

DESERET MEADOWS ±120 ACRES

TOOELE COUNTY | GRANTSVILLE, UT

LOCATION	North of Hwy 112 and East of Durfee St. Grantsville, UT
SUBDIVISION	Deseret Meadows
SIZE	±120 Acres
PARCELS	19-081-0-0002, 01-069-0-0103, 19-081-0-004C, 19-081-0-0003, 19-081-0-000
UNITS	925
WEBSITE	Click here for more information

CONTACT FOR MORE INFORMATION

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PROPERTY OVERVIEW



LOCATION

North of Hwy 112 and East of Durfee St. Grantsville, Utah



ENTITLEMENTS

Fully approved Deseret PUD and Development Agreement, which stipulates administrative approval for preliminary final plats. No additional legislative approval needed.



WATER

Developer has shares banked with Grantsville City for culinary use and Grantsville Irrigation Company for outdoor use. Buyer to determine sufficiency of banked water credits for buyer's intended use.



ZONING

Deseret Meadows PUD dated December 11th, 2024



LOTS & SIZE

925 units over ±120 acres



PRODUCT SUMMARY

PRODUCT	UNITS	LOT SIZE
Medium Single Family	100 - 150	Approx. 44' X 100'
Small Single Family	100 - 135	Approx. 40' X 77'
Townhome	400 - 470	
Twin	150 - 200	
Commercial	7.7 ACRES	

The unit counts, types and sizes are conceptual in nature and that the Deseret Meadows DA is flexible allowing a wide variety and mix of lot sizes and product types up to 925 units.
See page 3 for more details.



UNIT COSTS | DESERET MEADOWS



Estimated Total Phase 1 Off-site Costs \$3,200,000
Estimated average per unit on-site costs \$40,000

ESTIMATED PRODUCT INVOICE FOR 2,400 SFD 1,200 SF LIVING | 12,000 SF UNFINISHED BASEMENT | 400 SF GARAGE

Additional Building Permint Fee	\$5.00
Building Permit Fee	\$1,931.46
State Surcharge	\$19.31
3/4" Waste Water Impact Fee- Single Family	\$5,949.41
Outdoor Water Use Acquisition Fee (Zeroscape)	\$544.35
Park Impact Fee- Single Family	\$4,125.34
Public Safety Impact Fee- Single Family	\$1,037.12
Sewer/Water Lateral Inspection Fee	\$125.00
Transportation Impact Fee	\$3,150.23
3/4" Water Meter	\$350.00
Single Family Plan Review	\$1,375.84
Balance Due	\$18,613.06

ESTIMATED PRODUCT INVOICE FOR 1,800 TOWN HOME 9,000 SF FINISHED | 900 SF UNFINISHED BASEMENT | 400 SF GARAGE

Additional Building Permint Fee	\$5.00
Building Permit Fee	\$1,495.94
State Surcharge	\$14.96
3/4" Waste Water Impact Fee- Single Family	\$5,949.41
Outdoor Water Use Acquisition Fee (Zeroscape)	\$209.37
Park Impact Fee- Single Family	\$4,125.34
Public Safety Impact Fee- Single Family	\$1,037.12
Sewer/Water Lateral Inspection Fee	\$125.00
Transportation Impact Fee	\$3,150.23
3/4" Water Meter	\$350.00
Single Family Plan Review	\$1,065.60
Balance Due	\$11,876.89

ESTIMATED PRODUCT INVOICE FOR 2,100 SFD 1,050 SF LIVING | 1,050 SF UNFINISHED BASEMENT | 400 SF GARAGE

Additional Building Permint Fee	\$5.00
Building Permit Fee	\$1,713.70
State Surcharge	\$17.14
3/4" Waste Water Impact Fee- Single Family	\$5,949.41
Outdoor Water Use Acquisition Fee (Zeroscape)	\$376.86
Park Impact Fee- Single Family	\$4,125.34
Public Safety Impact Fee- Single Family	\$1,037.12
Sewer/Water Lateral Inspection Fee	\$125.00
Transportation Impact Fee	\$3,150.23
3/4" Water Meter	\$350.00
Single Family Plan Review	\$1,220.72
Balance Due	\$14,323.17

