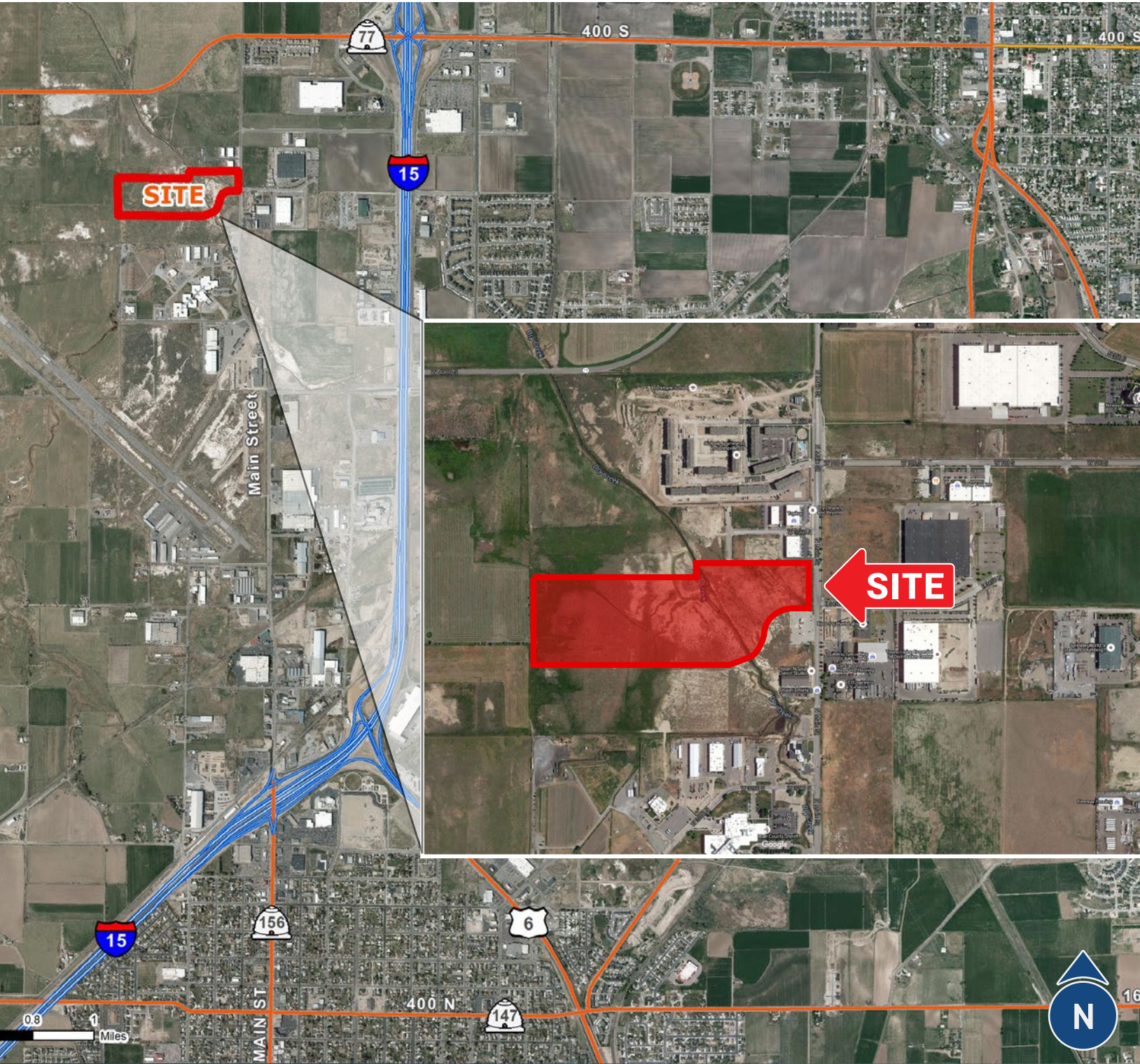


FOR SALE > LAND

DBS LAND

3450 NORTH MAIN STREET SPANISH FORK, UT



FOR SALE > LAND

DBS LAND

3450 NORTH MAIN STREET SPANISH FORK, UT



Property Information

- > Total sale price \$4,181,760 \$3.00 / SQ. FT.
- > 32 Acres
- > Sale / Subdivide / BTS
- > Zoned Light Industrial
- > North Spanish Fork location
- > All Utilities Stubbed to Site
- > Owner will consider a joint venture
- > Within close proximity to airport

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	2,666	27,746	93,914
2022 Projected	2,794	30,874	103,123
Households			
2017 Estimated	698	8,230	26,044
2022 Projected	735	9,103	28,541
Income			
2017 Median HHI	\$63,126	\$55,316	\$61,331
2017 Average HHI	\$73,586	\$66,881	\$78,243
2017 Per Capita	\$24,877	\$20,756	\$22,148

Information provided by ESRI Business Analyst

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FOR SALE > LAND

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City Overview > Spanish Fork

Spanish Fork is located in the Provo-Orem Metropolitan Area, population 242,930; it lies in the south central portion of Utah County. Spanish Fork was settled in 1851 and was named after the Spanish Fork River that runs through the canyon. Mountain Country Foods is currently the largest private employer with eight other businesses employing one hundred or more workers. There are many public schools located within city boundaries, ten elementary, three intermediate, and four high schools. Spanish Fork City hosts five large-scale events each year: Fiesta Days, Icelandic Days, the Harvest Moon Hurrah, the Festival of Lights, and the Festival of Colors. The Festival of Colors brings thousands of people from all over Utah and Salt Lake County to their celebrations each year.

Spanish Fork is located along the Wasatch mountain range and Utah Lake with I-15 and US Highway 6 running through the city, making it 15 minutes from Downtown Provo and the Brigham Young University campus. The Property is located 17 minutes from the Provo Airport and 48 minutes from Salt Lake International Airport.

Spanish Fork is listed as number six for exceptionally livable with several local amenities, low crime rates, a stable housing market and high graduation rates. The average household income is \$72,355; there are approximately 15,647 college graduates (Associate or Bachelor’s degree) and 34,066 married couples nearby.

County Demographics

	AARC = Average Annual Rate Change								
	Decennial Census		Short Range Projection			Long Range Projection		AARC	
	2000	2010	2020	2030	2040	2050	2060	40 Year	60 Year
UTAH COUNTY	368,536	519,837	688,564	833,101	1,019,828	1,216,695	1,398,074	2.6%	2.2%
Spanish Fork	20,246	34,939	44,623	54,143	64,607	72,300	78,300	2.9%	2.3%

Municipal Population

Mountainland

	Decennial Census	Census Estimate - July 1, 2013			Comparison	
	April 1, 2010	2010	2011	2013	3 year Change	3 year % Change
UTAH COUNTY	516,564	519,832	530,104	540,504	23,940	4.6%
Spanish Fork	35,691	35,069	35,788	36,277	1,586	4.6%

