

Brown's Crossing #2



INTERMOUNTAIN
REALTY GROUP

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Brown's Crossing #2:

\$6,750,000

(No existing homes)

(\$6,750,000 : Developable Land)

Weber River Corridor

Summit County, Utah

LOCATION:

Our parcel is located in North Central Utah in the Weber River Corridor of Summit County, a 45-minute drive from downtown Salt Lake City along Interstate 80 to the Wanship and Coalville exits.

ACREAGE: Approximately 270 acres

ELEVATION: 5,800 to 6,520 feet

ZONING: Summit County approved density of 5 acres per dwelling and Village Overlay Zone

WATER: Secondary, Pressurized on site

SEWER: Septic tank / Drain field

ELECTRICAL: On site

NATURAL GAS: On site

TELEPHONE: On site



Tours / Info

*To schedule a tour or for more
information, contact:*

Floyd Hatch, Broker
801.580.2176, mobile



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**Any offer must be accompanied by an earnest money deposit and must include the name and number of the Buyer's private banker to assist the Seller in determining financial eligibility to purchase.*

***All information provided by Intermountain Realty Group and its staff in connection with this property was acquired from Seller.*

Welcome to Brown's Crossing #2:

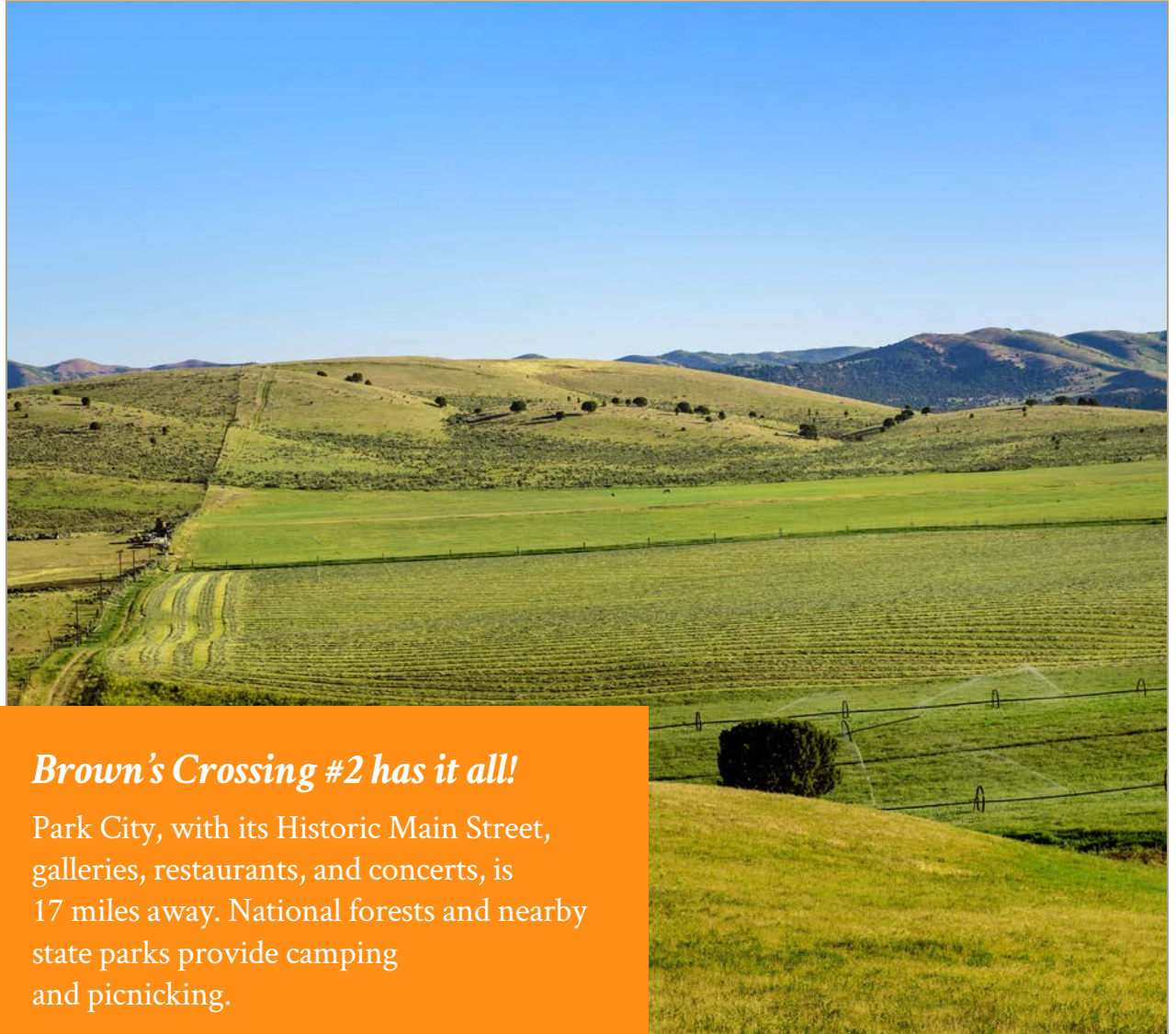
A NEW Weber River Corridor Residential Project

