

GENEVA LAND

720 SOUTH GENEVA ROAD, VINEYARD, UTAH 84059



**EXCLUSIVELY
MARKETED BY:**

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- 1.3 Miles from Utah Valley University Campus
- 0.7 Miles from Orem Central Front Runner Station
- Ideally Located for Retail or Multifamily Development
- Sewer, Power, Water are Located on Site via Geneva Road
- Less than 1 Mile to I-15 University Parkway Interchange
- Nearly 320 Feet of Geneva Frontage
- Traffic Count of 13,000 Vehicles Daily

\$ **\$1,800,000**
PURCHASE PRICE

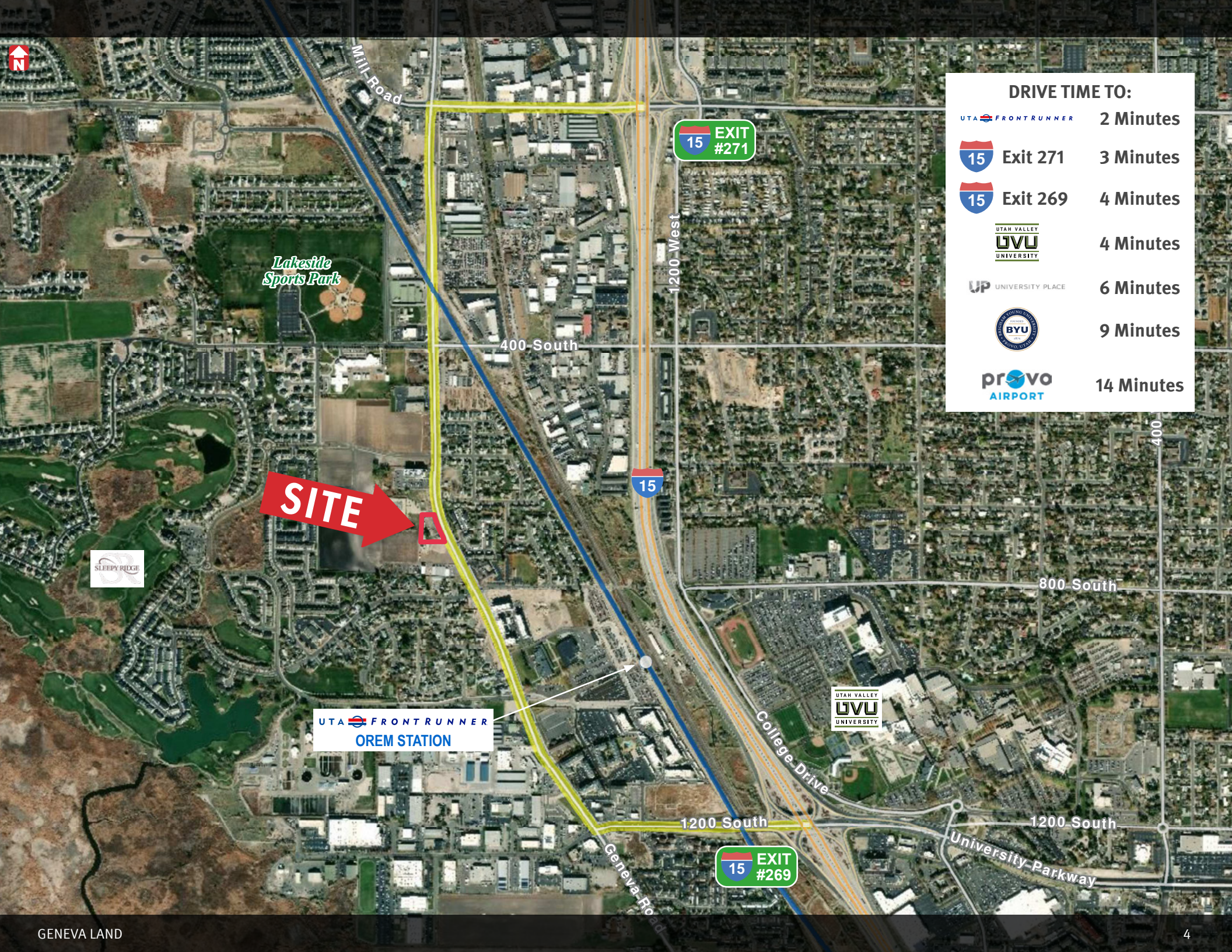
 **1.36 ACRES**
LAND AREA

 **59,394 SF**
LAND AREA



Geneva Road

13,000 cars/day



| DRIVE TIME TO: | |
|--|------------|
|  | 2 Minutes |
|  Exit 271 | 3 Minutes |
|  Exit 269 | 4 Minutes |
|  | 4 Minutes |
|  UNIVERSITY PLACE | 6 Minutes |
|  | 9 Minutes |
|  | 14 Minutes |

