293

Date: {{Date}}

{{property\_name}}

Broker Opinion of Value

{{address}}

PREPARED BY: {{prepared\_by}}

{{prepared\_by\_company}}

{{prepared\_by\_address}}



PREPARED FOR: {{prepared\_for}}

{{prepared\_for\_company}}

{{prepared\_for\_address}}

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| Subject Photos | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
| Demographics | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
| Comparables | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |
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| Certification | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | { } |



An executive summary provides a concise overview of the report's key findings. It helps stakeholders—such as buyers, sellers, or investors—quickly understand the property’s estimated value and the reasoning behind it, enabling informed decision-making based on essential data and market trends.

EXECUTIVE SUMMARY

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

## PROPERTY SUMMARY

{{property\_summary}}

|  |  |  |
| --- | --- | --- |
| **SUMMARY OF STRENGTHS & WEAKNESSES OF SUBJECT ASSET** | | |
| Market Sale Price | {{$4.80}} X {{708,711 SF}} | {{$3,041,209}} |
| **Market Sales Price (Rounded)** |  | {{$3,400,000}} |
| SALE OPINION OF VALUE | | |
| Aggressive | Market Value | Conservative |
| {{$5.00/PSF}} | {{$4.80/PSF}} | {{$4.60/PSF}} |

|  |  |
| --- | --- |
| GENERAL INFORMATION | |
| **Property Name** | {{property\_name}} |
| **Property Type** | {{property\_type}} |
| **State** | {{state}} |
| **County** | {{county}} |
| **Longitude** | {{longitude}} |
| **Latitude** | {{latitude}} |
| SITE INFORMATION | |
| **Topography** | Level at Street Grade |
| **Shape** | Irregular |
| **Access** | {{Access}} |
| **Exposure** | {{Exposure}} |
| IMPROVEMENT INFORMATION | |
| **Lot Area** | {{lot\_area}} |
| **Acres** | {{acres}} |
| **Recorded Sale Date** | {{recorded\_sale\_date}} |
| **Zoning** | {{zoning}} |
| **APN** | {{apn}} |
| **Current Owner** | {{current\_owner}} |
| EXPOSURE TIME & MARKETING PERIOD | |
| **Marketing Period** | Six months or less |

## LEGAL DESCRIPTION



## SWOT ANALYSIS

SWOT is an acronym for the internal strengths and weaknesses of an asset and the environmental (external) opportunities and threats facing that property. Based on our analysis of the subject property we have identified the following strengths, weaknesses, opportunities, and threats.

|  |  |
| --- | --- |
| **SUMMARY OF STRENGTHS & WEAKNESSES OF SUBJECT ASSET** | |
| STRENGTHS   * {{swot\_strengths}} | WEAKNESSES   * {{swot\_weaknesses}} |
| OPPORTUNITIES   * {{swot\_oppritunities}} | THREATS   * {{swot\_threats}} |

## LOCATION SUMMARY

{{location\_summary}}

## AERIAL MAP

{{ariel\_image}}

## SUBJECT PHOTOS

{{street\_view}}



Looking up view of a skyscraper

Description automatically generated

{{}}

DEMOGRAPHICS

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

## Regional Analysis

## DEMOGRAPHIC ANALYSIS

### Overview

{{demographic\_analysis}}

### Size and Topography

{{size\_and\_topography}}

### Population

{{population\_analysis}}

| **POPULATION** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2010 Total Population | {308,745,538} | {2,763,885} | {516,564} |
| 2020 Total Population | {330,412,290} | {3,254,284} | {649,258} |
| 2025 Total Population | {341,167,877} | {3,495,662} | {714,289} |

Source: Pitney Bowes/Gadberry Group – GroundView®

| **POPULATION DENSITY** | | | |
| --- | --- | --- | --- |
| **YEAR** | **US** | **UT** | **COUNTY** |
| 2020 Per Square Mile | {92} | {38} | {304} |
| 2025 Per Square Mile | {95} | {41} | {334} |

