

FOR SALE/LEASE

1750 S STATE ST

Provo, UT 84606

PRESENTED BY:

CHET BARBER

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UT #5493255-PBO



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

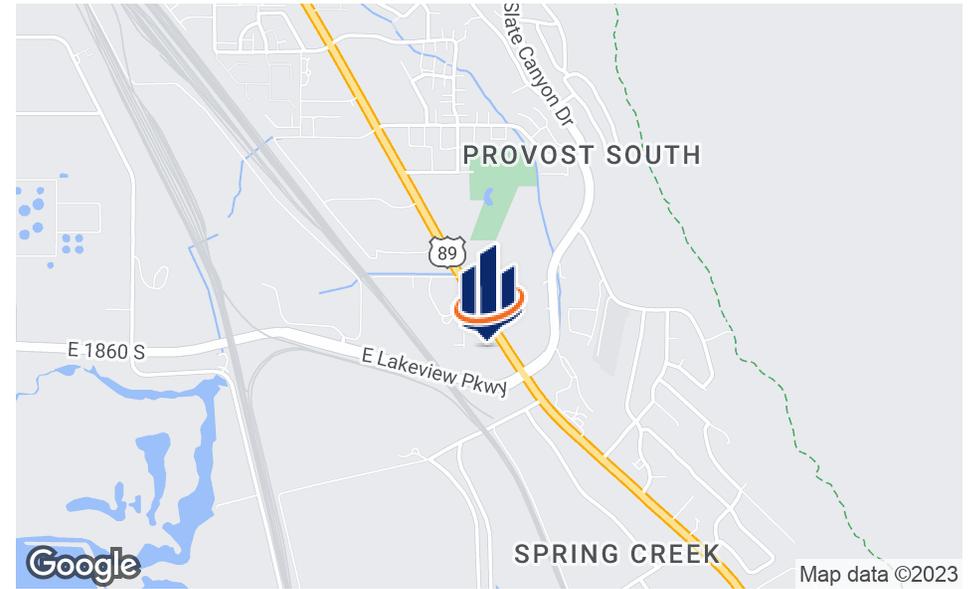
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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OFFERING SUMMARY

SALE PRICE:	\$1,724,976
LEASE RATE:	\$TBD (NNN)
AVAILABLE SF:	30,000 SF
LOT SIZE:	2.2 Acres
PRICE / ACRE:	\$784,080
ZONING:	AGRICULTURAL
APN:	22:046:0063

PROPERTY OVERVIEW

For sale or for lease: Property is currently zoned agricultural. Planned for Neighborhood Shopping Center (SC1 Provo Code). Great location for a gym, fast food restaurant, dentist's office, or many other retail sites. Over 90,000 Square feet of land. Developer willing to sell part or all of the property, entertain a Joint Venture offer, or do a build to suit on the property. Provo City has mentioned that they are looking for commercial uses on the property. Over 150 units to be built, and are already approved, adjacent to the property on the North side. Broker is part owner of property.

