

# ±22 ACRES COMMERCIAL ZONING AVAILABLE

## EXCLUSIVE LISTING | BRYLEE ESTATES COMMUNITY



**PROPERTY OVERVIEW** Great Opportunity For Commercial Development In An Area Of Strong New Growth and Development

**LOCATION** N/NWC Eagle Mountain Blvd & Pony Express Pkwy  
In The Town Center Neighborhood of Eagle Mountain

**PRICE** \$1.42 per sq ft  
\$61,855 per acre  
\$1,360,814 Total Purchase Price

**SIZE** ±22 Acres

**PARCEL** 59:034:0007 (POR)

**ZONING** Commercial



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12 21 2018







## UTAH REAL ESTATE VENTURE

Fieldstone Homes is pleased to offer 22 acres of commercial zoned land at \$61,855 per acre in the Brylee Estates community. The Brylee Estates planned community includes single family homes, townhomes, and commercial acreage, and is located on Eagle Mountain Blvd in the Town Center neighborhood of Eagle Mountain, Utah. This area of Eagle Mountain is experiencing a resurgence of growth and new development. The City recently completed the 25 acre, \$5.3 million Phase B expansion of Cory Wride Memorial Park. Cedar Valley High School, which will open in the fall of 2019, is being built less than a half mile from Brylee Estates. Fieldstone Homes is only one of several large home builders and developers who have begun new residential developments in this area of Eagle Mountain. In just the city center area, over 3,000 single family lots have recently been approved or are currently being reviewed by the city. Other developers include Edge Homes, Ivory Homes, Century Communities, and Patterson Homes.

This 22 acres property boasts approximately a quarter mile of frontage along Eagle Mountain Blvd. Future transportation master plans forecast a freeway alignment to pass to the north and intersect Eagle Mountain Blvd. This parcel is adjacent to the 180 townhome parcel to its south.

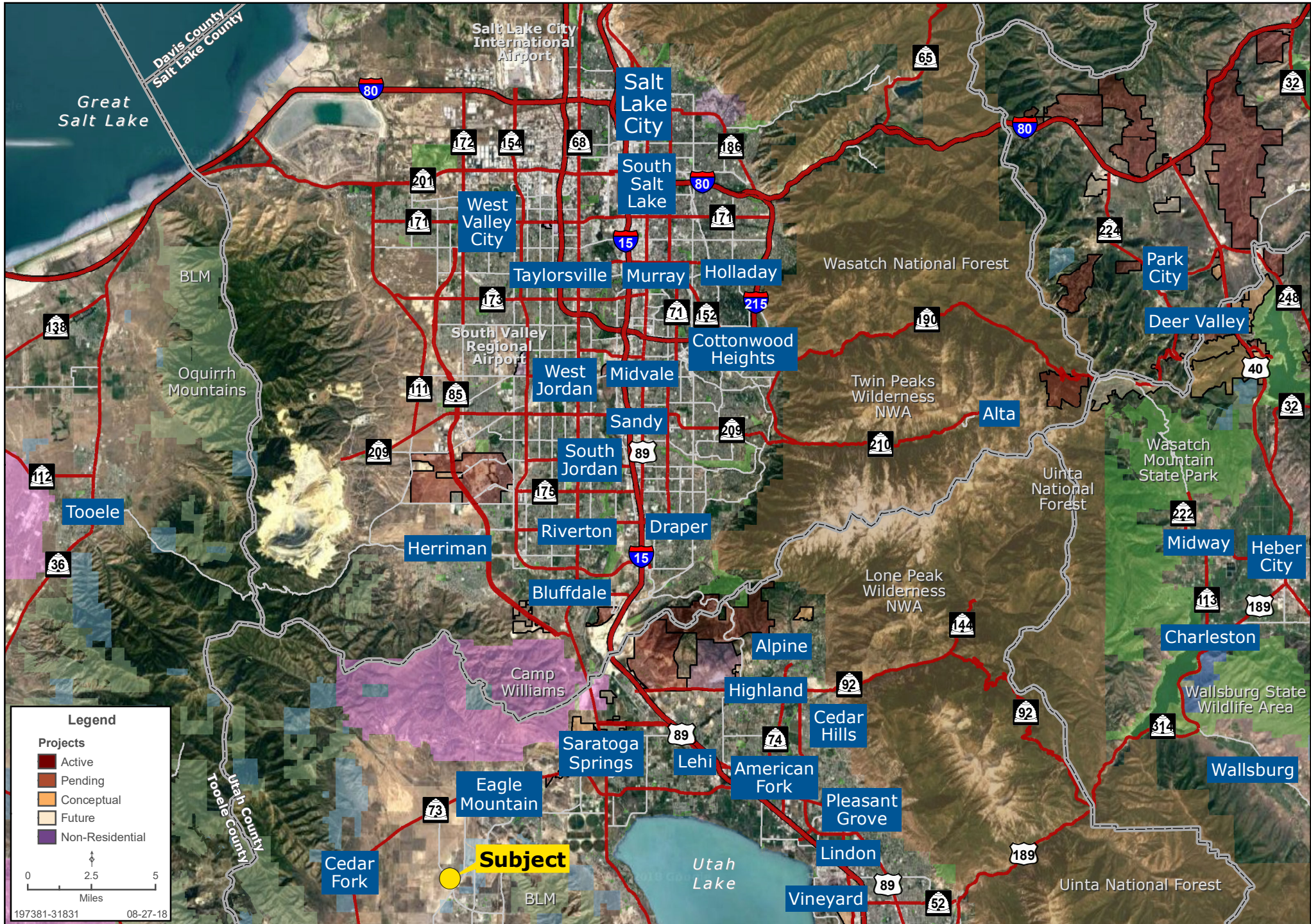
The 15 acres located to the south is zoned for 180 townhome units under Tier 3 residential. Preliminary plat is 90% complete. Townhomes are being offered at \$22,500 per unit.