Source: Pitney Bowes/Gadberry Group – GroundView®

### Household Trends

{{household\_trends}}

## EMPLOYMENT

{{employment\_analysis}}

| **EMPLOYMENT & UNEMPLOYMENT STATISTICS 2010 – 2019** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **TOTAL EMPLOYMENT** | | | | |  | **UNEMPLOYMENT RATE** | | |
| **Utah** | | | **Utah County, UT** | | **United States** | | **Utah** | **Utah county, UT** |
| **Year** | **Total** | **% ∆ Yr Ago** | **Total** | **% ∆ Yr Ago** |
| 2010 | {1,249,814} | {1.3%} | {212,729} | {3.3%} | {9.6%} | | {7.8%} | {7.4%} |
| 2011 | {1,259,337} | {0.8%} | {216,636} | {1.8%} | {8.9%} | | {6.7%} | {6.3%} |
| 2012 | {1,298,807} | {3.1%} | {226,892} | {4.7%} | {8.1%} | | {5.4%} | {5.0%} |
| 2013 | {1,341,192} | {3.3%} | {238,194} | {5.0%} | {7.4%} | | {4.6%} | {4.2%} |
| 2014 | {1,372,636} | {2.3%} | {246,156} | {3.3%} | {6.2%} | | {3.8%} | {3.5%} |
| 2015 | {1,407,186} | {2.5%} | {257,217} | {4.5%} | {5.3%} | | {3.6%} | {3.3%} |
| 2016 | {1,453,543} | {3.3%} | {270,282} | {5.1%} | {4.9%} | | {3.4%} | {3.1%} |
| 2017 | {1,496,465} | {3.0%} | {282,093} | {4.4%} | {4.4%} | | {3.3%} | {2.9%} |
| 2018 | {1,522,290} | {1.7%} | {290,741} | {3.1%} | {3.9%} | | {3.0%} | {2.8%} |
| 2019 | {1,565,782} | {2.9%} | {300,283} | {3.3%} | {3.7%} | | {2.6%} | {2.4%} |
| **CAGR** | **{2.5%}** | **-** | **{3.9%}** | **-** | **-** | |  | **-** |

### Economic Factors

{{economic\_factors}}

### Community Services

{{community\_services}}

Looking up view of a skyscraper

Description automatically generated

{{Market Analysis}}

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

**{{county}} {{property\_type}} Market Report – {{market\_quarter}}**

**Prepared by {{prepared\_by\_company}}***Independent Analysis Based on Multiple Public Data Sources*

**1. Market Overview**

{{market\_overview}}

**2. Key Market Metrics**

**Vacancy Rates *(Based on Public Data & Market Trends)***

{{vacancy\_rates}}

**Lease Rates *(Based on Public Listings & Industry Trends)***

{{lease\_rates}}

**Construction Activity**

{{construction\_activity}}

**3. Trends & Forecast**

{{market\_trends}}

**4. Investment Insights**

{{investment\_insights}}

**5. Recommendations**

{{market\_recommendations}}

**6. Data Sources & Disclaimer**

*This report is based on publicly available data from multiple sources, including government property records, industry reports, and market analysis. While we have conducted an independent assessment, all figures should be verified with authoritative sources before making investment decisions. This document is for informational purposes only and should not be considered financial or investment advice.*