SITE →

UTA FRONTRUNNER
OREM STATION



HITCHING POST

Lakeside Sports Park

SLEEPY RIDGE

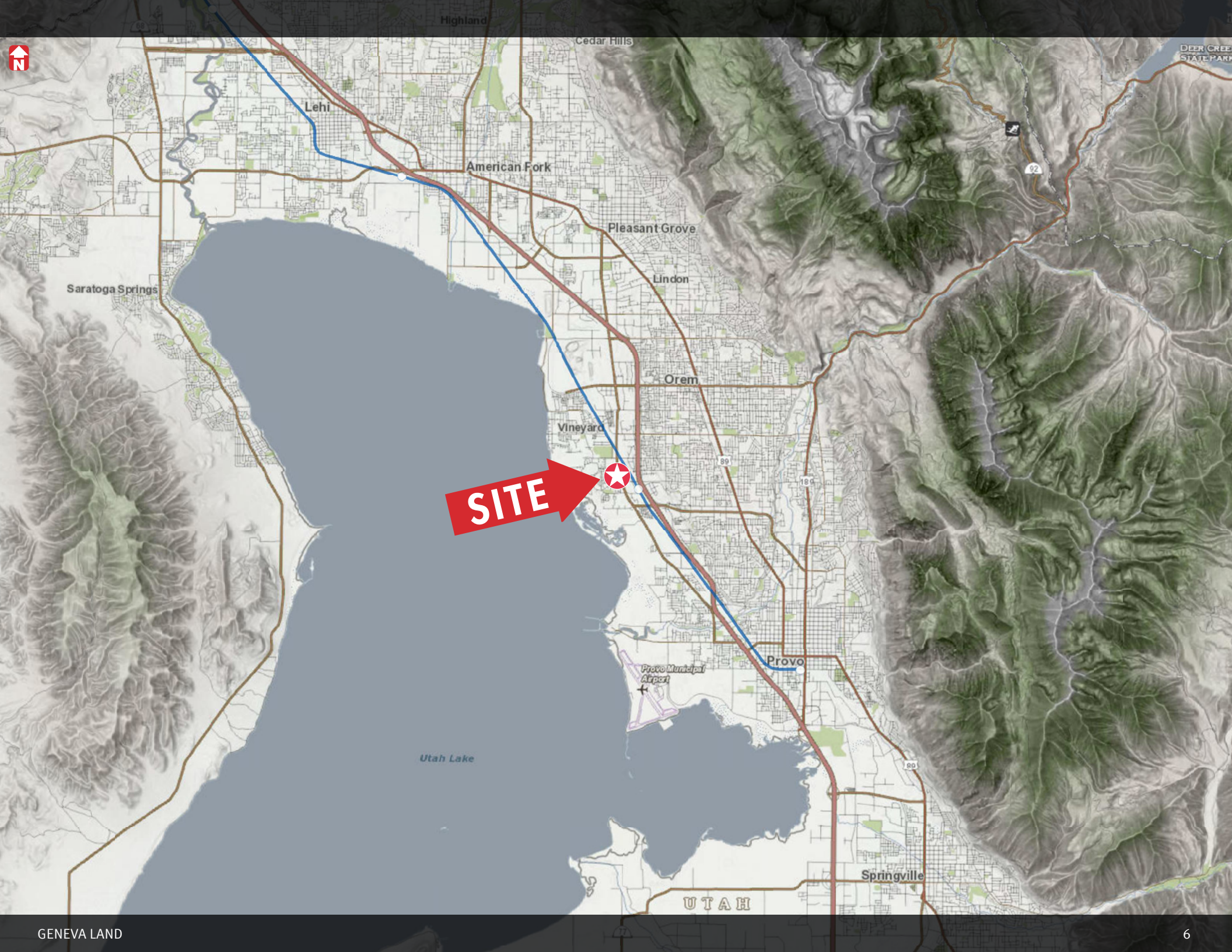
SITE →

Orem Community Park

Center Street
Mountain View High School

UTA FRONTRUNNER
OREM STATION

UTAH VALLEY
UNIVERSITY



SITE

ZONING

The property is currently in the BP (Business Park District) zoning district. The purpose of the BP District is to provide an attractive and nuisance free environment for the establishment of professional offices, light assembly and warehouse development in a campus-like and convenient setting.