Parcels are being offered individually but combined offers will be accepted.



# REGIONAL MAP

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# SURROUNDING DEVELOPMENT MAP

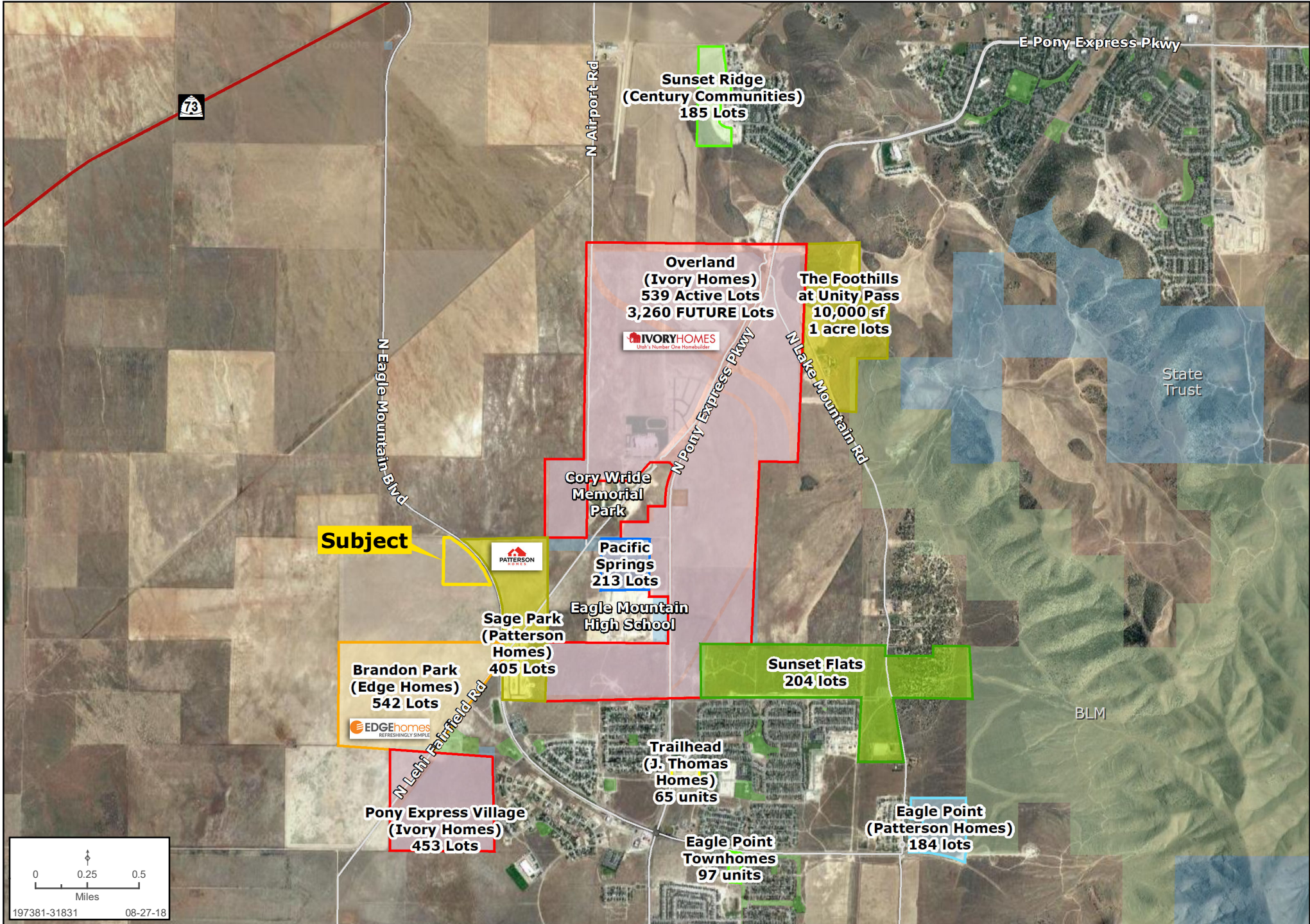
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# COMMUNITY DEVELOPMENT MAP