**Sources Used:**

{{market\_data\_sources}}

**LAND SOLD COMPARABLES**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1.** | **Sold Land Property (System ID: 83849)**  **Primary Use: Residential Development** | | | | | | | | **Salem Residential Land** |
| **1635 N 770 W** | | **Salem, UT 84660** | |  |  |  |  |  | **Market: Utah County South** |
| **Comp SF:** | | | {748,448 SF} | **Zoning:** | {R-10} | **Off-Market:** | {09/01/2020} | **Gas:** |  |
| **Acres:** | | | {17.18 Acres} | **Parcel #:** |  | **Months on Market:** |  | **Water:** |
| **Sale Price:** | | | {$3,600,000} | **Lot Dimensions:** |  |  |  | **Sewer:** |
| **Sale Price/SF:** | | | {$4.81} | **Legal Description:** |  |  |  | **Power:** |
| **Sale Price/Acres:** | | | {$209,545.98} |  |  |  |  | **Power Supply:** |
|  | | |  |  |  |  |  | **Rail Status:** |
|  | | |  |  |  |  |  | **Topography:** |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **2.** | **Sold Land Property (System ID: 98502)**  **Primary Use: Commercial** | | | | | | | | **559 N 2600 W** |
| **559 N 2600 W** | | **Springville, UT 84663** | |  |  |  | **Market: Utah County South / Sub-Market: Springville** | | |
| **Comp SF:** | | | **{444,748 SF}** | **Zoning:** | {HC} | **Off-Market:** | {07/15/2020} | **Gas:** |  |
| **Acres:** | | | **{10.21 Acres}** | **Parcel #:** | 26:045:0099 | **Months on Market:** | 1 | **Water:** |
| **Sale Price:** | | | **{$2,310,000}** | **Lot Dimensions:** |  |  |  | **Sewer:** |
| **Sale Price/SF:** | | | **{$5.19}** | **Legal Description:** |  |  |  | **Power:** |
| **Sale Price/Acres:** | | | **{$226,248.78}** |  |  |  |  | **Power Supply:** |
|  | | |  |  |  |  |  | **Rail Status:** |
|  | | |  |  |  |  |  | **Topography:** |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **3.** | **Sold Land Property (System ID: 96278)**  **Primary Use: Industrial** | | | | | | | | **400 North 2000 W** | |
| **400 N 2000 W** | | **Springville, UT 84663** | |  |  |  | **Market: Utah County South** | | | |
| **Comp SF:** | | | {664,726 SF} | **Zoning:** |  | **Off-Market:** | {02/25/2020} | **Gas:** |  |  |
| **Acres:** | | | {15.26 Acres} | **Parcel #:** | 23:028:0043, | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | | {$3,017,000} |  | 0010, 0011 |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$4.54} | **Lot Dimensions:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$197,706.42} | **Legal Description:** |  |  |  | **Power Supply:** |  |
|  | | |  |  |  |  |  | **Rail Status:** |  |
|  | | |  |  |  |  |  | **Topography:** | Flat |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **4.** | **Sold Land Property (System ID: 95282)**  **Primary Use:** | | | | | | | | **1980 N Canyon Creek Parkway** | |
| **1980 N Canyon Creek Pkwy** | | | **Spanish Fork, UT 84660** | |  |  | **Market: Utah County South / Sub-Market: Spanish Fork** | | | |
| **Comp SF:** | | {435,600 SF} | | **Zoning:** |  | **Off-Market:** | {02/25/2020} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | {10 Acres} | | **Parcel #:** | 260520021 | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | {$1,979,986} | | **Lot Dimensions:** |  |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | {$4.55} | | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$197,998.60} | |  |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **5.** | **Sold Land Property (System ID: 81992)**  **Primary Use: Office** | | | | | | | | **Spring Pointe Commercial Lots** | |
| **500 N. 2250 W.** | | **Springville, UT 84663** | | |  |  | **Market: Utah County South / Sub-Market: Spanish Fork** | | | |
| **Comp SF:** | | | {140,699 SF} | **Zoning:** | {Commercial} | **Off-Market:** | {11/13/2019} | **Gas:** | Yes | A white square with a blue border  Description automatically generated |
| **Acres:** | | | {3.23 Acres} | **Parcel #:** | [{29730001-3;} | **Months on Market:** |  | **Water:** | Yes |
| **Sale Price:** | | | {$598,000} |  | {662720001-3;} |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$4.25} |  | {663210001-3} |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$185,139.32} | **Lot Dimensions:** |  |  |  | **Power Supply:** |  |
|  | | |  | **Legal Description:** |  |  |  |  |  |