ESTIMATED PRODUCT INVOICE FOR 2,000 TWIN 1,000 SF LIVING | 1,000 SF UNFINISHED BASEMENT | 400 SF GARAGE

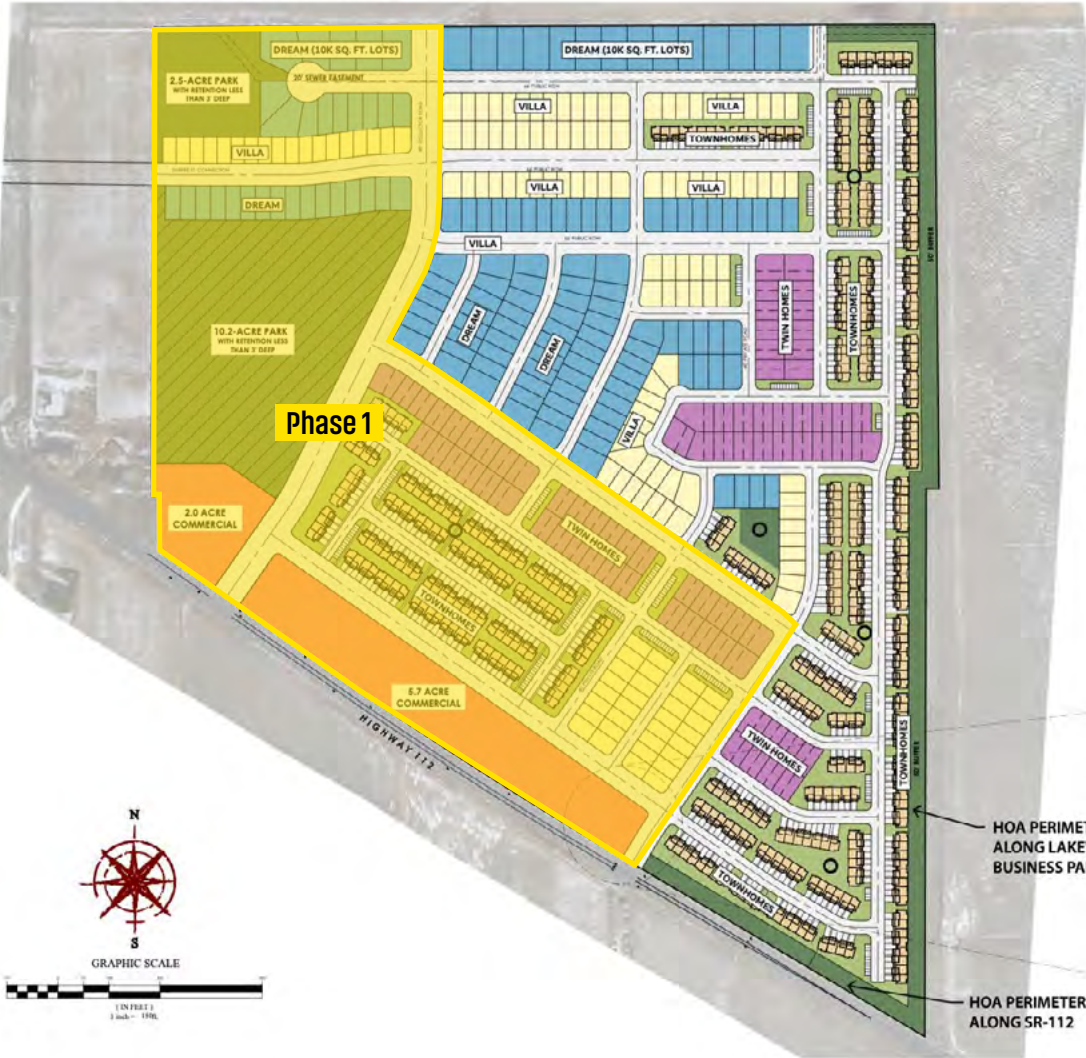
Additional Building Permint Fee	\$5.00
Building Permit Fee	\$1,641.11
State Surcharge	\$16.41
3/4" Waste Water Impact Fee- Single Family	\$5,949.41
Outdoor Water Use Acquisition Fee (Zeroscape)	\$251.24
Park Impact Fee- Single Family	\$4,125.34
Public Safety Impact Fee- Single Family	\$1,037.12
Sewer/Water Lateral Inspection Fee	\$125.00
Transportation Impact Fee	\$3,150.23
3/4" Water Meter	\$350.00
Single Family Plan Review	\$1,169.01
Balance Due	\$12,488.46

- There are adequate culinary water rights included in the purchase price.
- Estimate savings are due to Seller's investment and infrastructure water rights.
- Buyer should confirm estimates with the city.

DESERET MEADOWS SITE PLAN



EXAMPLE CONCEPT LAYOUT



LEGEND

- COMMERCIAL (7.7 AC SHOWN; RANGE: 6-8)
- TOWNHOMES (400 - 470 UNITS)
- TWIN HOMES (150 - 200 UNITS)
- VILLA (100 - 150 UNITS) (APPROX. MIN. 40' x 77' LOTS)
- DREAM (100 - 135 UNITS) (APPROX. MIN. 44' x 100' LOTS)
- TOWNHOME LANDSCAPING (9.1 AC SHOWN; RANGE: 6-9 AC)
- PUBLIC OPEN SPACE (17.9 AC SHOWN; RANGE: 12-18)
- OPEN SPACE OWNED & MAINTAINED BY CITY (10.2 AC SHOWN; MIN. 10 AC.)
- POTENTIAL LOCATIONS FOR TOWNHOME AMENITIES (EX. PICNIC TABLES, PAVILIONS, ETC.)

