

1550 N. WASHINGTON BLVD.
NORTH OGDEN, UTAH



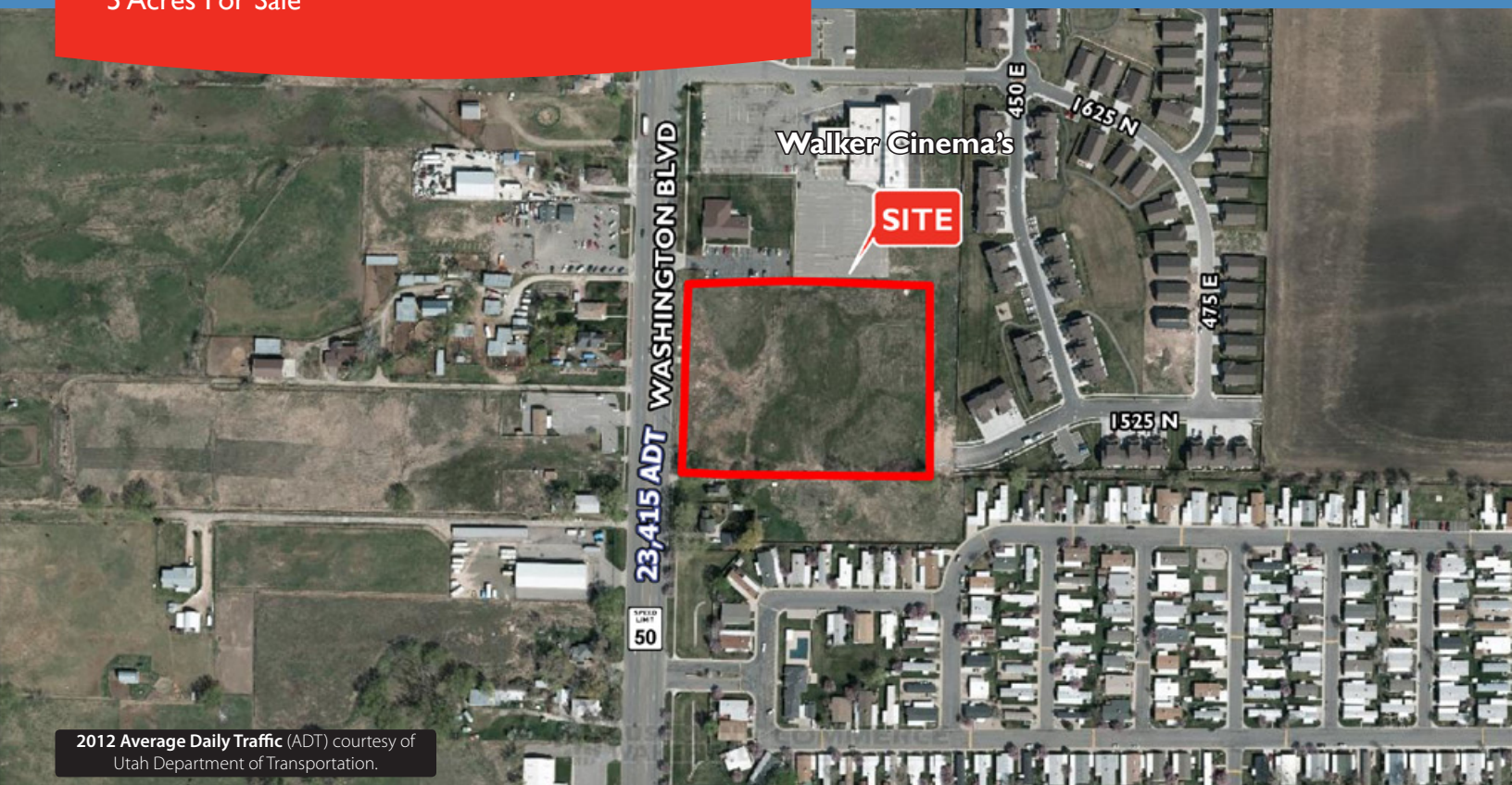
CUSHMAN &
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MAJOR PRICE REDUCTION

5 Acres For Sale

NORTH OGDEN DEVELOPMENT GROUND



2012 Average Daily Traffic (ADT) courtesy of
Utah Department of Transportation.

PROPERTY FEATURES

5 ACRES FOR SALE ON WASHINGTON BOULEVARD
- JUST \$3.20 PSF!

- Sales Price: ~~\$1,306,800~~ **\$698,800**
- Size: 5 acres
- Zoning: CP-2
- Excellent location on Washington Boulevard in North Ogden
- High traffic counts
- Development benefits possible
- Financing available