|  | | |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **6.** | **Sold Land Property (System ID: 87260)**  **Primary Use: Industrial** | | | | | | | | **Payson Business Park** | |
| **1371 W American Way** | | | **Payson, UT 84651** | |  |  | **Market: Utah County South** | | | |
| **Comp SF:** | | {115,434 SF} | | **Zoning:** | BP | **Off-Market:** | {10/14/2019} | **Gas:** | Yes | A white square with a blue border  Description automatically generated |
| **Acres:** | | {2.65 Acres} | | **Parcel #:** | 49:887:0003 | **Months on Market:** |  | **Water:** | Yes |
| **Sale Price:** | | {$404,019} | | **Lot Dimensions:** |  |  |  | **Sewer:** | Yes |
| **Sale Price/SF:** | | {$3.50} | | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$152,460.00} | |  |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** | Level |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **7.** | **Sold Land Property (System ID: 78627)**  **Primary Use: Industrial** | | | | | | | | **Spanish Fork Industrial Lot** | |
| **850 East 1950 North** | | | **Spanish Fork, UT 84660** | |  |  | **Market: Utah County South / Sub-Market: Spanish Fork** | | | |
| **Comp SF:** | | {184,694 SF} | | **Zoning:** | I-1 | **Off-Market:** | {09/16/2019} | **Gas:** | Yes | A white square with a blue border  Description automatically generated |
| **Acres:** | | {4.24 Acres} | | **Parcel #:** | 260510053 | **Months on Market:** | 5 | **Water:** | Yes |
| **Sale Price:** | | {$800,000} | | **Lot Dimensions:** |  |  |  | **Sewer:** | Yes |
| **Sale Price/SF:** | | {$4.33} | | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$188,679.25} | |  |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** | Level |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **8.** | **Sold Land Property (System ID: 91668)**  **Primary Use:** | | | | | | | | **687 North 2000 West** | |
| **687 N 2000 W** | | **Springville, UT 84663** | | |  |  | **Market: Utah County South / Sub-Market: Springville** | | | |
| **Comp SF:** | | | {137,650 SF} | **Zoning:** |  | **Off-Market:** | {08/01/2019} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | | {3.16 Acres} | **Parcel #:** | 666360001 | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | | {$740,000} | **Lot Dimensions:** |  |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$5.38} | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$234,177.22} |  |  |  |  | **Power Supply:** |  |
|  | | |  |  |  |  |  | **Rail Status:** |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **9.** | **Sold Land Property (System ID: 96884)**  **Primary Use:** | | | | | | | | **Springville Land** | |
| **2052 W 700 S** | | **Springville, UT 84663** | | |  |  | **Market: Utah County South** | | | |
| **Comp SF:** | | | {108,900 SF} | **Zoning:** |  | **Off-Market:** | {07/01/2019} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | | {2.5 Acres} | **Parcel #:** | 662730015 | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | | {$1,059,597} | **Lot Dimensions:** |  |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | | {$9.73} | **Legal Description:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | | {$423,838.80} |  |  |  |  | **Power Supply:** |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **10.** | **Sold Land Property (System ID: 90129)**  **Primary Use: Commercial** | | | | | | | | **Hobble Creek Business Park** | |
| **1815 & 1853 N Technology Way** | | | **Springville, UT 84663** | |  |  | **Market: Utah County South / Sub-Market: Springville** | | | |
| **Comp SF:** | | {386,813 SF} | | **Zoning:** |  | **Off-Market:** | {05/23/2019} | **Gas:** |  | A white square with a blue border  Description automatically generated |
| **Acres:** | | {8.88 Acres} | | **Parcel #:** | 41:820:0005; | **Months on Market:** |  | **Water:** |  |
| **Sale Price:** | | {$1,380,715} | |  | 0006 |  |  | **Sewer:** |  |
| **Sale Price/SF:** | | {$3.57} | | **Lot Dimensions:** |  |  |  | **Power:** |  |
| **Sale Price/Acres:** | | {$155,485.92} | | **Legal Description:** |  |  |  | **Power Supply:** |  |
|  | |  | |  |  |  |  | **Rail Status:** |  |
|  | |  | |  |  |  |  | **Topography:** | Level |