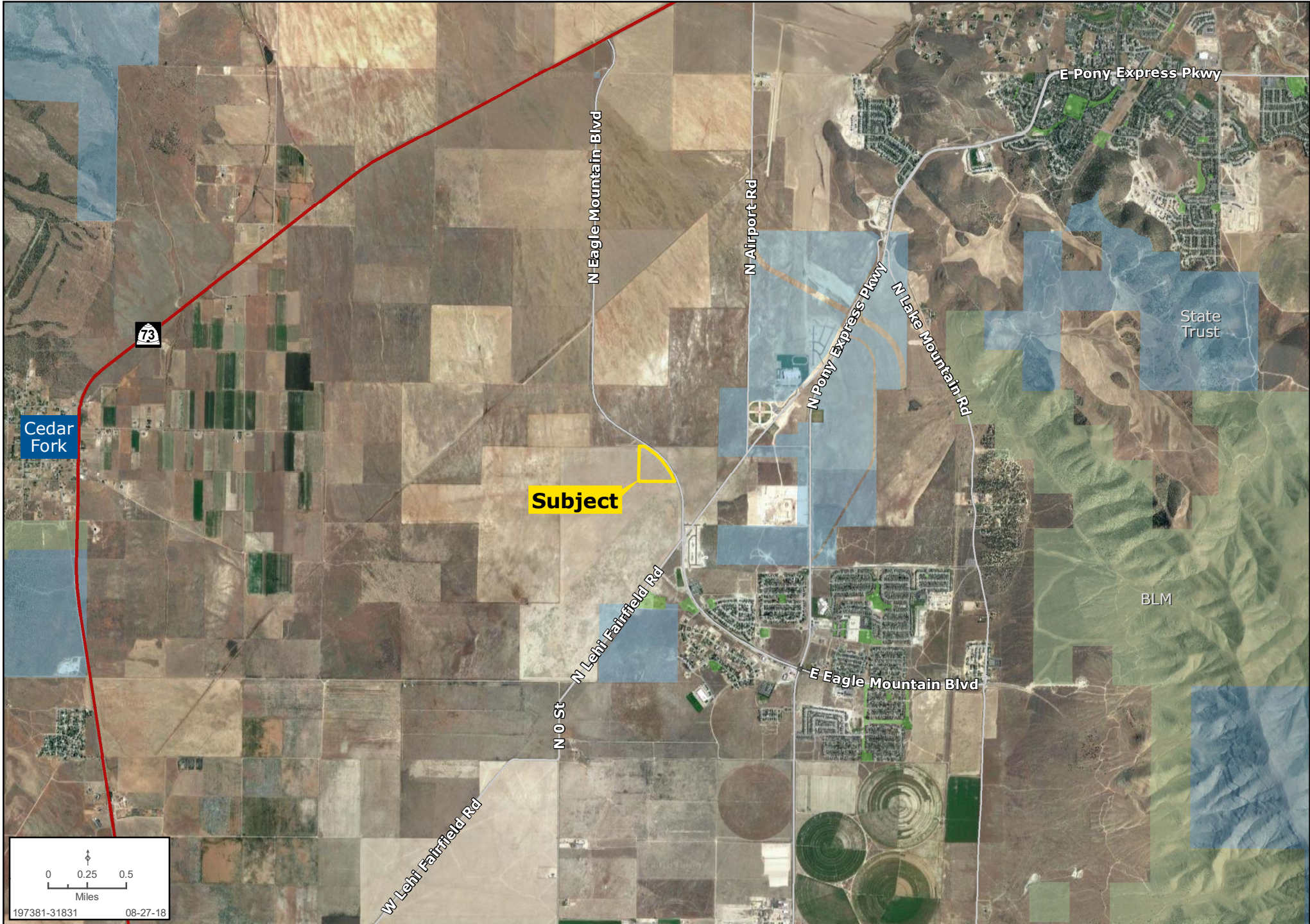
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# SURROUNDING AREA MAP

