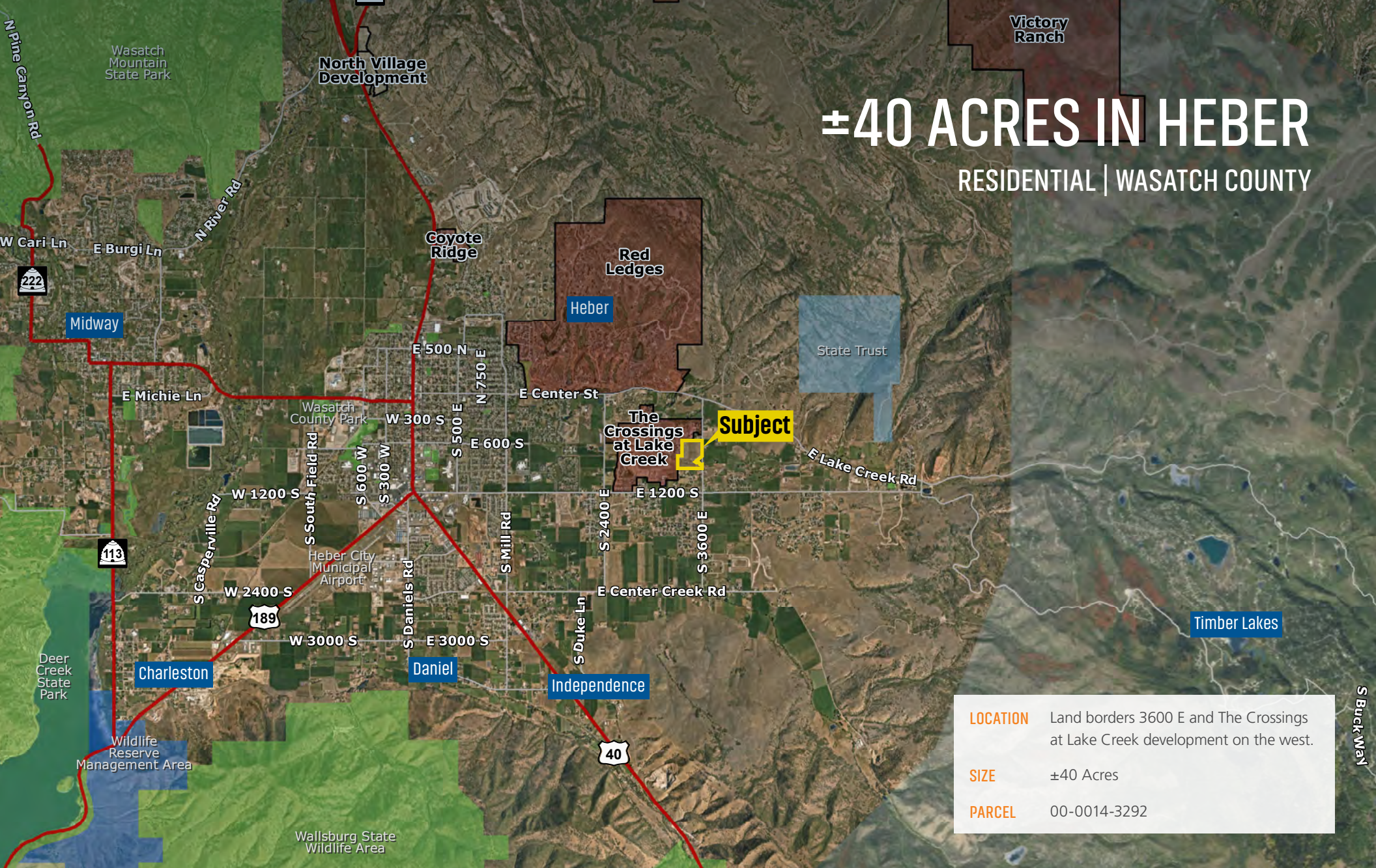


# ±40 ACRES IN HEBER

RESIDENTIAL | WASATCH COUNTY





# PROPERTY OVERVIEW



## LOCATION

The Lake Creek  $\pm 40$  acres borders The Crossings at Lake Creek development on the west and 3600 E in Heber City, Utah.



## SIZE

$\pm 40$  acres



## WATER

Primary shares with Lake Creek Irrigation Company



## ZONING

According to Wasatch County Planning Department, the zoning is RA-1, with the exception of half-acre lots while still observing the .3 acre allocation towards roadways/green space etc.



