

DESERET MEADOWS ±120 ACRES

TOOELE COUNTY | GRANTSVILLE, UT

Subject

LOCATION	North of Hwy 112 and East of Durfee St. Grantsville, UT
SUBDIVISION	BLM 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

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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	

See page 3 for more details.



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)

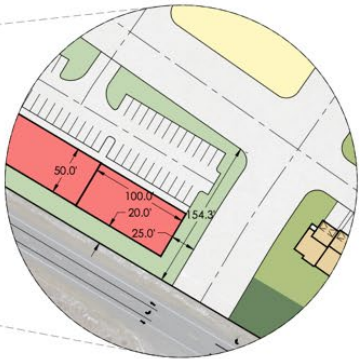
DRIVEWAY	1,670 - 1,850 STALLS
GARAGE	1,670 - 1,850 STALLS
GUEST	215 STALLS
TOTAL	3,340 - 3,700 STALLS (RESIDENTS: 4 STALLS/UNIT, GUESTS: REQ. MET)

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

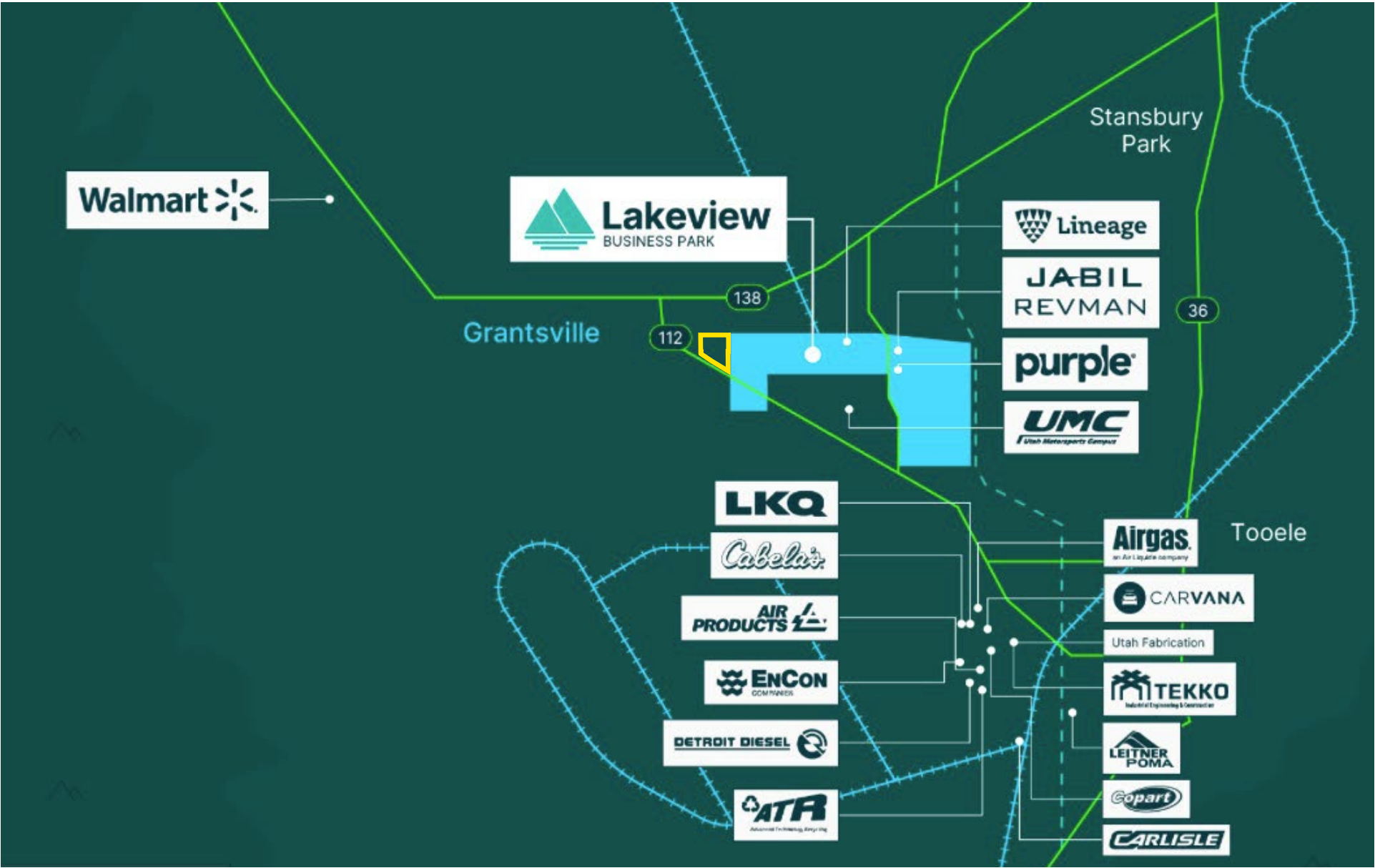
HOA PERIMETER FENCE
ALONG SR-112