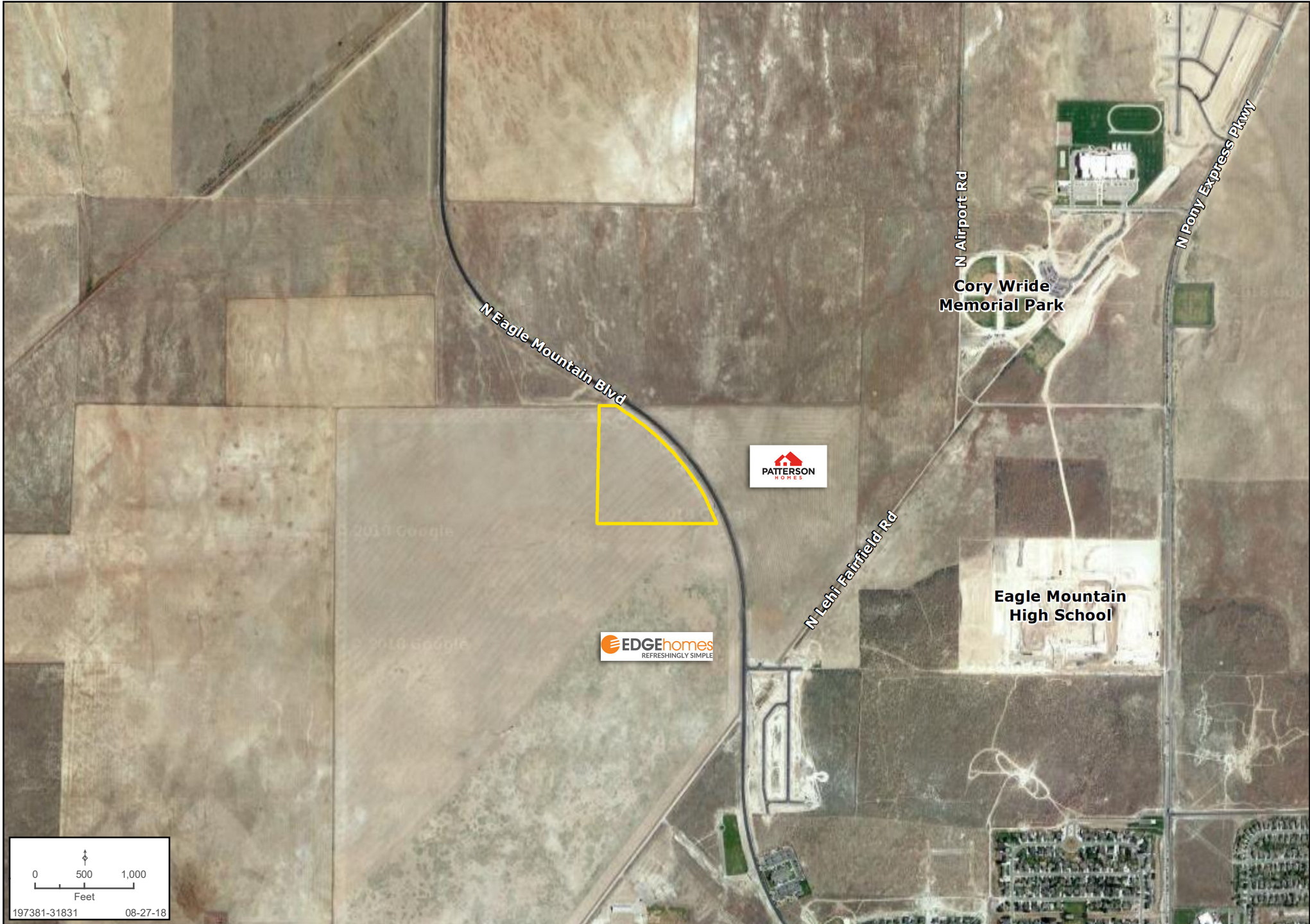
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# PROPERTY DETAIL MAP

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Feet  
197381-31831 08-27-18



# CONCEPTUAL SITE PLAN MAP

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### Eagle Mountain Future Transportation Master Plan