PROPERTY HIGHLIGHTS

- CLOSE PROXIMITY TO I-15
- NEW MEDICAL SCHOOL WITHIN ONE MILE
- BOOMING ECONOMY AND SUBSTANTIAL DEVELOPMENT NEARBY

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SVN | ALTA COMMERCIAL 3



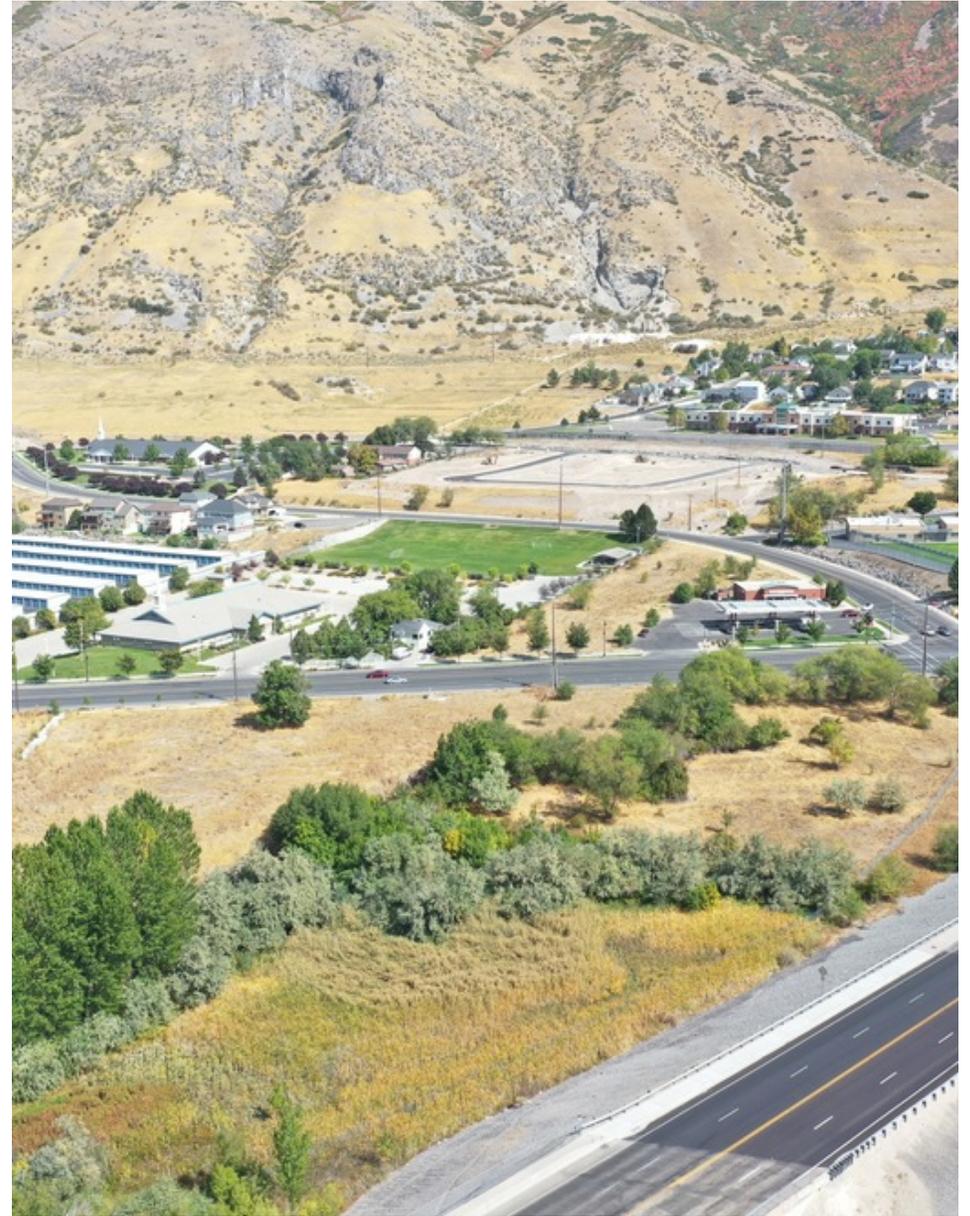
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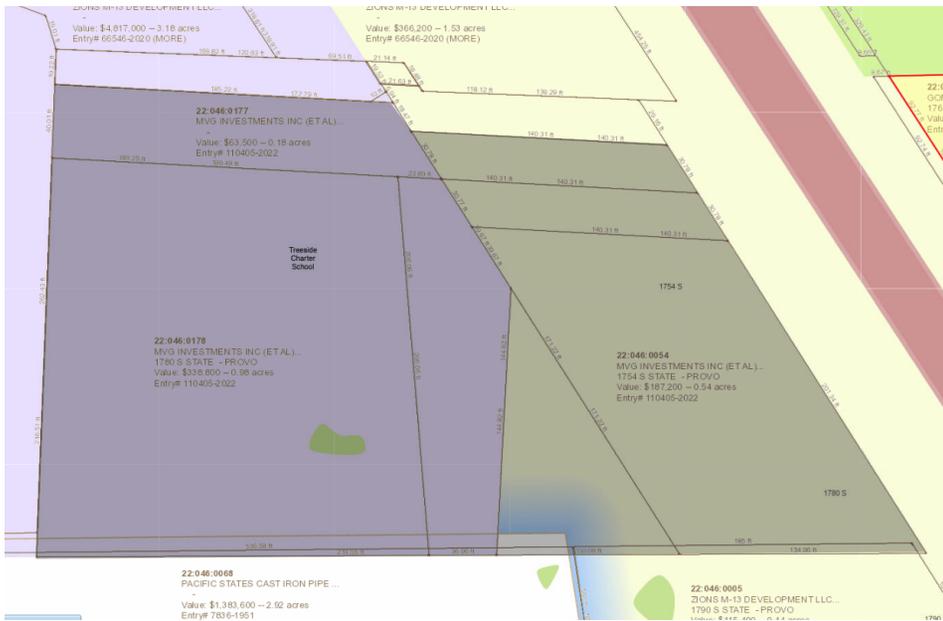
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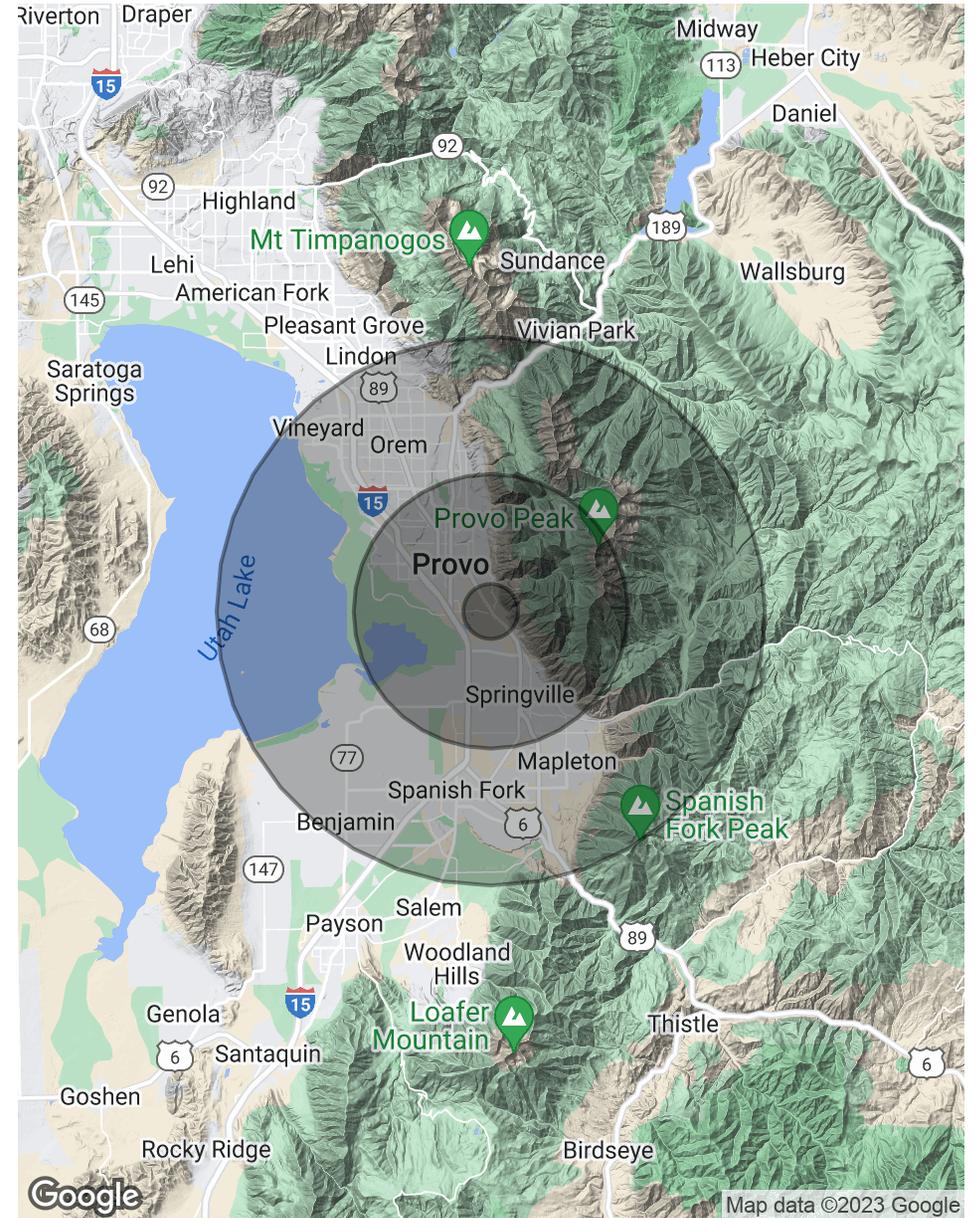
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,485	151,757	346,704
AVERAGE AGE	24.5	24.6	25.7
AVERAGE AGE (MALE)	24.8	24.4	25.2
AVERAGE AGE (FEMALE)	23.9	24.8	26.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	795	42,974	99,850
# OF PERSONS PER HH	3.1	3.5	3.5
AVERAGE HH INCOME	\$47,112	\$51,752	\$61,936
AVERAGE HOUSE VALUE	\$110,130	\$207,437	\$253,463

* Demographic data derived from 2020 ACS - US Census



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