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2013 Estimated Population	10,412	55,939	100,031
2018 Projected Population	11,113	59,680	106,702
HOUSEHOLDS			
2013 Estimated Households	3,433	18,716	34,402
2018 Projected Households	3,686	20,089	36,923
2013 Est. Median HH Income	\$53,210	\$56,335	\$52,701
2013 Est. Average HH Income	\$58,092	\$62,555	\$59,701
2013 Est. Per Capita Income	\$19,190	\$20,987	\$20,594
Source: Applied Geographic Solutions 04/2013, TIGER Geography			

For more information, please contact:

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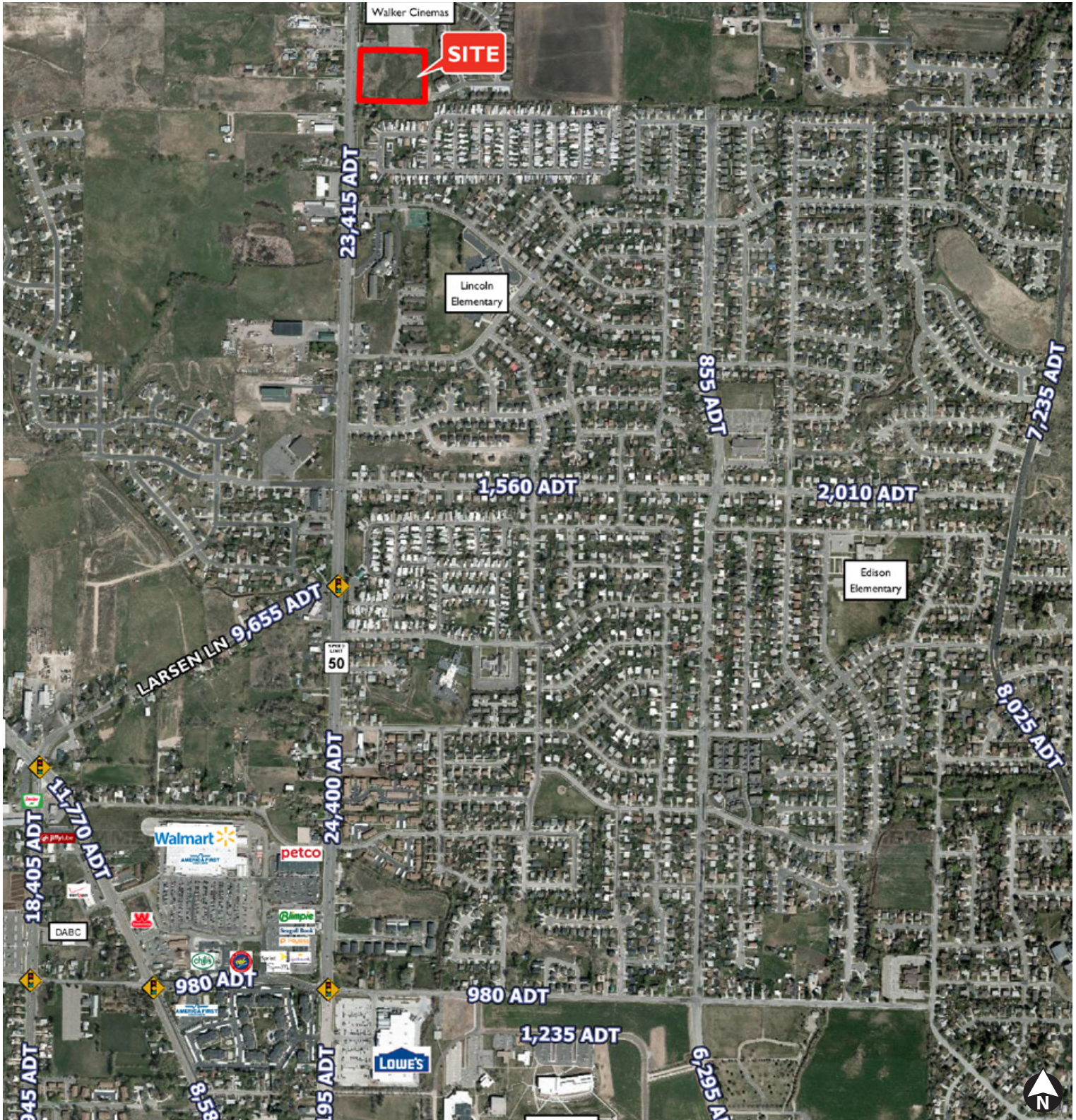
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I550 NORTH WASHINGTON BLVD.

North Ogden, Utah

5 ACRES
AVAILABLE



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