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

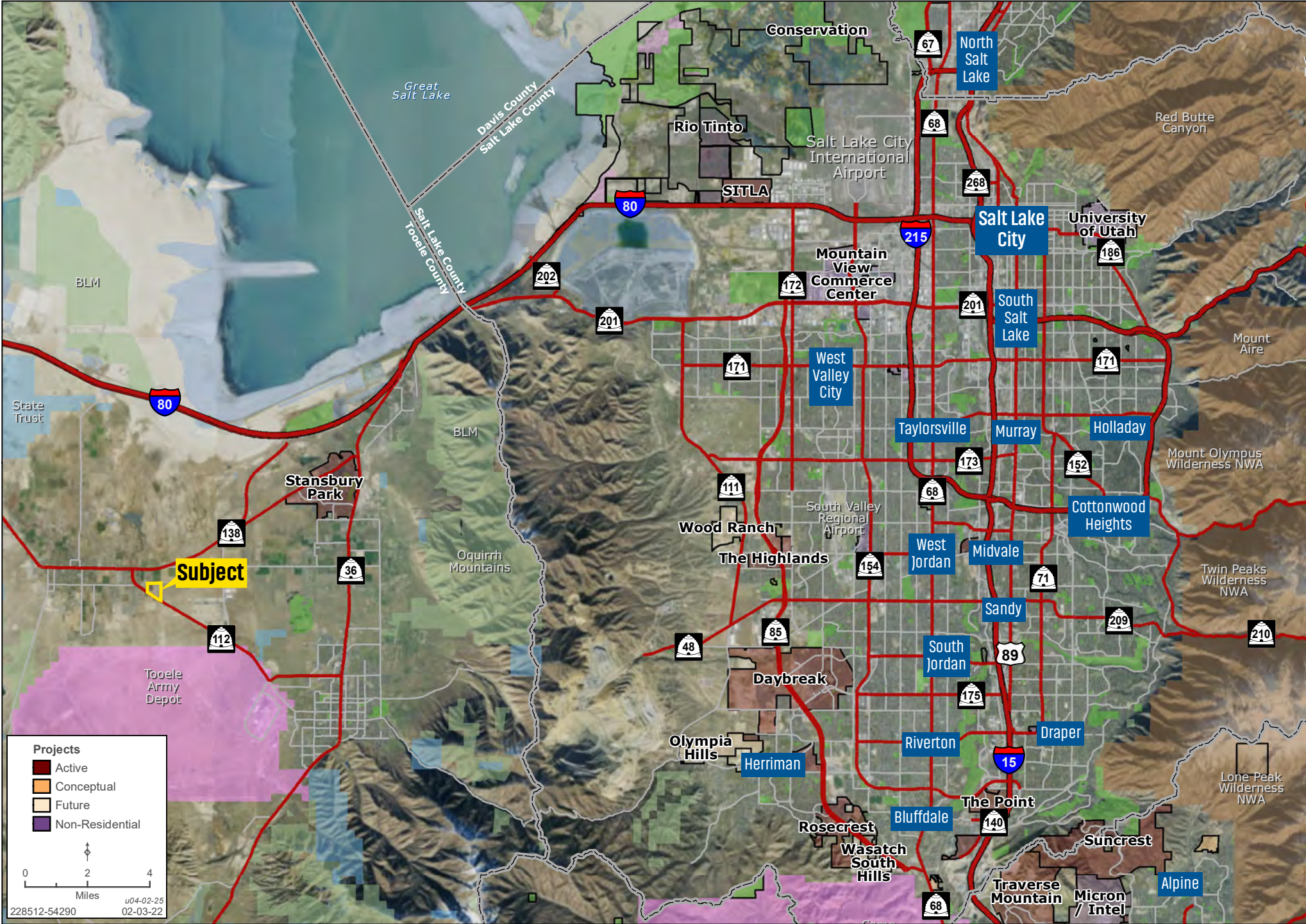


SURROUNDING DEVELOPMENT



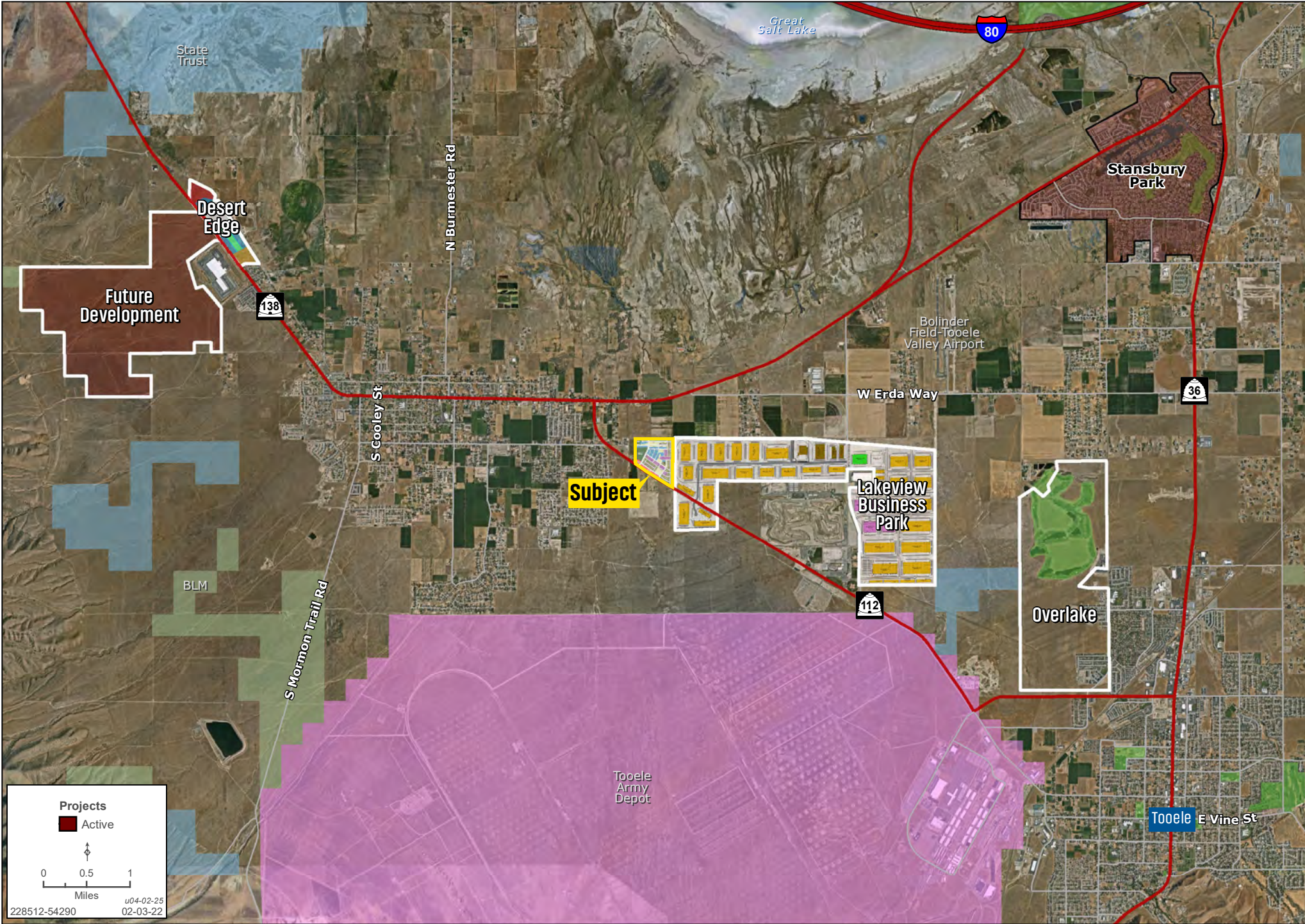
REGIONAL | DESERET MEADOWS ±120 ACRES

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DEVELOPMENT | GRANTSVILLE 119 ACRES

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AMENITIES | DESERET MEADOWS ±120 ACRES