Permitted Uses:

- Health and Fitness Facility
 - Laundry, Self Serve
 - Manufacturing, Light
 - Medical and Dental Clinic
 - Medical or Dental Laboratory
 - Office
 - Restaurant
 - Educational Facility
 - Environmental Remediation Activities
 - Minor Facility of a Public Utility
 - Open Space and Trails
 - Parks and Associated Facilities
 - Accessory Use
 - Retail Sales and Services
- Funeral Home/Mortuary
 - Hotel
 - Motel
 - Nursing Care Facility
 - Personal Instruction Service
 - Private Club
 - Warehouse
 - Wholesale Distribution
 - Assembly, Place of
 - Commuter and Light Rail Facilities and Station
 - Earth Station (Satellite Dish Farm)
 - Emergency Care Facility
 - Farmers' Market
 - Museum
 - Park and Ride Facility
 - Public Use
 - Storage - Self Service Mixed-Use Facility
 - Wireless Telecommunications Site/Facility

Conditional Uses:

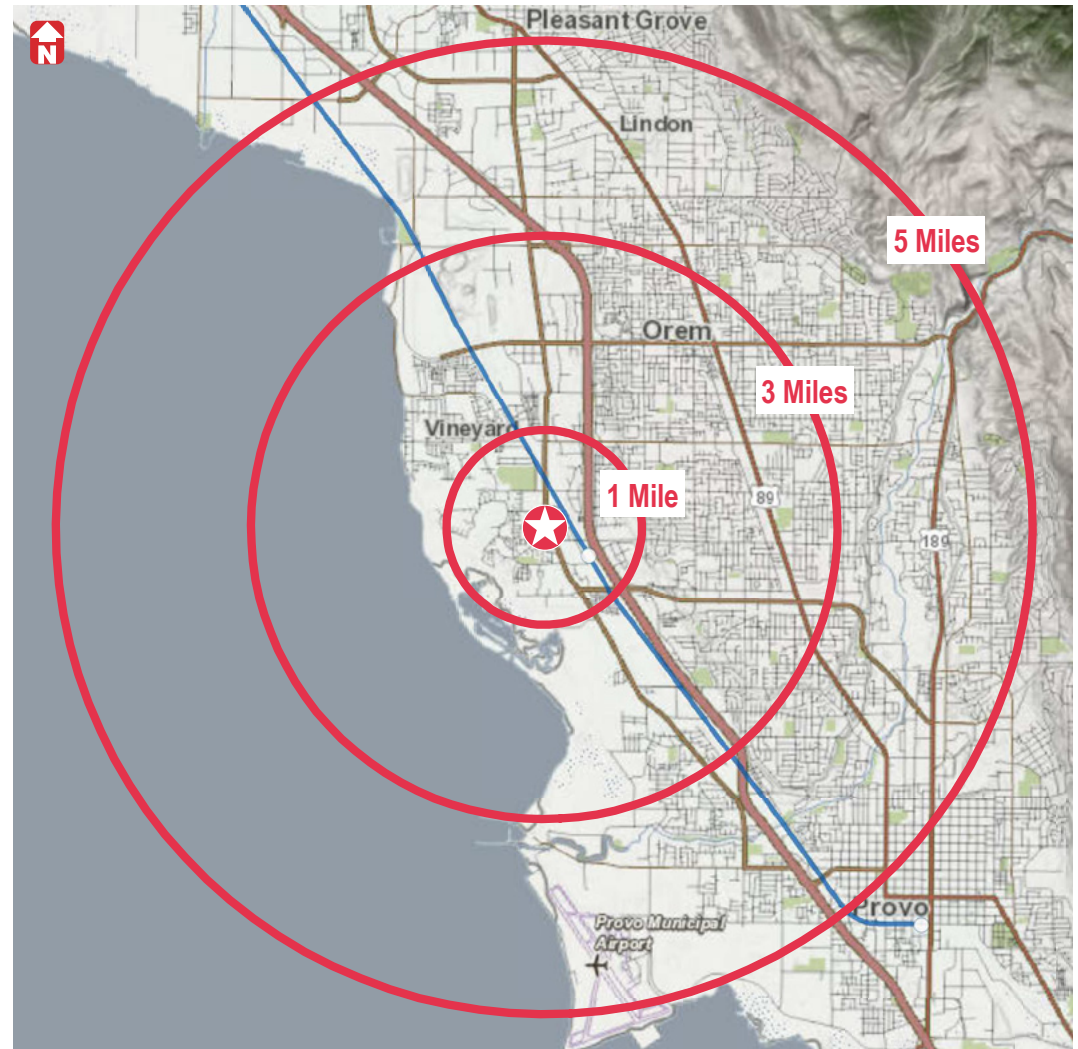
- Financial Institution
- Commercial Day Care/Preschool Center
- Commercial Recreation, Indoor
- Commercial Recreation, Outdoor
- Distribution Center