## TOPOGRAPHY

There is some topography to consider, see map on page 7.



## WETLANDS

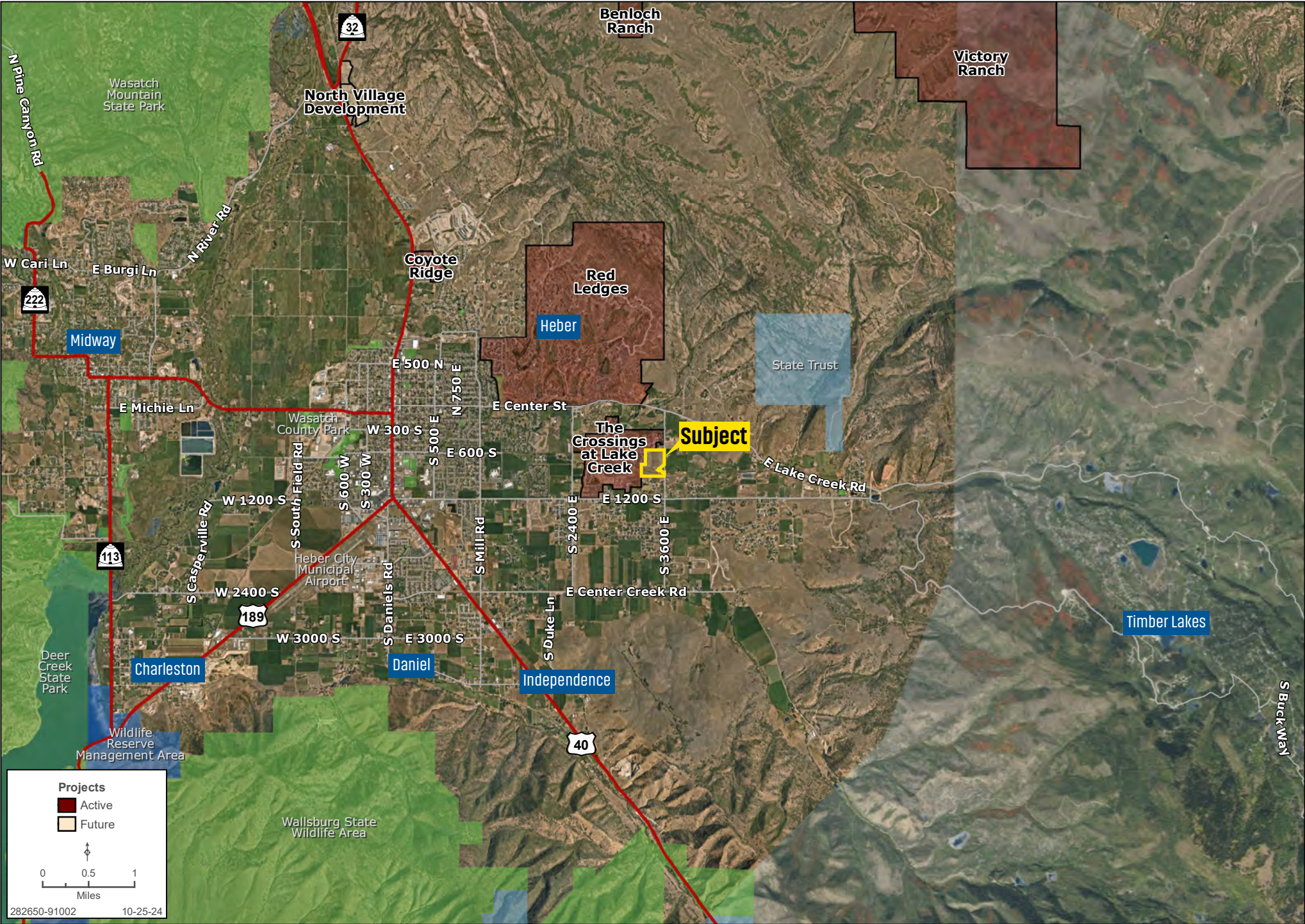
There are potential wetlands to address towards the southern portion of the property, see map on page 7.