PARKING REQUIRED: 2 STALLS/UNIT (RESIDENT), 1 STALL/FIRST 10 UNITS + 1 STALL/2 UNITS (GUEST)

DRIVEWAY	1,670 - 1,850 STALLS
GARAGE	1,670 - 1,850 STALLS
GUEST	215 STALLS
TOTAL	3,340 - 3,700 STALLS (RESIDENTS: 4 STALLS/UNIT, GUESTS: REQ. MET)

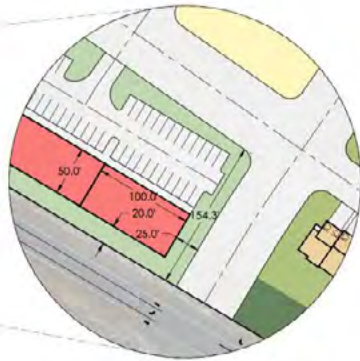
PARALLEL PARKING ON PUBLIC ROADS NOT TABULATED.

NOTES:

- ALL GRAPHICS AND TABULATIONS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, UNIT TYPES, UNIT COUNTS, OPEN SPACE, DESIGN AND LAYOUT WILL BE DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL.
- TOWNHOME LOTS REPRESENT BOTH THE PRODUCT FOOTPRINT AND PRIVATE OPEN SPACE BETWEEN, IN FRONT OF, AND BEHIND TOWNHOME BUILDINGS.
- ADEQUATE GUEST PARKING WILL BE PROVIDED FOR ALL TOWNHOME UNITS THROUGH A COMBINATION OF BOTH ON AND OFF-STREET PARKING STALLS.

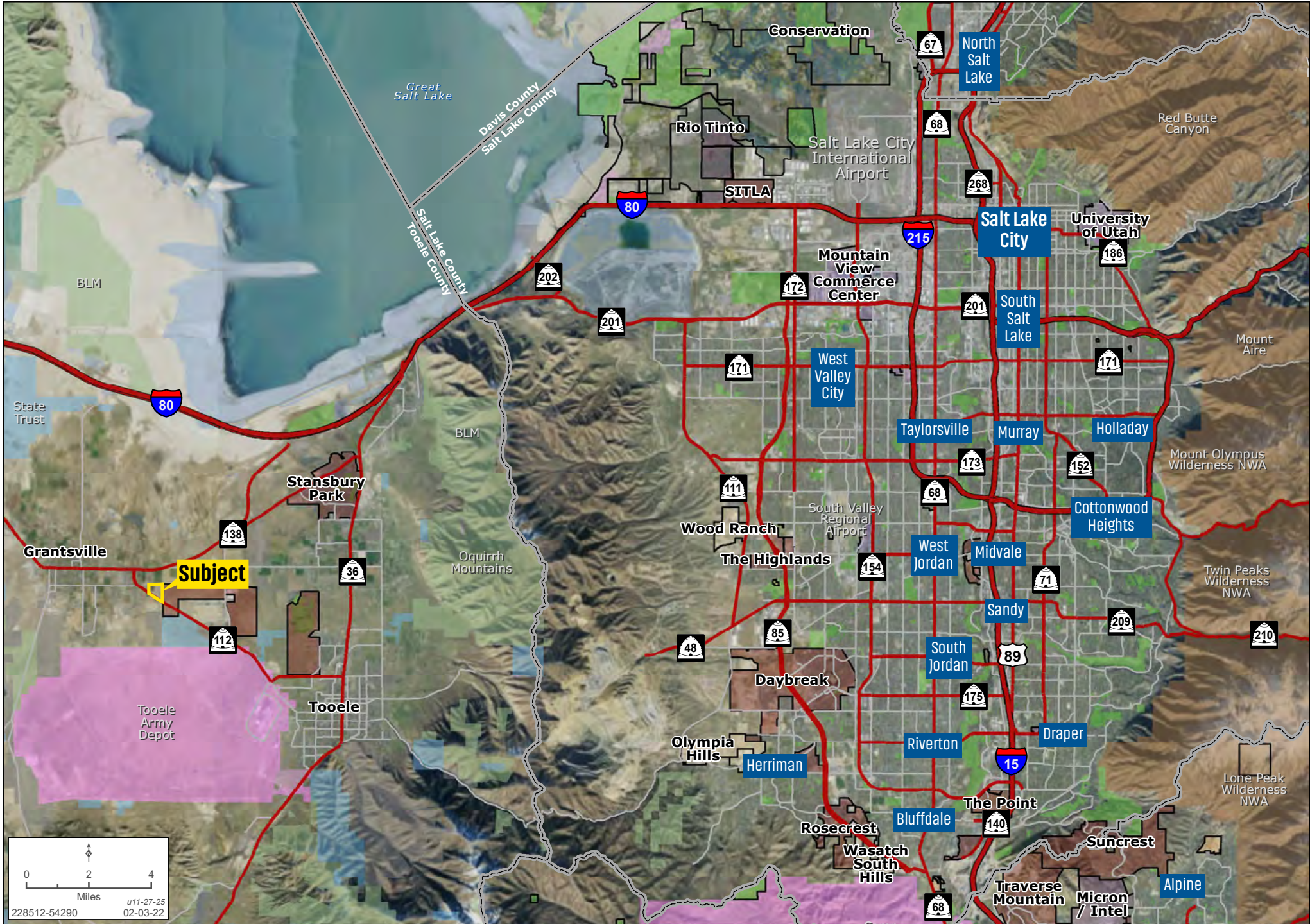
HOA PERIMETER FENCE ALONG LAKEVIEW BUSINESS PARK

