

Tooele Residential Development

603 W. Three O'Clock Dr.
Tooele, UT 84074



LAND | FOR SALE

On 3/2/2022 Tooele City Council changed the land use to High-Density Residential (HDR). Presently zoned commercial, it has been approved for 10 residential units per acre with a max height of 35'.

PROPERTY INFORMATION

- > **Total acres:** 7.34
- > **Price:** \$12.40/SF
- > **Water rights:** 43.1af included. Enough to serve 72-85 units.
- > **Approved density:** 10 townhouse units /acre
- > **Present zoning:** Neighborhood Commercial
- > **Tax IDs:** (3 parcels) 170110001, 170110002 and 0201000045

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 EST	5,385	24,712	38,672
2026 PROJ	5,771	26,810	42,595
HOUSEHOLDS			
2021 EST	1,660	8,437	12,195
2026 PROJ	1,784	9,148	13,403
INCOME			
2021 AVG	\$92,072	\$84,696	\$90,430
2021 MED	\$83,074	\$69,654	\$77,369

Source: ESRI 2022



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