After a 100-year ownership by one Utah family, Brown's Crossing #2, with 270 acres, is officially on the market. Five generations have raised cows and produced milk and dairy products at this location. A recent Summit County zone change reduced residential building envelopes from 40 to 5 acres, creating the opportunity to develop a spectacular residential project close to the Park City Basin with depleting residential opportunities.

New home owners will wake up to crisp mountain air, clear blue skies, and views of Rockport and Echo recreational areas, the Rail Trail, and Weber River.

Enjoy year-round recreational opportunities within easy driving distance, including:

- World Class Skiing
- Boating
- Cross Country Skiing
- Tubing
- Hiking
- Snowshoeing
- Paddleboarding
- Hunting
- Horseback Riding
- Snowmobiling
- Golfing
- Hot Air Ballooning
- ATV riding
- Fishing
- Zip lining



Brown's Crossing #2 has it all!

Park City, with its Historic Main Street, galleries, restaurants, and concerts, is 17 miles away. National forests and nearby state parks provide camping and picnicking.

Location



Directions

There are two access points to Brown's Crossing #2. Both are from the Wanship and Coalville exits off Interstate 80, followed by Hoytsville Road, a country road corridor.

Brown's Crossing #2 is located in North Central Utah in the Weber River Corridor of Summit County, a 45-minute drive from downtown Salt Lake City along Interstate 80 to the Wanship and Coalville exits.

The property is nestled between the towns of Park City to the South and Ogden to the North. Brown's Crossing #2 consists of approximately 270 acres adjacent to agricultural and residential properties making up the towns of Coalville and Hoytsville.

Brown's Crossing #2 is adjacent to the Red Rock Ranch, an eventual residential development.

Two reservoirs, Park City, the Uintah Mountains, golfing, running, fishing, hunting, and several ski resorts are nearby.

Brown's Crossing #2 provides 26+ miles of trail along the Weber Basin Corridor called the Rail Trail, used by recreational and serious runners and cyclists. There are three trail types: eight-foot-wide asphalt trails, eight-foot-wide gravel trails, and four-foot-wide backcountry trails.

Project Approval

The 270 acre Melvin R Brown H/W(Jt) and Wilde Trust has not undergone Summit County's planning or review process.

The Summit County Council with a unanimous vote on April 18, 2018, approved amendments helpful towards an eventual residential project including the creation of smaller residential zones (5 and 10 acres) and a village overlay, including 2.5 acre/spacing.

Please review new ordinance at:
summitcounty.org/590/Eastern-Summit-County-Planning-District.

Master Plan

Buyer can develop it's own master plan for either Brown's Crossing #1 or #2 incorporating a possible combination of single family lots, single family attached condominiums, single family detached condominiums, apartments, and light industrial and commercial buildings.

Summit County has been anticipating a large scale residential development of this nature for several years. A zoning map is in place, pressurized water runs throughout the valley. A sewage facility has been planned and will be constructed when use is warranted.

This project will eventually sit in Coalville City or stay in Summit County.

The new village overlay ordinance should be strongly considered as the vehicle for future development.