Looking up view of a skyscraper

Description automatically generated

{{}}

Broker Opinion of Value

Date: {{Insert Date}}

{{Insert Property Name}}

**PROPERTIES FOR SALE**

|  |  |  |  |
| --- | --- | --- | --- |
| **1** | **1600 W 8000 S, Salem, UT 84653** | | |
|  |  | | |
|  | | **Property Details** | |
| Price | {$5,900,000} |
| No. Unit | {0} |
| Total Lot Size | {26.95 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$5.02 PSF} |  |
| **Sale Notes** | |  |  |
| This prime property fronts highway 164 (8000 So.) and will also front the new Salem Parkway bypass road that is going to be built from 8000 south to Elkridge. This area is expected have explosive growth when the bypass road is finished. Please call the agent for more information. | | | |
| **Property Description** | |  |  |
| This property includes parcel numbers 25-060-0037, for a total of 26.94 acres. The property has great access and exposure and is located east of I-15 at the Benjami/Salem exit #253. | | | |
| **Highlights** | |  |  |
| Easy access to I-15 and the proposed Salem Parkway. | | | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **2** | **987 N State Road 198, Salem, UT 84653** | | | |
|  |  | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | |
| Price | {$1,050,000} |
| No. Unit | {0} |
| Total Lot Size | {3.08 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$7.83 PSF} |  |
| **Sale Notes** | | |  |  |
| Surrounded by new residential development | | | | |
| **Highlights** | | |  |  |
| 15,000 ADT along State Street | | Footage on SR-198 in Salem | | |
| **Photos** | |  | | |
| A white square with a blue border  Description automatically generated | | A white square with a blue border  Description automatically generated | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **3** | **8577 S State Rd, Spanish Fork, UT 84660** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$850,000} |
| No. Unit | | {0} |
| Total Lot Size | | {2.56 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$7.62 PSF} | |  |
| **Sale Notes** | | |  | |  |
| Fantastic investment for the fast approaching future development along state road 198 located in Salem UT. Well maintained rambler (2,370 SF), 4 car detached shop on main level with jacuzzi tub, separate shower and walk in closet. Open floor plan and finished basement. Owner has capitalized on location as a business owner having great frontage for thei r own business that they run. Property offers round-pens and corrals for the horsemen, and lots of room to get horse trailers, and semi-trucks in and out of the property. Highway has just been widened by UDOT to 4–lanes. AADT Traffic count 14,000 cars per day 2017 statistics. Currently zoned in the county. Potential commercial zone once annexed into Salem. Home could be converted into a rental if desired by the buyer and use land as investment or personal use. | | | | | |
| **Property Description** | | |  | |  |
| Fantastic investment for the fast approaching future development along state road 198 located in Salem UT. Well maintained rambler (2,370 SF), 4 car detached shop on main level with jacuzzi tub, separate shower and walk in closet. Open floor plan and finished basement. Owner has capitalized on location as a business owner having great frontage for their own business that they run. Property offers round-pens and corrals for the horsemen, and lots of room to get horse trailers, and semi-trucks in and out of the property. Highway has just been widened by UDOT to 4–lanes. AADT Traffic count 14,000 cars per day 2017 statistics. Currently zoned in the county. Potential commercial zone once annexed into Salem. Home could be converted into a rental if desired by the buyer and use land as investment or personal use. | | | | | |
| **Highlights** | | | | | |
| Comer Lot | | 2.56 Acres | | Across from the Krishna Temple | |
| Good fast food development opportunity | | | | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **4** | **8660 S State Rd, Spanish Fork, UT 84660** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$900,000} |
| No. Unit | | {0} |
| Total Lot Size | | {2.46 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$8.40 PSF} | |  |
| **Property Description** | | |  | |  |
| Currently used as a salvage business. In a rapidly developing area with over 100 news homes coming directly across the street. | | | | | |
| **Highlights** | | | | | |
| 1,331 SF Building | | Surrounded by development | | Frontage on SR-198 and 400 W | |
| Currently an auto wrecking yard. Sold with or without business. | | Well and septic tank on property | |  | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **5** | **759 W Utah 198, Salem, UT 84653** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$1,195,000} |
| No. Unit | | {0} |
| Total Lot Size | | {5.61 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$4.89 PSF} | |  |
| **Sales Notes** | | |  | |  |
| “New Lower Price” Epic growth in residential and commercial is moving into Salem as one of Utah county best kept spots has been discovered. This fantastic commercial property has all the makings of a great development. Positioned along State Rd 198 on the south side of Salem city. Property features approx. 700ft of frontage. All utilities run right along the front of the property. They were laid when Maverick bought property just to the West of this land. Property is Zoned C1, traffic count in 2016 was 9200. Water shares available. Buyer responsible for paying Greenbelt taxes on future development. Call 801-787-4324 for Information. Attached is list of permitted uses. | | | | | |
| **Property Description** | | | | | |
| Epic growth in residential and commercial is moving into Salem as one of Utah county best kept spots has been discovered. This fantastic commercial property has all the makings of a great development. Positioned along State Rd 198 on the south side of Salem city. Property features approx. 700ft of frontage. All utilities run right along the front of the Property. They were laid when Maverick bought property just to the West of this land. Property is zoned C1, traffic count is 2016 was 9200. Water shares available. Buyer responsible for paying Greenbelt taxes on future development. Call for information | | | | | |
| **Highlights** | | | | | |
| Growth Area of Salem and Payson | | Flat Property | |  | |

