



Property Size: Approx. 4.94 AC consisting of two adjacent commercial lots of 1.94 and 3 acres respectively.

Price for entire 4.94 acre parcel: \$1,506,000 (\$7.00/sq. ft.).

Owner is willing to sell each parcel individually and/or adjust individual parcel sizes via lot line adjustment at price to be negotiated on case by case basis.

Zone: Regional Commercial

## Property Features

- Highly visible location immediately west of I-15 Springville Exit (400 S)
- Proximate to:
  - New Loves Travel Center
  - McDonalds
  - Chevron Gas
  - Cracker Barrel Restaurant
  - Days Inn
  - Subway
  - Neways International Headquarters + adjacent warehouse
- Recent growth in traffic and population of South Utah County

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