HOA PERIMETER FENCE ALONG SR-112



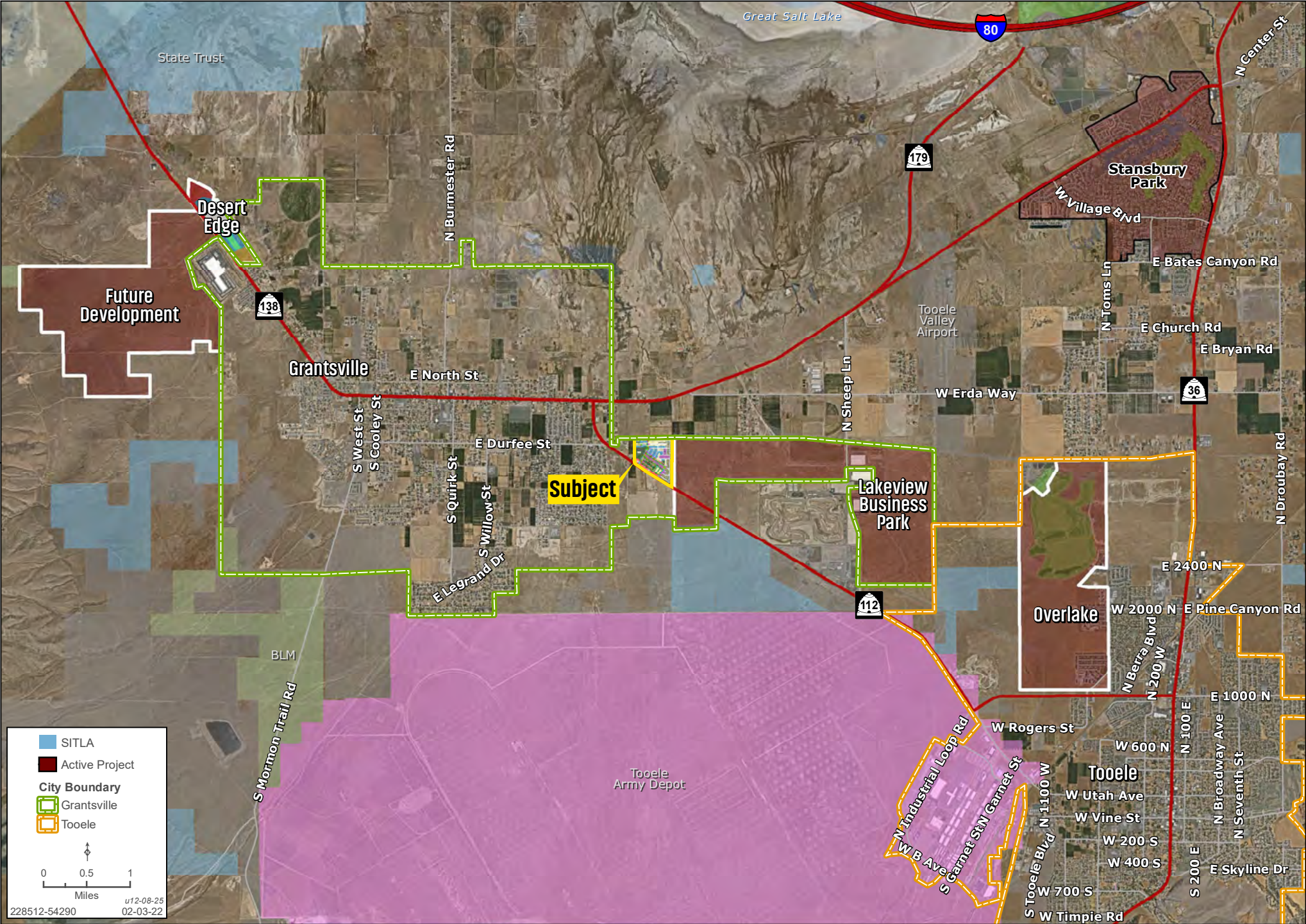
EXAMPLE LAYOUT FOR COMMERCIAL AREA AT NARROWEST POINT (FOR ILLUSTRATIVE PURPOSES ONLY)

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DEVELOPMENT | DESERET MEADOWS ±120 ACRES