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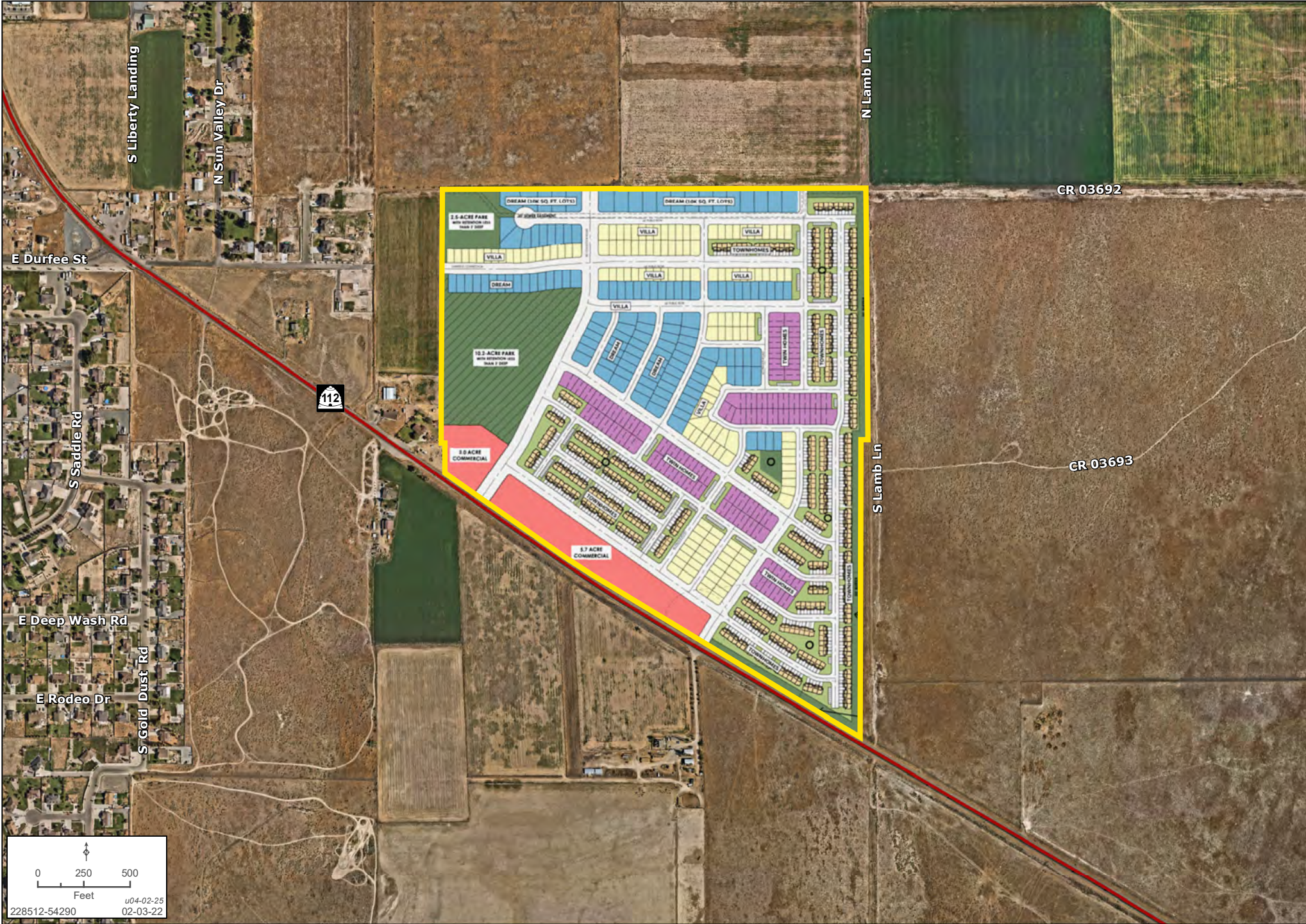
DETAIL | DESERET MEADOWS ±120 ACRES

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PLAT | DESERET MEADOWS ±120 ACRES