# DEVELOPMENT | LAKE CREEK 40 AC

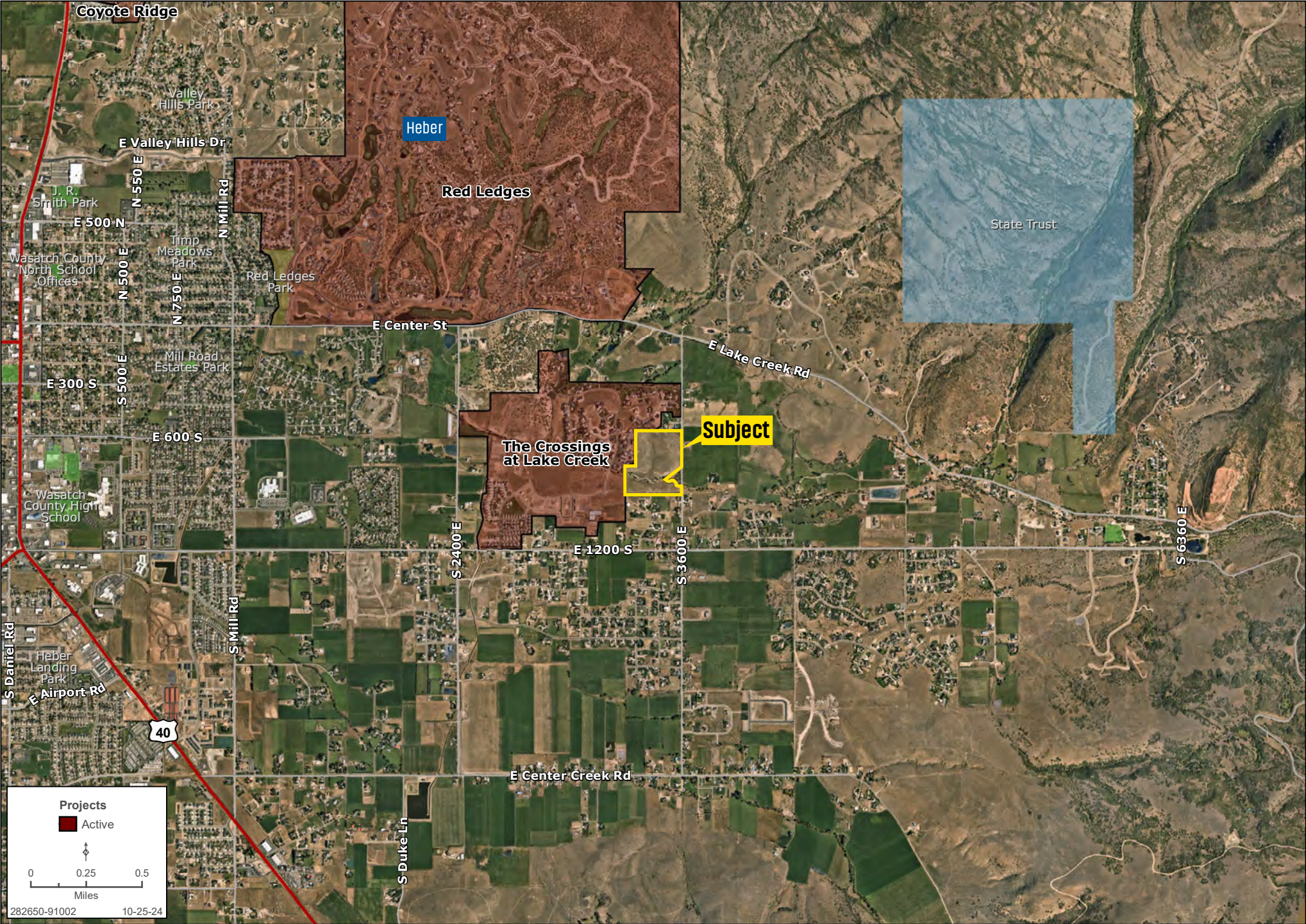
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AREA | LAKE CREEK 40 AC