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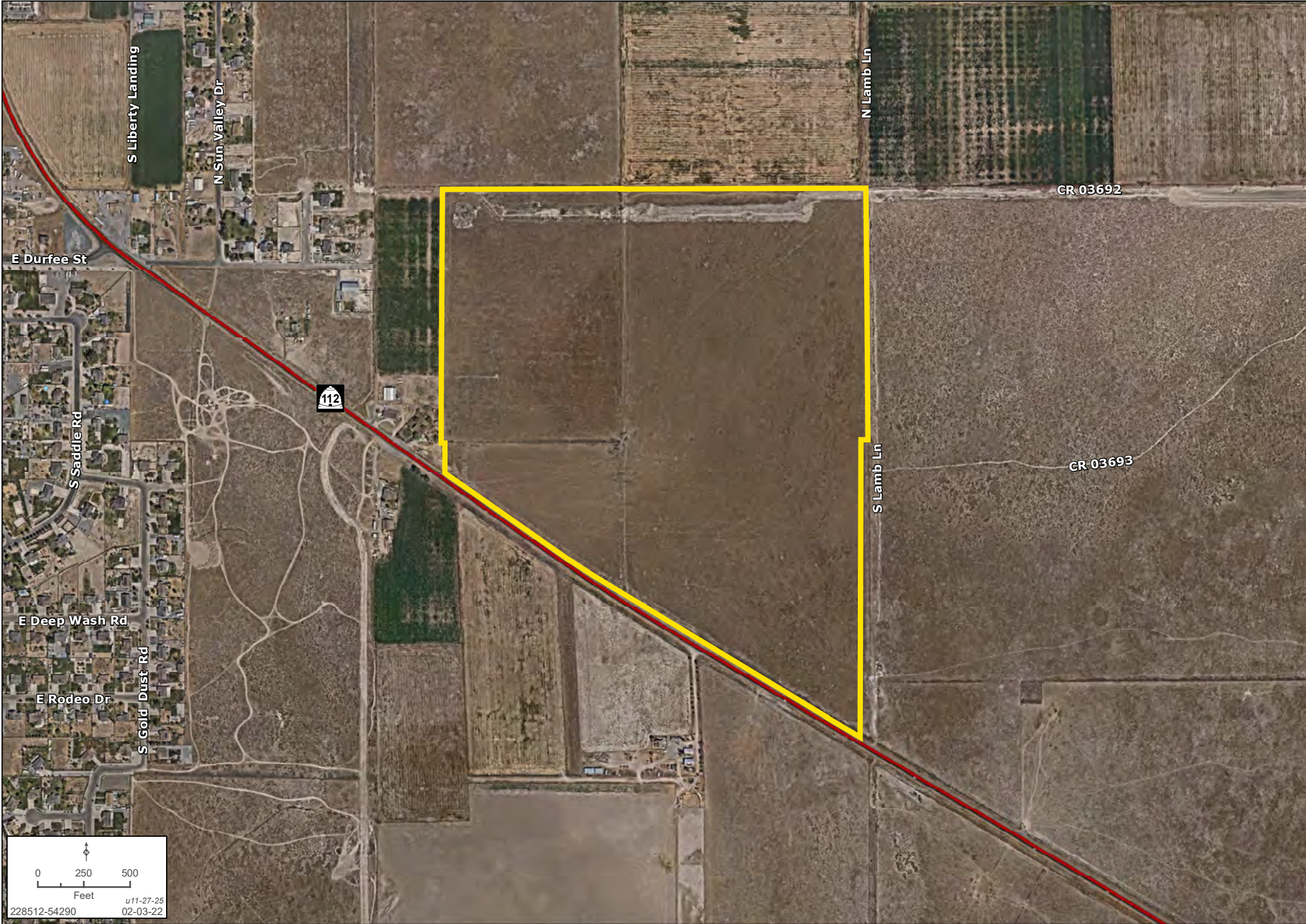
AMENITIES | DESERET MEADOWS ±120 ACRES

