
- d. Contingencies
- e. Municipal Approval Time-Frame, if any
- f. Closing Time-Frame

PROPOSALS SHOULD BE SENT TO

Electronic Mail:
mary.street@colliers.com
bill.street@colliers.com

In-Person or Regular Mail:
Colliers International
Attn: Mary Street/Bill Street
2100 Pleasant Grove Blvd #200
Pleasant Grove, UT 84062

Following the submission of the Proposals, the Seller and Colliers may (or may not) elect to negotiate with any prospective purchaser(s) whose Letter of Intent is judged to be most attractive to the Seller, based on Seller’s sole and absolute discretion. At any time prior to entering into a Purchase and Sale Agreement, the Seller may request additional information from interested parties relevant to the transaction.



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