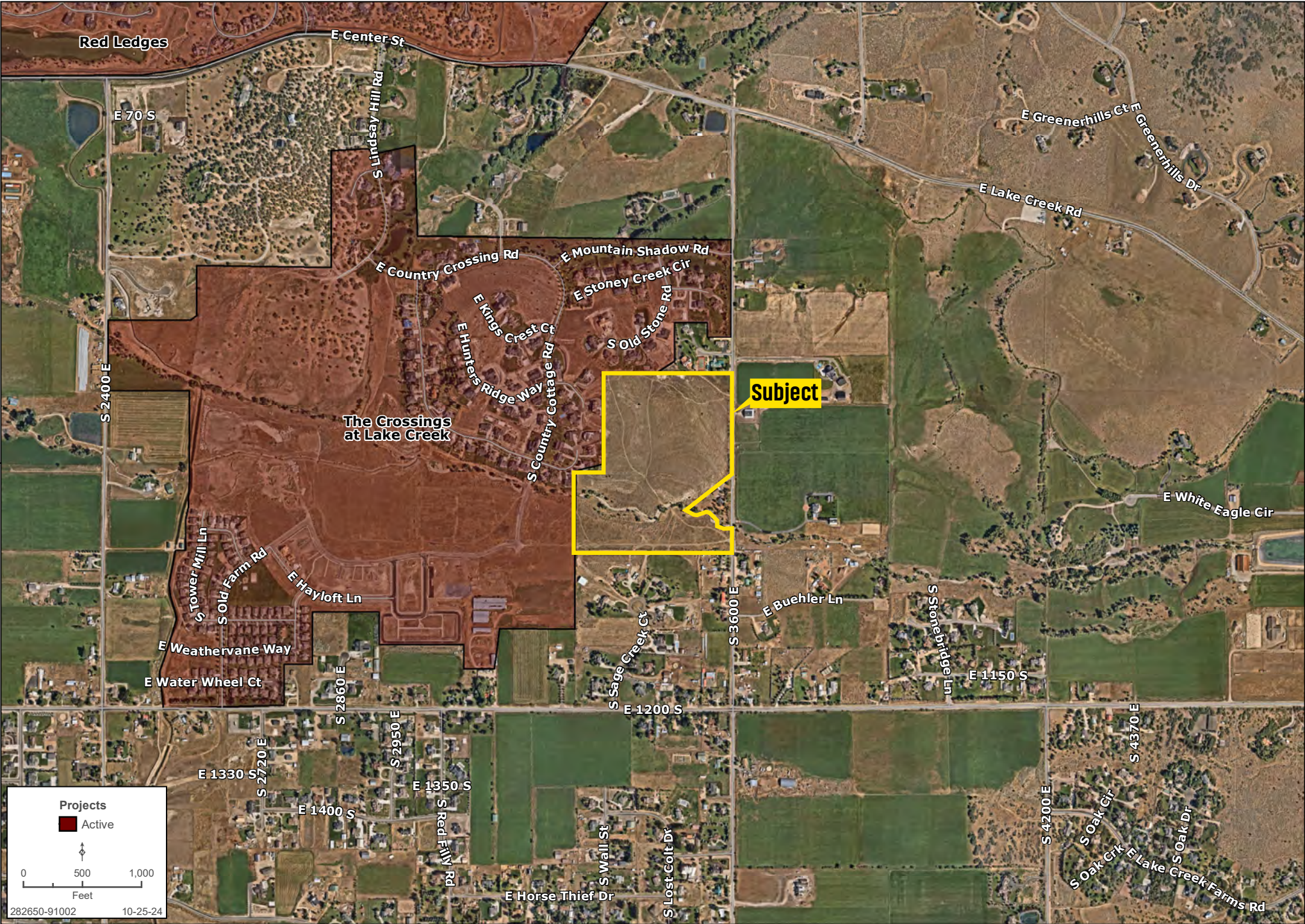
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# 1/2 MILE RADIUS | LAKE CREEK 40 AC