|  |  |  |  |
| --- | --- | --- | --- |
| **6** | **N State Rd, Salem, UT 84653** | | |
|  |  | | |
| A white square with a blue border  Description automatically generated | | **Property Details** | |
| Price | {$1,795,000} |
| No. Unit | {0} |
| Total Lot Size | {7.17 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$5.74 PSF} |  |
| **Property Description** | |  |  |
| Utah County has proven to be the fasted growing county in the State, and the beautiful town of Salem, is quickly becoming the next in the line and gearing for epic growth and development. Located in the heart of the city, 1/2 mile from the popular Festival of Colors site, directly across the street from stocks Fresh Food Market, and surrounded by hundreds of acres already slated for mass residential and commercial development, waits 7.17 gorgeous acres of prime commercial zone land. Additional land available. Inquiry for further details. | | | |

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| **7** | **2400 S 2400 South, Mapleton, UT 84664** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$1,998,097} |
| No. Unit | | {0} |
| Total Lot Size | | {8.16 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$5.61 PSF} | |  |
| **Property Description** | | |  | |  |
| Level ground with close proximity to Highway 6 (2 Minutes) and I-15 (7 Minutes). Utilities are at or near the property. | | | | | |
| **Highlights** | | | | | |
| For sale, lease or build to suit | | Located on a soft corner in Light Industrial Zone | |  | |

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| **8** | **700-800 S 1600 W, Mapleton, UT 84664** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$565,000} |
| No. Unit | | {0} |
| Total Lot Size | | {1.75 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$7.41 PSF} | |  |
| **Sales Notes** | | |  | |  |
| Mapleton Commercial Lot  Approx. 800 S. 1600 W., Mapleton, Utha 84664  - Prominent location with growing population  - Low inventory, fully-improved commercial properties in Mapleton  - Zoning: GC-1 (General Commercial)  - Parcel ID#: 27: 008: 0043  We look forward to speaking to you about your current real estate needs!  Please contact:  Justin Johnston  Principle Broker  (801) 358-3400  justinjohnstonrealestate@yahoo.com  Just cook  Commercial Leasing & Sales Advisor  (801) 427-5482  Jesswcook@gmail.com | | | | | |
| **Property Description** | | | | | |
| Mapleton Commercial Lot  Approx. 800 S. 1600 W., Mapleton, Utah 84664  -Prominent location with growing population  -Low inventory, fully-improved commercial properties in Mapleton  -Zoning: GC-q (General Commercial)  -Parcel ID#. 27:008:0043  We look forward to speaking to you about your current real estate needs! | | | | | |
| **Highlights** | | | | | |
| Prominent Location with Growing Population | | Two Low Inventory Commercial Properties in Mapleton | |  | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **9** | **1215 N State Rd 51, Spanish Fork, UT 84660** | | | |
|  |  | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | |
| Price | {$800,000} |
| No. Unit | {0} |
| Total Lot Size | {3.73 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$4.92 PSF} |  |
| **Photos** | |  | | |
| A white square with a blue border  Description automatically generated | | A white square with a blue border  Description automatically generated | | |