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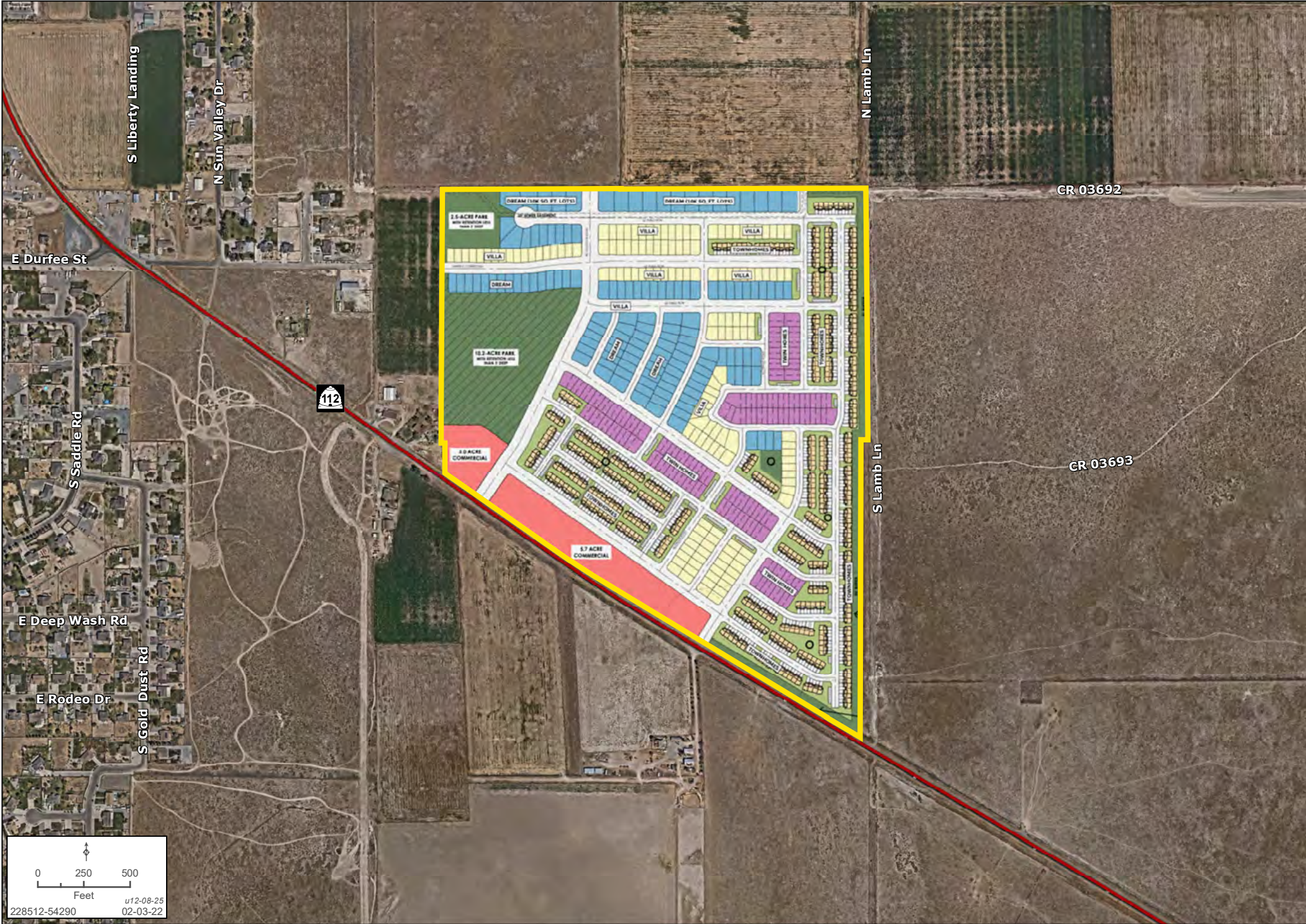
PROJECT BOUNDARY | DESERET MEADOWS ±120 ACRES

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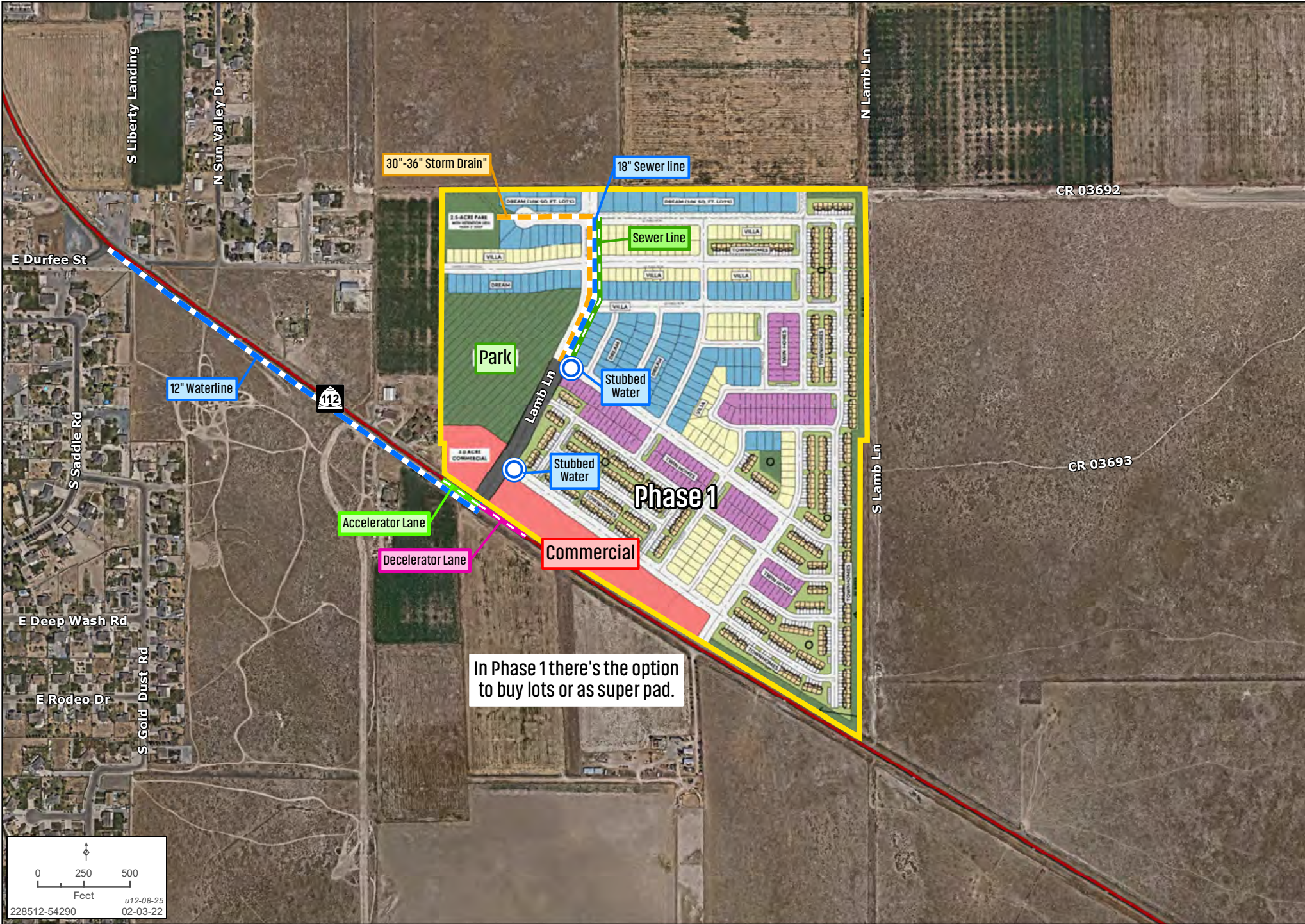
PLAT | DESERET MEADOWS ±120 ACRES