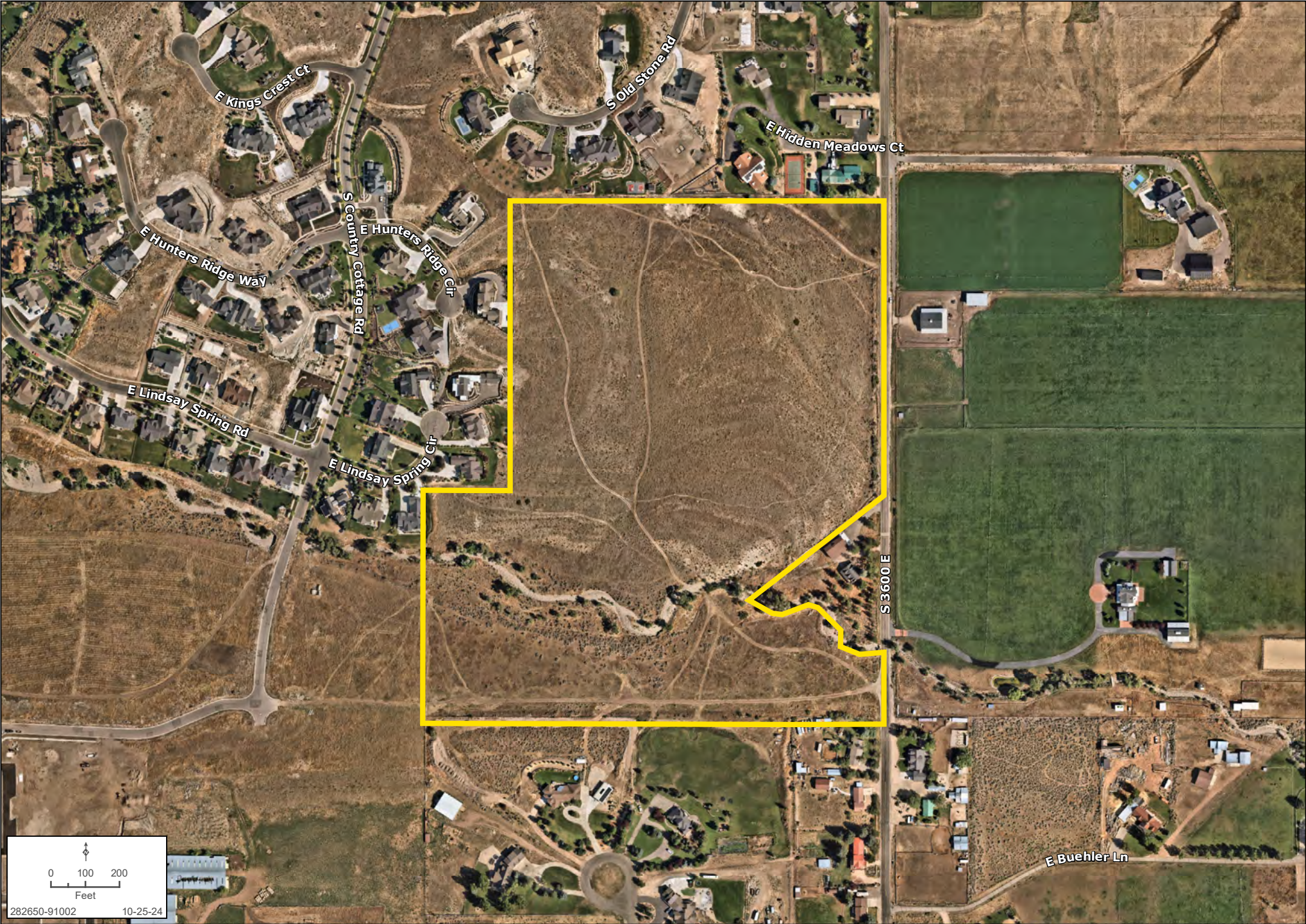
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DETAIL | LAKE CREEK 40 AC

