



## Prime Heber development land

### Property Highlights

- Size:  $\pm 36$  acres - divisible
- Parcel: #00-0009-2101
- Zoned: C-2
- Access from Highway 40 and Daniels Road
- 373' of frontage along Highway 40
- 943' of frontage along Daniels Road
- Existing water well = 34 ac/ft of culinary water
- Included in sale is 10 shares of water equaling 3.0 ac/ft
- \$220,000 per acre

### Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Estimated Population	6,823	20,068	26,405
2021 Projected Population	7,818	23,138	30,703
<b>Households</b>			
2016 Estimated Households	1,947	5,808	7,817
2021 Projected Households	2,185	6,569	8,921
2016 Est. Median HH Income	\$58,459	\$63,706	\$67,472
2016 Est. Average HH Income	\$69,272	\$80,016	\$88,352
2016 Est. Per Capita HH Income	\$20,494	\$23,700	\$26,763

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

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FOR SALE

# 1550 South Highway 40

Heber City, Utah



Located just 40 minutes from Salt Lake City.

Utah #1 Fastest Growing State in United States.

Wasatch County 8th Fastest Growing County in the United States

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