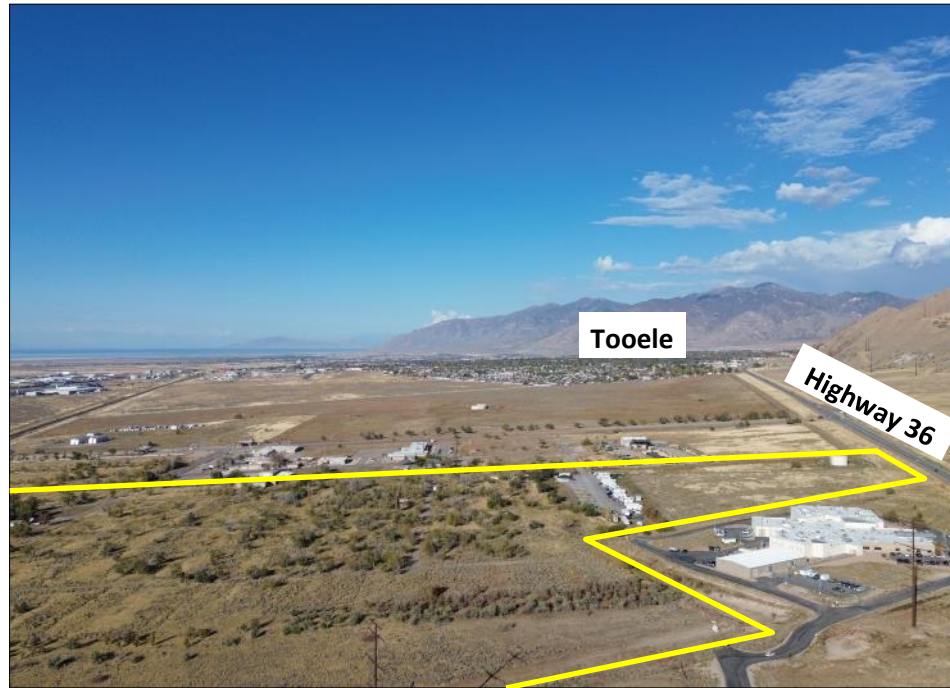


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# Tooele City Commercial/Industrial Land

97.38 acres in Tooele City, Tooele County, Utah



## EXECUTIVE SUMMARY:

**List Price: \$2,280,000**

**Mike Nelson | Amy Fromm**  
**801-482-7565 | [mike@hciutah.com](mailto:mike@hciutah.com)**

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies.

- 97.383 acres located at 1825 South 11th Street, Tooele City, Utah
- Frontage along Highway 36, access from Main Street & 11th Street
- Zoned RR-1, Master-Planned for Reg Comm/Industrial in Tooele City
- 16 RV pads (all rented at \$500/month), rental home (\$1,200/month)
- Additional 16 RV pads completed but not approved by Tooele City
- Club house building with office, restroom, & small laundromat
- House, three sheds, & stable located west of Main Street
- Adjacent to Tooele Army Depot, Tooele County jail, & active rail line
- Utilities: Water - Tooele Army Depot/Tooele City, Sewer - Septic, Power - Rocky Mountain Power, Gas - Dominion Energy
- 2023 Taxes: \$75,506 (Tooele County Parcel: 17-096-0-002A)
- 25 miles from Lehi, Utah
- 27 miles from Salt Lake City, Utah



2733 East Parley's Way, Suite 208  
Salt Lake City, UT 84109  
801-487-6100

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