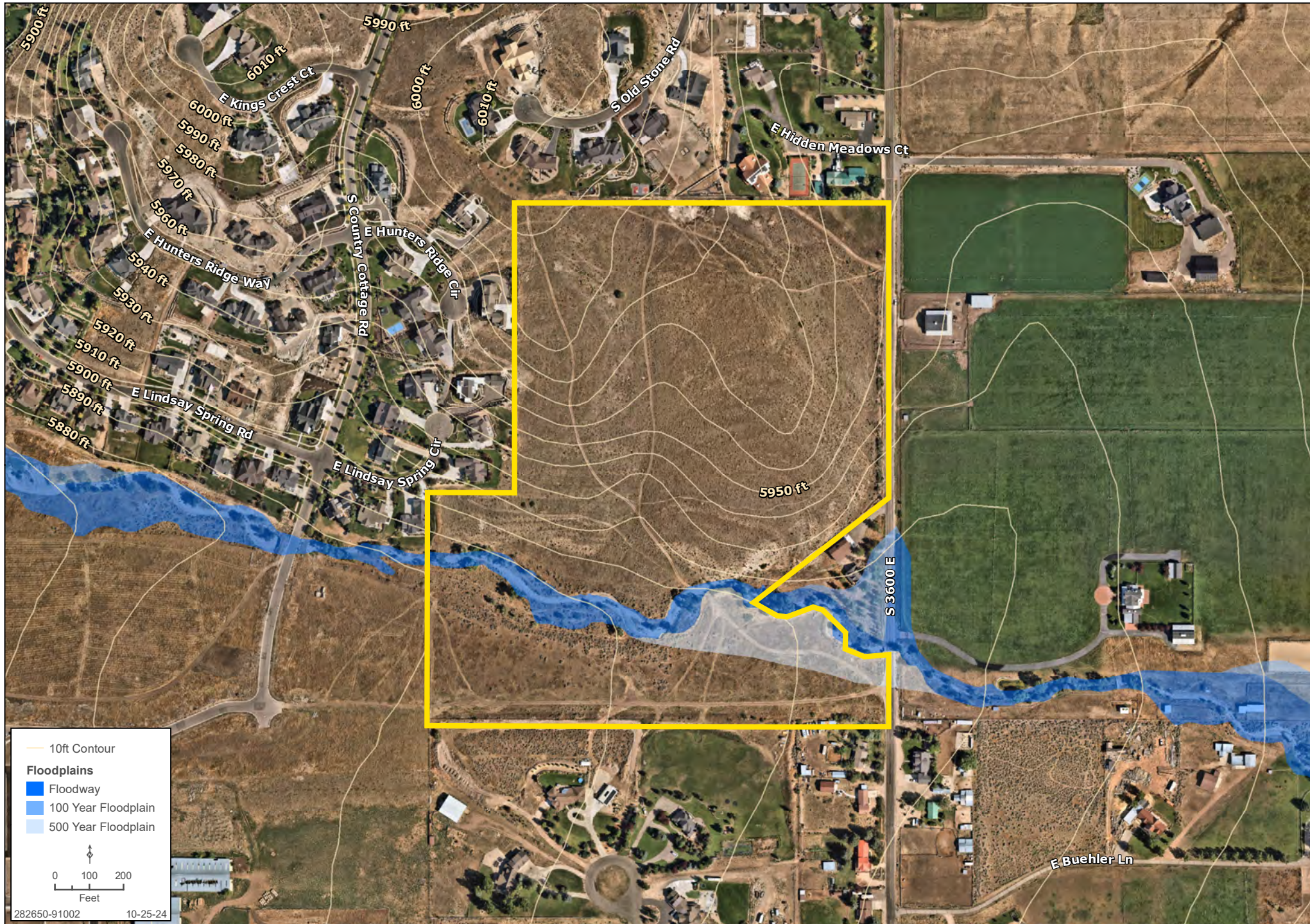
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# TOPO | LAKE CREEK 40 AC