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PROPERTY IMAGES



PROPERTY IMAGES



LIFESTYLE



UTAH MARKET REPORT

UTAH

MARKET INSIGHTS • 4Q24



3.0%

SLC Unemployment Rate



31.0%

YoY New Home Starts Up



-4.3%

YoY New Home Closings Down

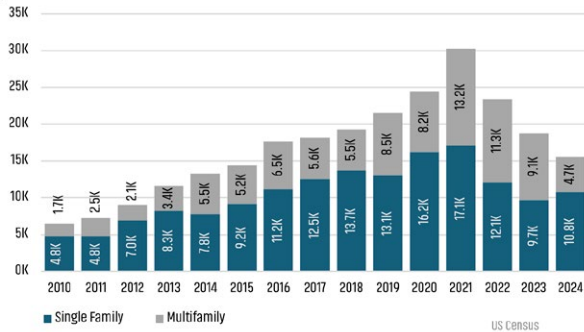


\$562,022

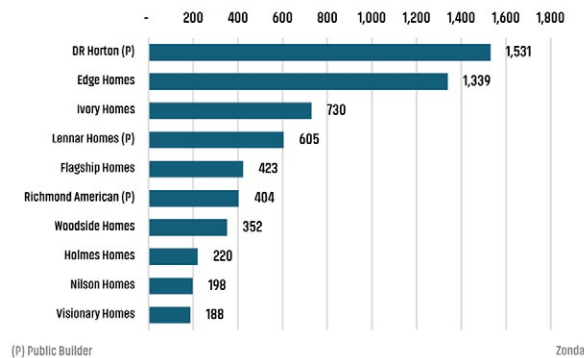
Median SF New Home Price

NEW HOUSING TRENDS¹

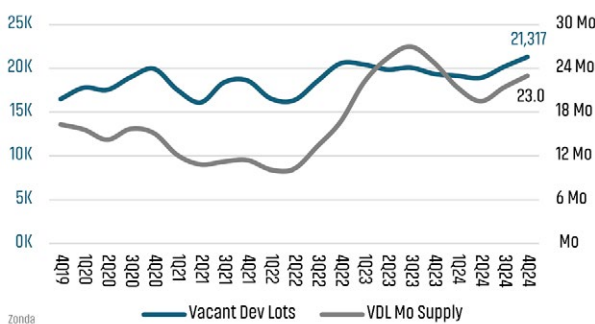
Single & Multi-Family Permits



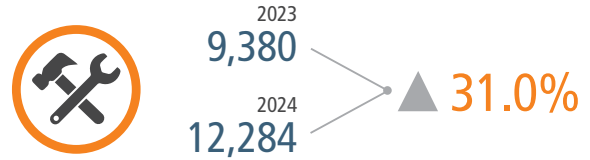
12 Month Homebuilder Ranking by Closings