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------------|----------------|----------------|
| 2019 ESTIMATED POPULATION | 10,743 | 81,350 | 189,083 |
| 2024 PROJECTED POPULATION | 12,453 | 91,455 | 207,016 |
| 2010-2019 ANNUAL GROWTH RATE | 4.29% | 2.82% | 1.76% |
| 2019-2024 ANNUAL GROWTH RATE | 3.00% | 2.37% | 1.83% |
| 2019 MEDIAN AGE | 25.3 | 28.0 | 26.4 |
| 2019 EST. DAYTIME POPULATION | 10,249 | 84,324 | 194,287 |
| HOUSEHOLDS | | | |
| 2019 ESTIMATED HOUSEHOLDS | 2,771 | 24,747 | 54,502 |
| 2024 PROJECTED HOUSEHOLDS | 3,252 | 27,954 | 60,064 |
| 2010-2019 ANNUAL GROWTH RATE | 4.58% | 2.98% | 1.93% |
| 2019-2024 ANNUAL GROWTH RATE | 3.25% | 2.47% | 1.96% |
| 2019 AVERAGE HOUSEHOLD SIZE | 3.49 | 3.23 | 3.31 |
| INCOME | | | |
| 2019 EST. AVERAGE HH INCOME | \$78,790 | \$77,961 | \$83,765 |
| 2019 EST. MEDIAN HH INCOME | \$63,907 | \$60,322 | \$62,032 |
| 2019 EST. PER CAPITA INCOME | \$22,025 | \$23,791 | \$24,276 |
| EDUCATIONAL ATTAINMENT | | | |
| HIGH SCHOOL GRADUATE | 94.9% | 91.7% | 93.0% |
| BACHELOR'S DEGREE | 35.2% | 39.6% | 43.3% |
| GRADUATE/PROFESSIONAL DEGREE | 10.3% | 12.9% | 14.8% |

Source: Esri Business Analyst



ABOUT VINEYARD



Nestled between Orem City and Utah Lake, Vineyard has the feel of a rural community but is close to many city amenities. With beautiful lakefront views of Utah Lake to the west and Mt. Timpanogos to the east, Vineyard has a unique beauty and charm all its own! Vineyard is centrally located in Utah County and is on the threshold of change and growth.

Vineyard's population is characterized by a young median age, high level of education and large family size. The population is composed of highly educated, young individuals who are motivated to work and eager to succeed. More than 95 percent of Vineyard's citizens have at least a high school degree and 80 percent have attended at least some college.

Source: vineyardutah.org

- Consists of 325 acres, providing allowances for a wide range of commercial, office and high density residential land uses.
- Plans include a future front runner station with access to light rail and bus.

WATER'S EDGE

- Consists of 419 acres and over 1,900 units.
- Mixed housing types including single family (large and small lots), townhomes and condominiums.
- Three public parks and several private open space recreational amenities.