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# PROPERTY IMAGES



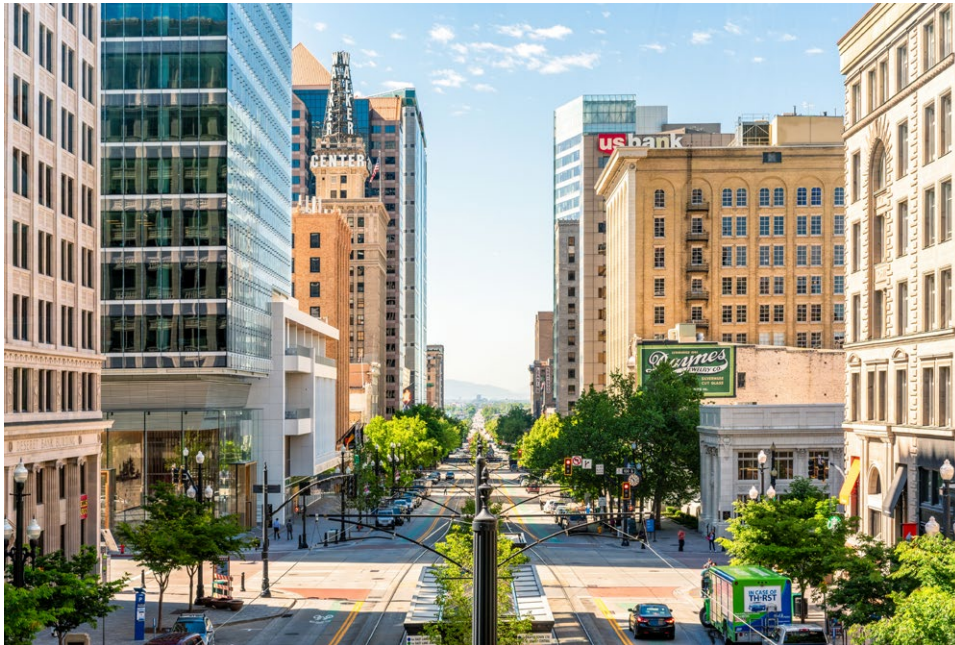


# PROPERTY IMAGES





# LIFESTYLE





# UTAH MARKET REPORT

# UTAH

## MARKET INSIGHTS • 3Q24



3.6%

SLC Unemployment Rate



26.6%

YoY New Home Starts Up



-4.0%

YoY New Home Closings Down



\$834,590

Median SF New Home Price



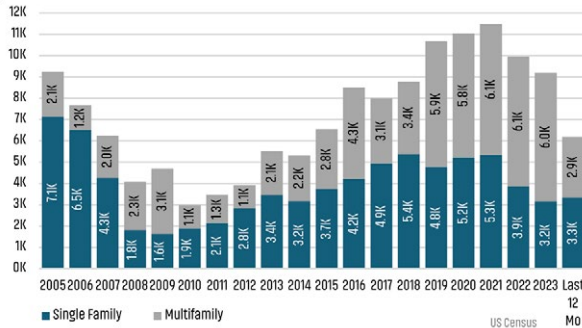
Land Advisors<sup>®</sup>  
ORGANIZATION

[LANDADVISORS.COM](https://landadvisors.com)

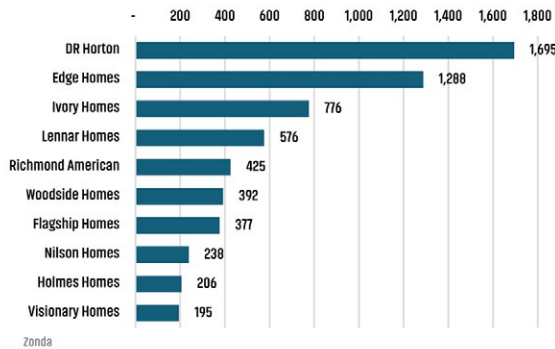


## NEW HOUSING TRENDS<sup>1</sup>

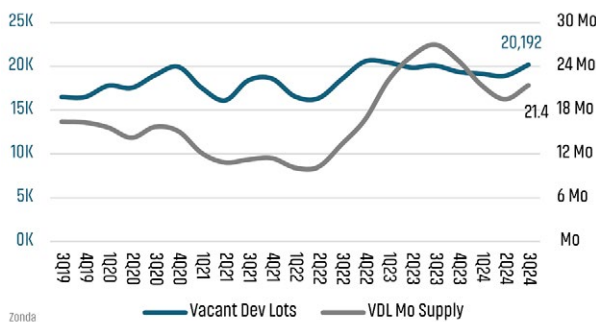
### Single & Multi-Family Permits



### 12 Month Homebuilder Ranking by Closings



### Vacant Developed Lot Supply



### ANNUALIZED SF NEW HOME STARTS



Sep 2023  
8,942  
Sep 2024  
11,325  
▲ 26.6%

### SF NEW HOME CLOSINGS

-4.0%

Sep 2023  
12,251  
Sep 2024  
11,755

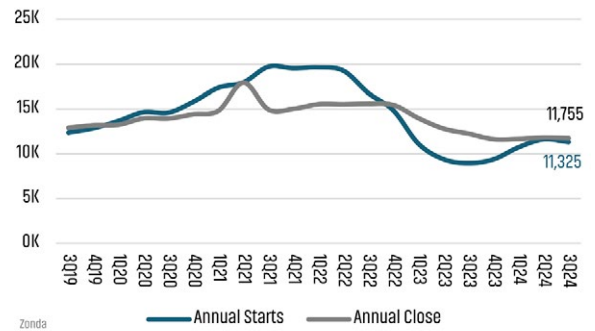


### MEDIAN SINGLE FAMILY NEW HOME PRICE



Sep 2023  
\$684,679  
Sep 2024  
\$834,590  
▲ 21.9%

### Annual Starts vs Closings



## MLS RESALE STATISTICS<sup>2</sup>

### CLOSED SF SALES YTD

Sep 2023  
19,552  
▲ 3.6%  
Sep 2024  
20,250

### SF DAYS ON MARKET

Sep 2023  
31 Days  
▲ 6 Days  
Sep 2024  
37 Days

### SF MEDIAN SALE PRICE

Sep 2023  
\$549,758  
▲ 3.5%  
Sep 2024  
\$569,000

### NEW LISTINGS YTD

Sep 2023  
38,091  
▲ 12.4%  
Sep 2024  
42,804



## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE (unadjusted)