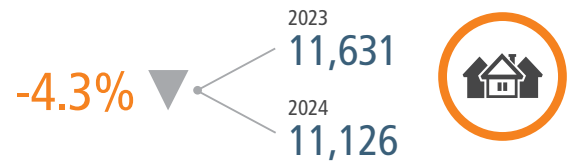
Vacant Developed Lot Supply



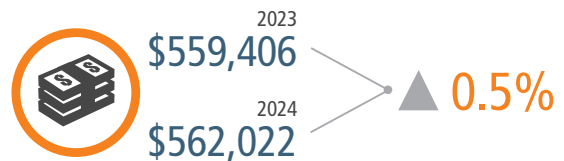
ANNUALIZED SF NEW HOME STARTS



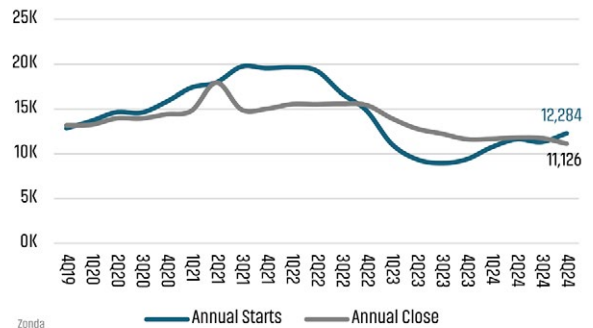
SF NEW HOME CLOSINGS



MEDIAN SINGLE FAMILY NEW HOME PRICE

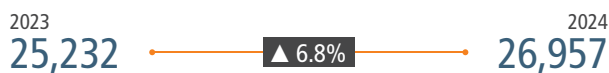


Annual Starts vs Closings



MLS RESALE STATISTICS²

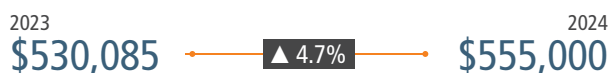
CLOSED SF SALES YTD



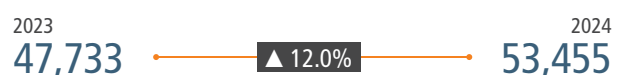
SF DAYS ON MARKET



SF MEDIAN SALE PRICE

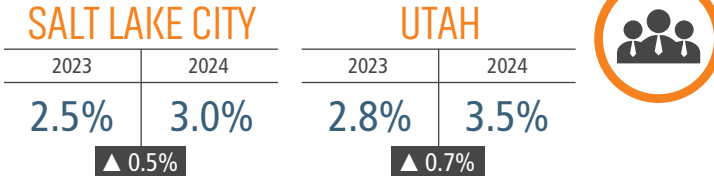


NEW LISTINGS YTD

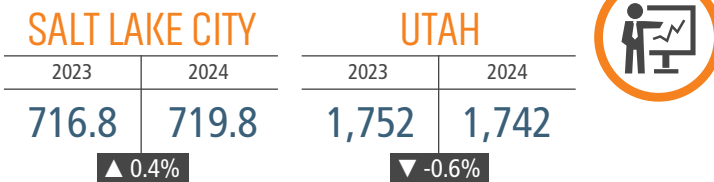


ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



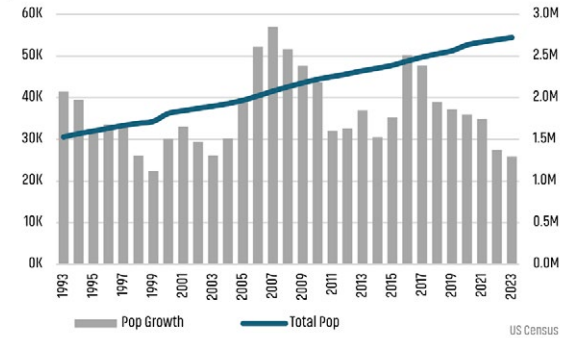
TOTAL NONFARM EMPLOYMENT (in thousands)



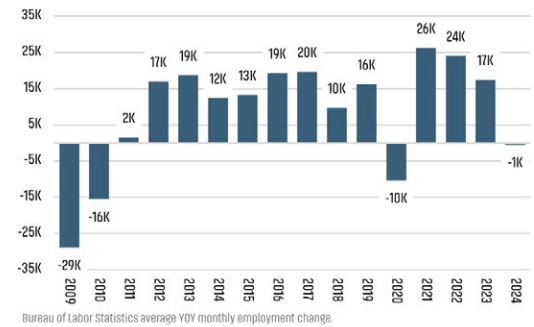
EMPLOYMENT CHANGE



Population Growth & Total Population



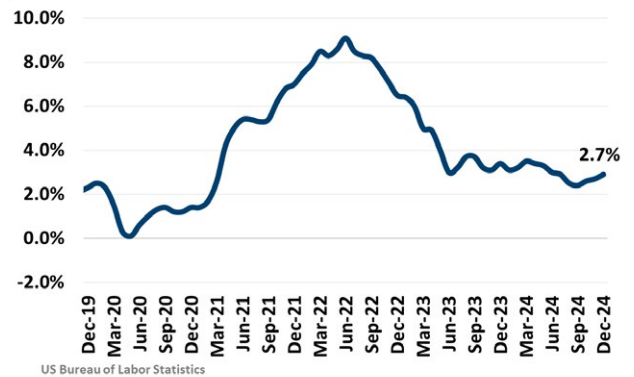
Change in Employment



30 Year Fixed Mortgage Rate

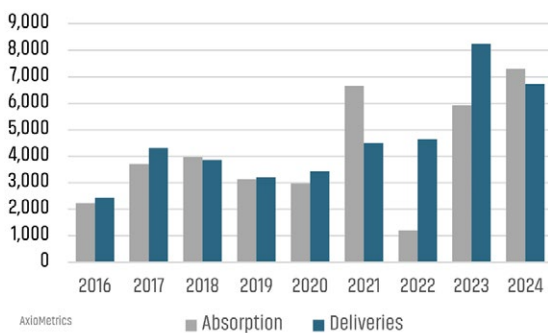


US Inflation Rate

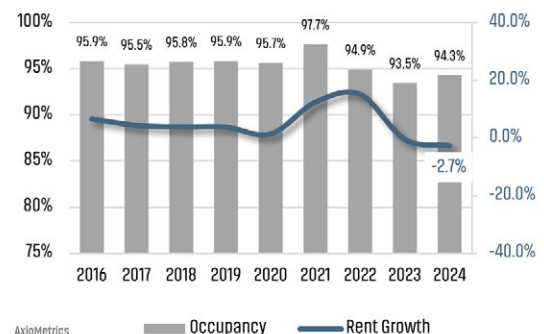


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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