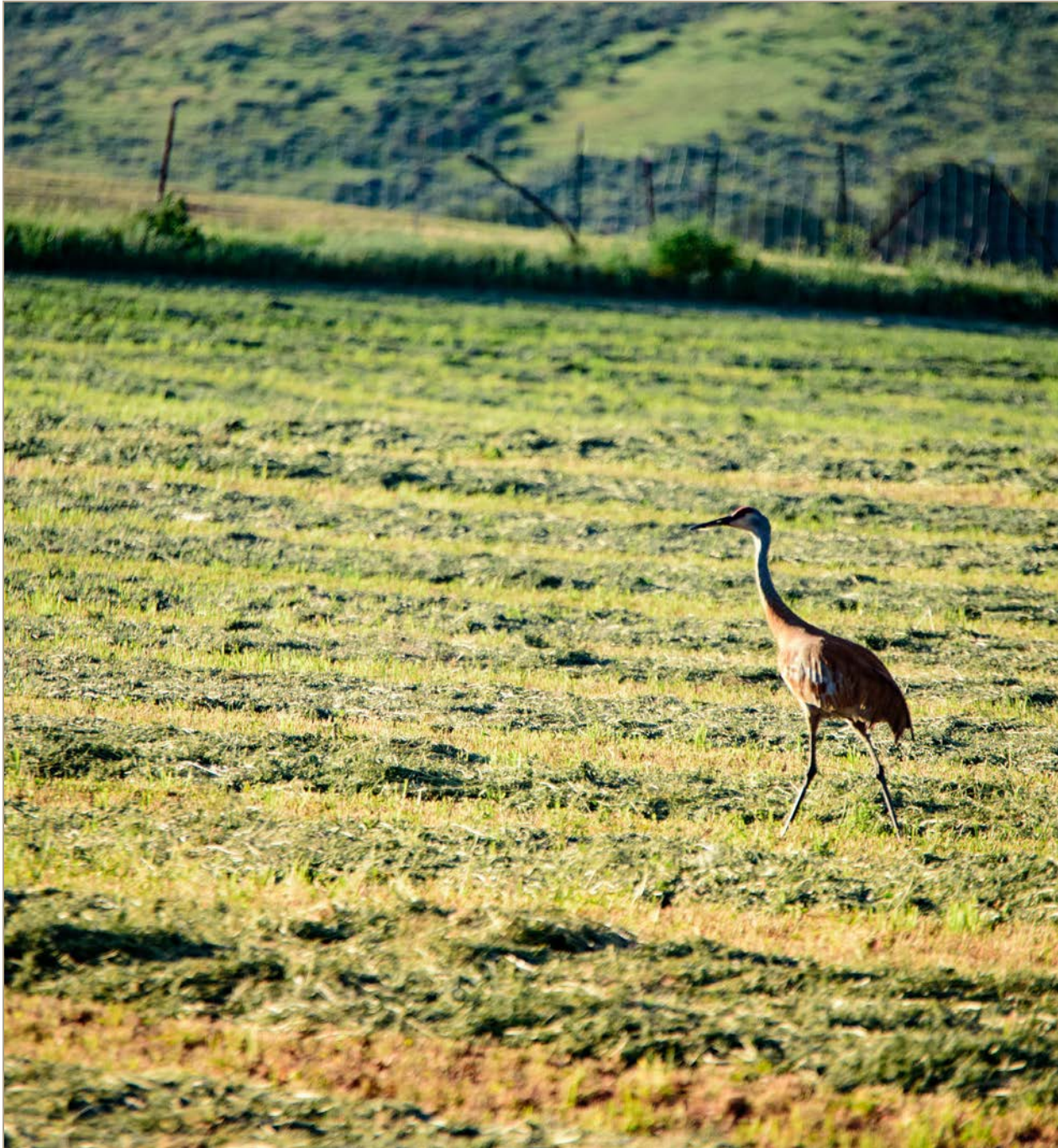
Village Overlay Ordinance

We encourage prospective buyers to review and understand Summit County's recent amendment allowing a "Village Overlay" use as this application will allow for the best density and mixed use creating the best economic and development opportunity.

Key language from this amendment includes, "The aim of the Village Overlay is to create a comprehensive, community-specific land use and design strategy to address community needs, including but not limited to:

- Construction of cost-efficient public and/or private infrastructure
- A range of housing opportunities
- Space for local start-up businesses and live-work space
- Local employment opportunities"

For additional information see:
summitcounty.org/509/Eastern-Summit-County-Planning-District.