#### SALT LAKE CITY

Sep 2023	Sep 2024
2.6%	3.6%
▲ 1.0%	

#### UTAH

Sep 2023	Sep 2024
2.8%	3.5%
▲ 0.7%	



### TOTAL NONFARM EMPLOYMENT (in thousands)

#### SALT LAKE CITY

Sep 2023	Sep 2024
717.9	713.3
▼ -0.6%	

#### UTAH

Sep 2023	Sep 2024
1,752	1,739
▼ -0.7%	



### EMPLOYMENT CHANGE

#### SALT LAKE CITY

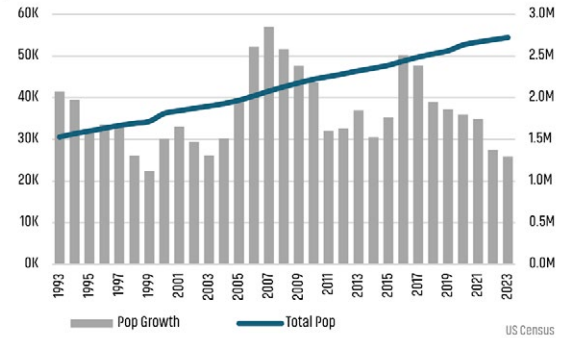
Annualized Employment Change  
0.6%

#### UTAH

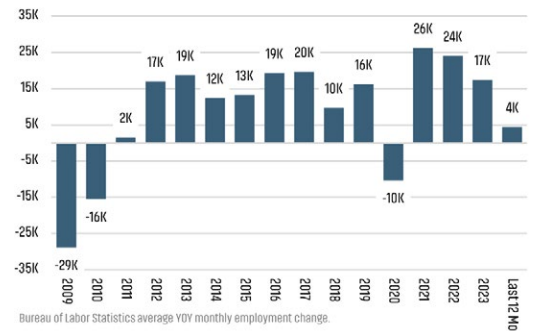
Annualized Employment Change  
1.0%



### Population Growth & Total Population



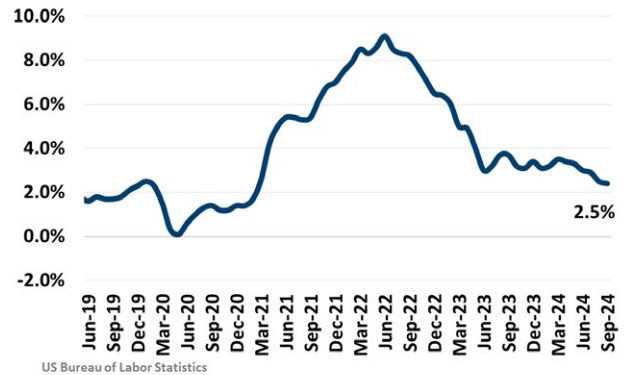
### Change in Employment



### 30 Year Fixed Mortgage Rate

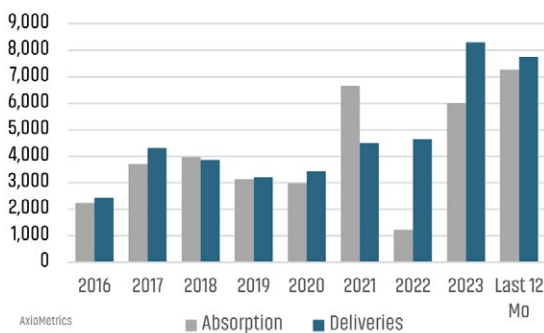


### US Inflation Rate

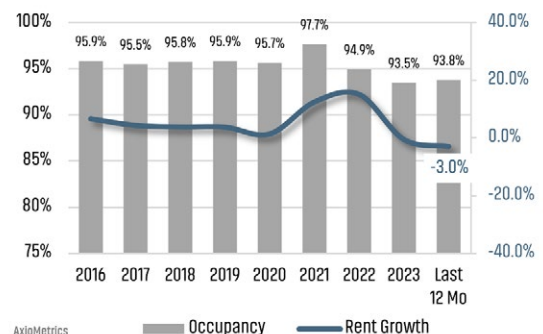


## MULTIFAMILY STATISTICS

### Absorption & Deliveries



### Occupancy & Rent Growth





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