

# Spanish Fork Land

8660 S. State Road  
Spanish Fork, UT 84660

**REDUCED PRICE**



## LAND | FOR SALE

Currently used as a salvage business. In a rapidly developing area with over 9,000 new homes approved by the City of Salem.

### PROPERTY INFORMATION

- > **REDUCED PRICE:** \$800,000.00
- > Approx 2.46 acres
- > 1,331 SF building
- > Surrounded by development
- > Frontage on SR-198 and 400 W
- > Currently an auto wrecking yard. Sold with or without business.
- > Well and septic tank on property
- > Plans to annex this into the city Salem are in motion

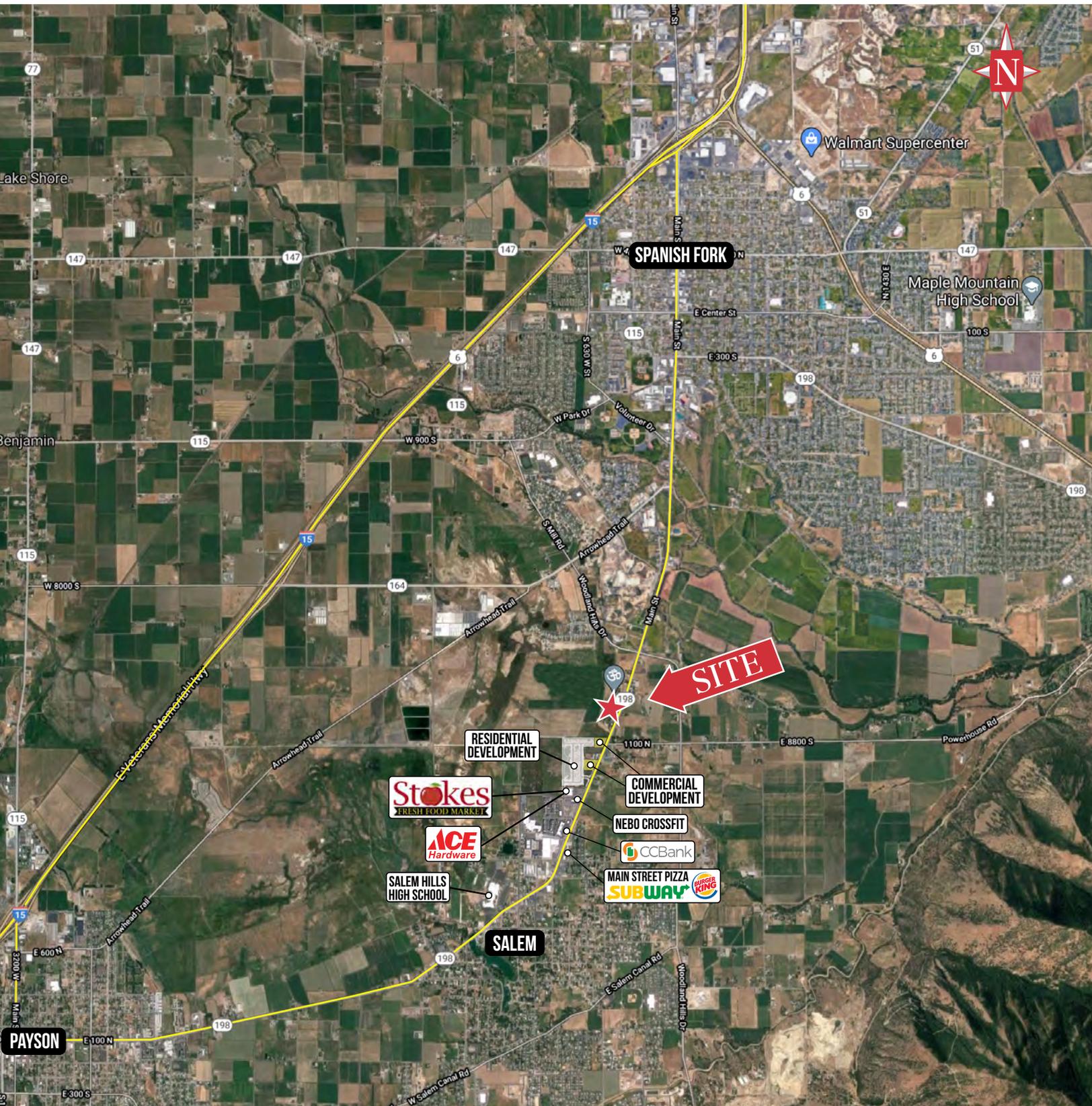
### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2022 EST	37,821	80,280	156,390
2027 PROJ	39,965	85,967	166,316

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2022 EST	10,349	21,922	43,144
2027 PROJ	11,074	23,700	46,281

INCOME	3 MILE	5 MILE	10 MILE
2022 AVG	\$129,853	\$132,004	\$126,048
2022 MED	\$106,815	\$106,795	\$103,598

Source: ESRI 2022



**NAIPremier**

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