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OFFSITES | DESERET MEADOWS ±120 ACRES

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LIFESTYLE



UTAH MARKET REPORT

UTAH

MARKET INSIGHTS • 3Q25



3.8%

SLC Unemployment Rate



15.5%

YoY New Home Starts Up



-3.6%

YoY New Home Closings Down

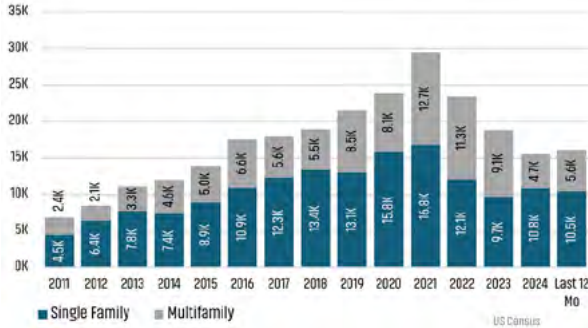


\$535,859

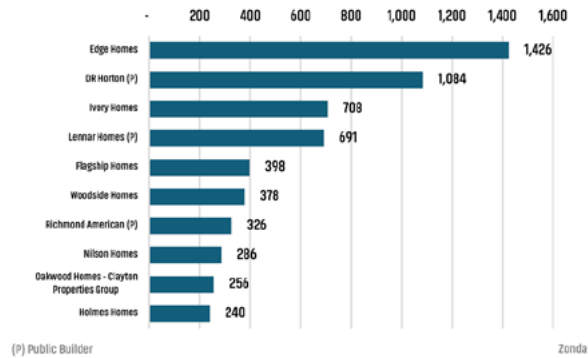
Median SF New Home Price

NEW HOUSING TRENDS¹

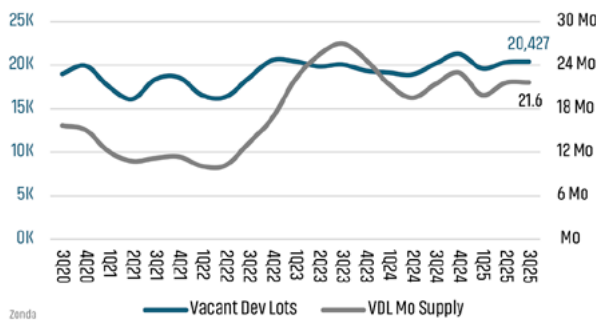
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED SF NEW HOME STARTS



Sep 2024
11,325
Sep 2025
13,079
▲ 15.5%

SF NEW HOME CLOSINGS

-3.6%

Sep 2024
11,755
Sep 2025
11,331



MEDIAN SINGLE FAMILY NEW HOME PRICE



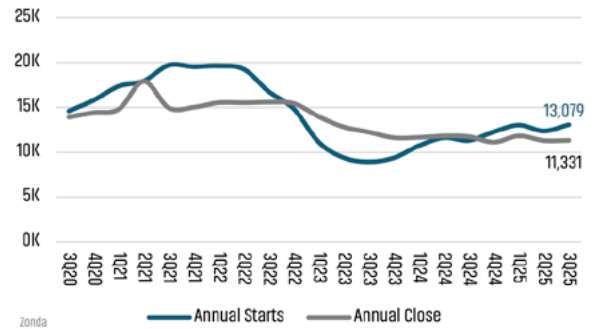
Sep 2024
\$540,826
Sep 2025
\$535,859
▼ -0.9%

