

**NEW LISTING**

See more information at [www.hciutah.com](http://www.hciutah.com)

# Coalville Residential Development Land

77.34 acres in Coalville City, Summit County, Utah



## EXECUTIVE SUMMARY:

**List Price: \$1,500,000**

**Mike Nelson | Joe Nelson**

**801-482-7565 | [mike@hciutah.com](mailto:mike@hciutah.com)**

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- 77.34 acres located on the southeastern edge of Coalville City, Utah
- Utilities located within 900 feet of property in S Beacon Hill Drive
- Property is accessed from private easement from S Beacon Hill Drive
- Zoned R-5 (Res Ag - 5-acre minimum lot size) & AG (One SF dwelling per lot of record) in Coalville City & AG-20 (Agriculture - 20-acre minimum lot size) in Summit County
- Cell tower on the property plus inholding owned by Coalville City
- Beautiful views of mountains, Coalville, & Echo Reservoir
- Elevation ranges from 5,800 to 6,000 feet
- 2021 Taxes: \$577.77 (Summit County parcels: CT-352 & NS-424-A)
- 17 miles NE of Park City and 25 miles NE of Salt Lake City, Utah



**Highland Commercial, Inc.**

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)






















# Zoning Map—Coalville City

## Zoning Map

### Coalville City, UT

November 2021

-  Public Facilities
-  Community Commercial (CC)
-  Highway Commercial (HC)
-  Light Industrial (LI)
-  Agricultural (AG)
-  Residential Agricultural (R-A)
-  Low Density Residential (R-1)
-  Medium Density Residential (R-2)
-  High Density Residential (R-4)
-  Very High Density Residential (R-8)
-  Historic District



THE LANGDON  
GROUP  
A J-U-B COMPANY



GATEWAY  
MAPPING  
INC.  
A J-U-B COMPANY

OTHER J-U-B COMPANIES

Property



# Zoning Map—Summit County