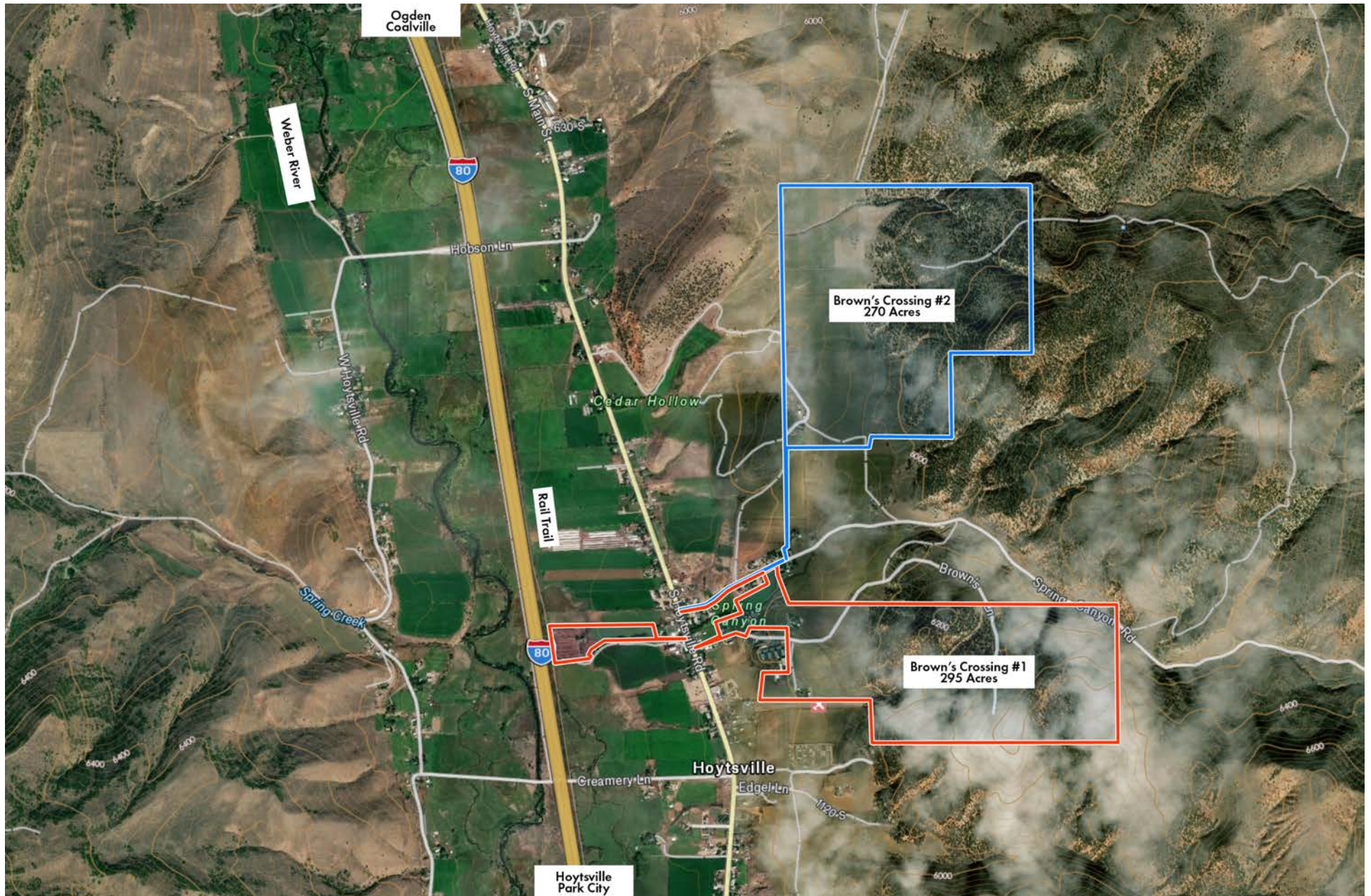
Site Development Plan

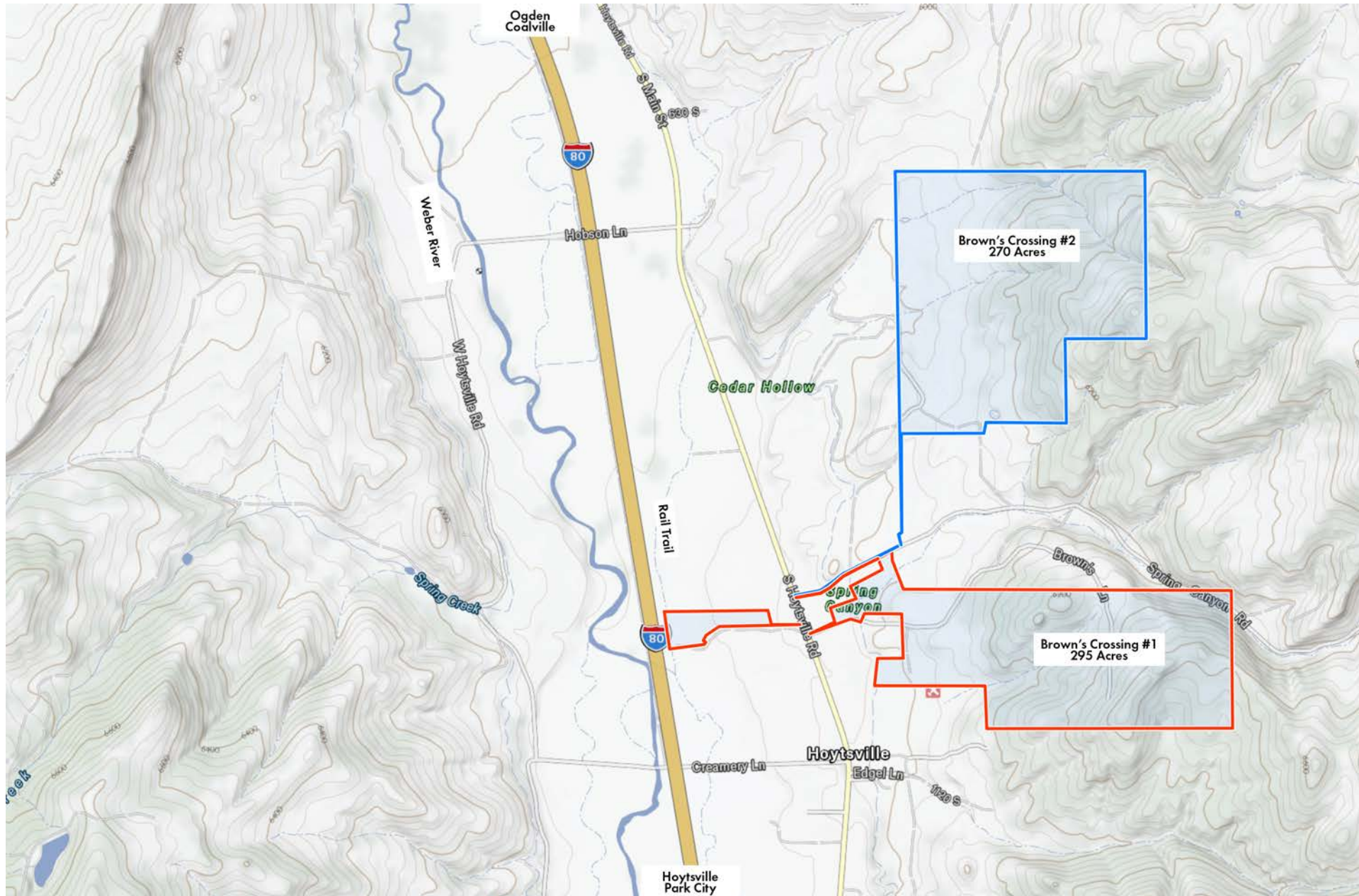
It is anticipated that the majority of this project will be the development of single family homes with concentrations of multifamily to offset ground cost.

Summit County Leadership includes a County Council, Planning Commission, Health Department, and Planning Department.

Address:
60 North Main Street
PO Box 128
Coalville, UT 84017
435.336.3124

Maps







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