MEDIAN FAMILY INCOME - SALT LAKE CITY

2024 Q3: \$98,900
2025 Q3: \$102,400



Annual Starts vs Closings



MLS RESALE STATISTICS²

CLOSED SF SALES YTD

Sep 2024
20,250
▲ 5.0%
Sep 2025
21,272

SF DAYS ON MARKET

Sep 2024
37 Days
▲ 6 Days
Sep 2025
43 Days

SF MEDIAN SALE PRICE

Sep 2024
\$569,744
▲ 1.8%
Sep 2025
\$580,000

NEW LISTINGS YTD

Sep 2024
42,804
▲ 11.2%
Sep 2025
47,612

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

SALT LAKE CITY

Aug 2024	Aug 2025
3.6%	3.8%
▲ 0.2%	

UTAH

Aug 2024	Aug 2025
3.3%	3.3%
0.0%	



TOTAL NONFARM EMPLOYMENT (in thousands)

SALT LAKE CITY

Aug 2024	Aug 2025
1,411	1,434
▲ 1.6%	

UTAH

Aug 2024	Aug 2025
1,740	1,774
▲ 1.9%	



EMPLOYMENT CHANGE

SALT LAKE CITY

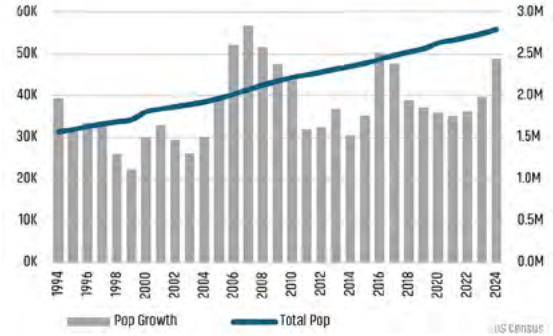
Annualized Employment Change*
1.6%

UTAH

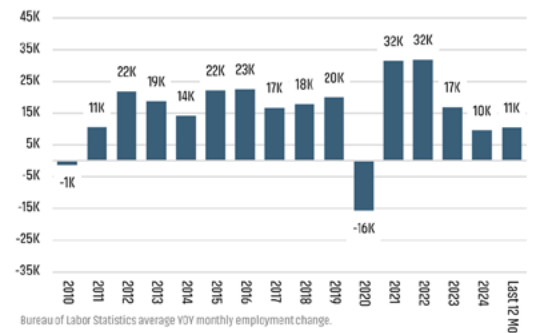
Annualized Employment Change*
1.8%



Population Growth & Total Population



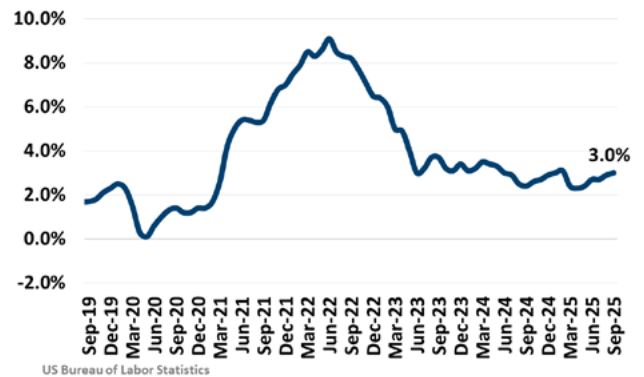
Change in Employment



30 Year Fixed Mortgage Rate

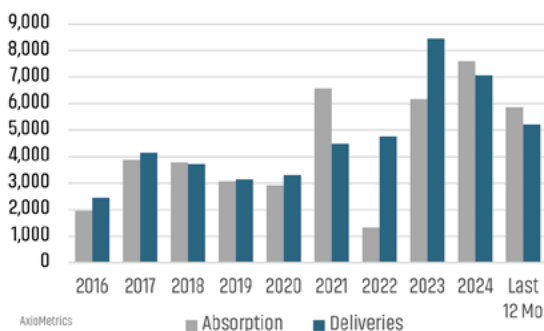


US Inflation Rate

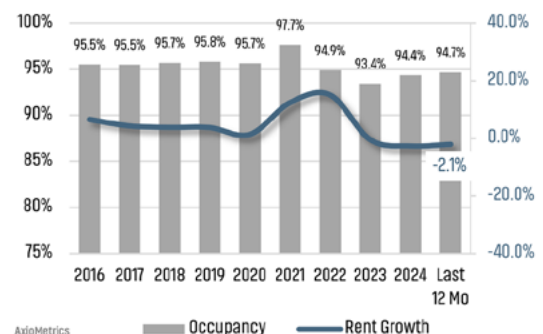


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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