



Peterson Property

Property Type: Light Industrial, Mixed Use, Office/Tech/R&D Park, Retail

Street: 1190 West Forest Street
City: Brigham City
County: Box Elder
State: Utah
Zip Code: 84302
Description: Vacant pasture land. Excellent transportation access. Full utilities with redundant fiber and electricity capability.

Site Contact Information

Broker: Larsen, Paul
Company: Brigham City Corporation
Phone: 435-734-6603
E-mail: plarsen@brighamcity.utah.gov

Local Economic Development Contact

City/County: Brigham City
ED Contact: Paul Larsen
E-mail: plarsen@brighamcity.org
Phone: 435-734-6603

Acreage

Total Acreage: 22 acres
Divisible Minimum Acres: 22 acres
Divisible Maximum Acres: 22 acres

Price (Sale or Lease)

Sale Price (Total/Per Acre or PSF): \$2,156,000 total (open to offers) / \$100,000 per acre per year USD
Lease Price (per Acre or PSF): 10% of sales price USD
Lease Type (if applicable):
Minimum Lease Term (years): 10

Building

Total Building Square Footage: 0 square feet
Minimum Available SF: 0 square feet
Maximum Available SF: 0 square feet
Divisible: N/A
Site Acreage Available for Development: N/A
Year Built: 0
Concrete Floor Thickness:
Ceiling Height (industrial):
Number of Dock-high Doors: N/A
Number of Ground-level Doors: N/A
Office Space Classification: N/A
Capacity of Crane:
Parking Stalls: N/A

Distance to Major Interstate

Distance: 1 miles

Distance to International Airport

Distance: 61 miles

Rail

Rail Available: No
Provider:
Siding Available: N/A
Spur Dedicated: N/A
If No, Distance to Nearest Line: .5 miles
Distance to Nearest Intermodal Facility: 25 miles

Telecommunications Service

Provider Name: Qwest, Comcast, UTOPIA
Type of Service: Fiber, T3, T1

Redundant Fiber: Yes

Electric Service

Service Provider: Brigham City Light and Power

**Local Utility
Representative:**

Dave Burnett, (435) 734-6623, dburnett@brighamcity.utah.gov

KVA/Phase/Voltage: N/A - vacant site

Redundant Power: N/A

Natural Gas Service

Service Provider: Questar Gas

**Local Utility
Representative:**

Darren Rhees, (801) 395-6734, darren.rhees@questar.com

Sewer Service

Service Provider: Brigham City Waste Treatment Department

**Local Utility
Representative:**

Raymond Poulson, (435) 723-3146, rpoulson@brighamcity.utah.gov

Water Service

Service Provider: yes

**Local Utility
Representative:**

Rene Cedillo, (435) 723-1482, rcedillo@brighamcity.utah.gov

Misc.

**Phase I Environment
Report Available:** No

**Geo-technical Assessment
Available:** No

Wetlands: Possible

Brownfield: No

Zoning: A-5 (Holding zone for M-D), Agriculture (rezone upon landowner request)

Foreign Trade Zone: No

Enterprise Zone: No

New Market Tax Credits: Not Qualified

Taxes

**Individual Income Tax
Rate (max):** 5.0 %

**Corporate Income Tax
Rate:** 5.0 %

State Incentives

<http://www.edcutah.org/businessincentives.php>

Date of Qualification

Initial Qualification: 9/16/2010

Updated: 7/15/2011