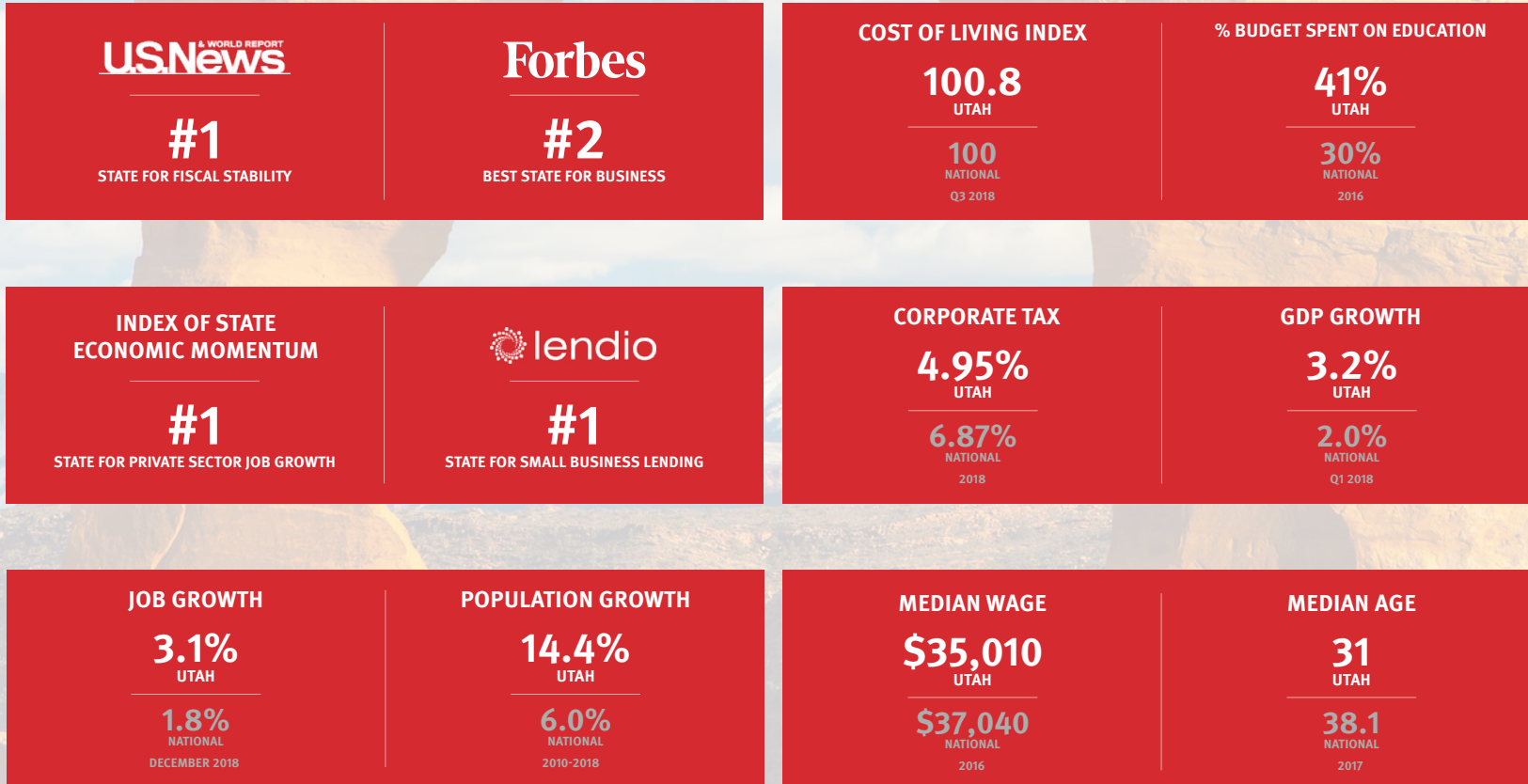
- Consists of 225 acres.
- UVU proposes consolidating athletic programs on the south and to develop approximately 1.2 million square feet of academic space on the north side of the Vineyard Connector.
- Project will build-out over four phases across a 40 year time frame.

THE FORGE

- Consists of 41.12 acres.
- Project is planned with seven developable blocks.
- Land uses will include professional office, entertainment, retail with upper floor residential.

WHY UTAH

LIFE
UTAH
ELEVATED



source: EDCUtah

“Wait, Utah is the fastest growing state?”

- Andrew McGill, *The Atlantic*

MARKET REPORTS

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