1550 South Highway 40

Heber City, Utah



Aerial Video Footage

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Prime Heber development land

Property Highlights

Size: ±36 acres - divisible

#00-0009-2101 Parcel:

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
Population			
2016 Estimated Population	6,823	20,068	26,405
2021 Projected Population	7,818	23,138	30,703
Households			
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.



FOR SALE

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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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