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| **10** | **SWC Expressway Ln @ State St, Spanish Fork, UT 84660** | | | |
|  |  | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | |
| Price | {$661,242} |
| No. Unit | {0} |
| Total Lot Size | {2.53 AC} |
| Property Type | {Land} |
| Status | {Active} |
|  |  |
| Property Notes |  |
| {$6.00 PSF} |  |
| **Property Description** | | |  |  |
| Sales Price: $6.00 PSF  Total Land – 2.53 Acres  Located in the retail hub and across from a new residential development  Excellent location along State Street (SR-51)  Easy access to 1-15 & Highway 6  Zoned C-6 | | | | |
| **Photos** | |  | | |
| A white square with a blue border  Description automatically generated | | A white square with a blue border  Description automatically generated | | |

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| **11** | **1548 American Way, Payson, UT 84651** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$535,000} |
| No. Unit | | {0} |
| Total Lot Size | | {3.75 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$3.50 PSF} | |  |
| **Sales Notes** | | |  | |  |
| This property is the Prime location for your Commercial or Light Industrial needs. Located in the Payson City Business Development this property brings the opportunity for major growth, quick access on and off 1-15 for convenience and availability. This parcel also offers exceptional frontage to create what you want with the space. With Utilities stubbed, this makes the property ready to build.  Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement | | | | | |
| **Highlights** | | | | | |
| Great Location | | Amazing Frontage to design any desirable space for Light Industrial or Commercial | | Utilities Stubbed and Ready To Go | |
| Perfect Slope and Grade Transition to Begin the Build Process | |  | |  | |

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| **12** | **1060 Turf Farm Rd, Payson, UT 84651** | | | | |
|  |  | | | | |
| A white square with a blue border  Description automatically generated | | | **Property Details** | | |
| Price | | {$598,000 - $3,510,000} |
| No. Unit | | {0} |
| Total Lot Size | | {3.10 AC} |
| Property Type | | {Land} |
| Status | | {Active} |
|  | |  |
| Property Notes | |  |
| {$26 PSF} | |  |
| **Sales Notes** | | |  | |  |
| 2 restaurant pads and 1 drive through pad available just off of Exit 254 in Payson, Utah. Currently being built out with a hotel, reception center, the two restaurants and 1 drive through. Visibility from 1-15 with roughly 35,000 cars passing daily, the exposure alone would be better than any billboard. This is an established shopping area being anchored by Walmart, fast food, and auto parts stores. Fast growing is an understatement for this area of Utah county with lots of new home construction, growth is all it will do! In the vicinity you have companies like Rocky Mtn. ATV, Liberty Safes, the Payson Temple and many more. | | | | | |
| **Property Description** | | | | | |
| New commercial area directly west of Walmart in Payson. Directly off the freeway exit. | | | | | |
| Perfect Slope and Grade Transition to Begin the Build Process | |  | |  | |

## RECONCILIATION TABLE

|  |  |  |
| --- | --- | --- |
| **Valuation Method** | **Value Estimate** | **Notes** |
| Sales Comparison Approach | $5,250,000 | Based on recent comparable sales in the market |
| Income Approach | $5,100,000 | Using a 6.5% Cap Rate on Projected NOI |
| Cost Approach (If used) | $5,400,000 | Replacement cost minus depreciation |
| Final Reconciled Value | $5,200,000 | Weighted analysis of the above methods |

## SALES CONCLUSION

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **OPINIONS OF VALUE** | | | | | | | |
| Market Sale Price | | {$4.80/PSF} | X | {708,711 SF} | | {$3,401,813} | |
| Market Sales Price (Rounded) | |  |  |  | | {$3,400,000} | |
| **SALE OPINION OF VALUE** | | | | | | |
| Aggressive | Market Value | | | | Conservative | |
| {$5.00/PSF} | {$4.80/PSF} | | | | {$4.60/PSF} | |

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This Broker Opinion of Value (BOV) has been prepared for informational purposes only and is based on the broker’s professional knowledge of the market, publicly available data, and information provided by the client. This is not a formal appraisal and should not be relied upon as such.

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Acknowledgment:  
By proceeding with this Broker Opinion of Value, the recipient acknowledges their understanding and acceptance of the limitations and disclaimers stated herein.

**Broker Signature:**

A close-up of a signature

Description automatically generated

Scott Aders

Senior Agent

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