

Coral Canyon Commercial Parcel 6 & 7

Board of Trustees Meeting
April 18, 2024

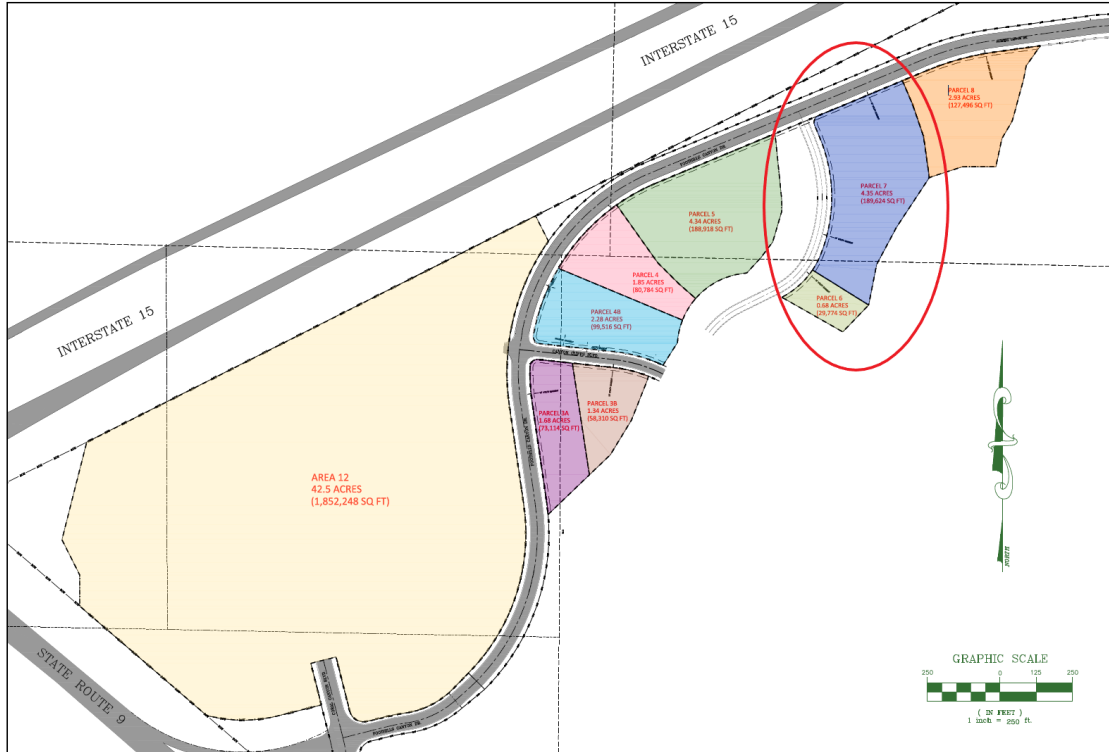




Coral Canyon Commercial

Lot 6 & 7

The Parcels



Coral
Canyon
Commercial

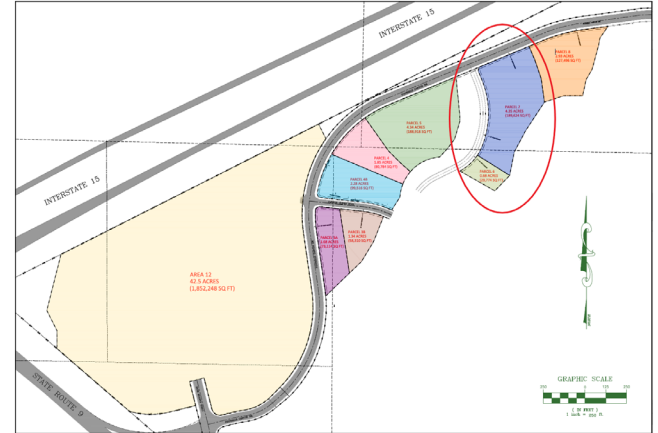
Lots 6 & 7

5.99 Acres

The Valuation



- **2024 Appraisal:** 5.99 Acres at **\$9.00 SF** = \$2,348,319.60
- **Adjacent 2.93 Acre Parcel** = Under Contract for **\$7.44 SF**
- Parcels are **Advertised** on LoopNet and Costar.
- SITLA Parcels are **Advertised** with large 1-15 signage.
- We are selling the **adjacent road** (slope issues) at **\$9.00 SF**



The Restrictions



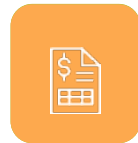
ARTICLE 7

USE RESTRICTIONS

7.1 Occupants Bound. All provisions of this Declaration governing activities on and use of the Property shall also apply to all occupants, tenants and invitees of the Property.

7.2 Restricted Activities. The Property shall be used only for commercial offices, hotels and motels, restaurants, including fast food restaurants, and retail stores. The Property may not be used for any use not permitted by applicable zoning codes and ordinances. In addition, the following activities and uses are prohibited within the Property:

The Buyer



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The Offer



- Sales Price: \$9 SF. 5.99 Acres = \$2,348,319.60
- 120 Days Due Diligence
- All areas that are used for sales, parking, display must be paved to Declarant's satisfaction
- Any sales offices must be stick built permanent structures.