3709 EAST CAMPUS DRIVE  EAGLE MOUNTAIN, UTAH

PRAIRIE GATE

PROPERTY FEATURES

• Visible from State Route 73 and The Ranches Parkway
• Signal light on the corner, making access easy
• Beautiful golf course next door
• Growing community in need of Retail or Office space
• Utilities are stubbed

• Sale Price: $697,000
• Lot Size: 1.6 Acres
• APN #: 38-302-0001
• Zoning: Commercial

PROPERTY OVERVIEW

This beautiful piece of land is located on the corner of State Route 73 in Eagle Mountain. The location has great visibility from State Route 73 and The Ranches Parkway! The property is near The Ranches Golf Course, close to local grocery store, health clinics, dentists, salons and restaurants. You have awesome walking trails a bike park and baseball fields. The utilities are stubbed in and the terrain is flat and is ready for development! You have curb and gutter and a cul-de-sac with parking at the end of the street. You are also surrounded by scenic views of Mt. Timpanogos, Utah Lake and the foothills.

• Cross Streets: State Route 73 and Ranches Parkway
• Traffic Count: 7,195
• Price per Acre: $435,625
SITE PLAN

Dan Ford, MBA
801.420.0137
dan.ford@cbcadvisors.com
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Dan Ford, MBA
801.420.0137
dan.ford@cbcadvisors.com

www.cbcadvisors.com

CBC ADVISORS
825 EAST 1180 SOUTH, SUITE 300
AMERICAN FORK, UTAH
(P) 801.610.1300

FOR SALE OR LEASE

LAND

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