

**NEW LISTING:**

# North Logan Residential Development Land

6.5 Acres located on the SW corner of 2200 N 600 E, North Logan, UT



## CONTACTS

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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. Any sale may be subject to court approval. 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.





## EXECUTIVE SUMMARY

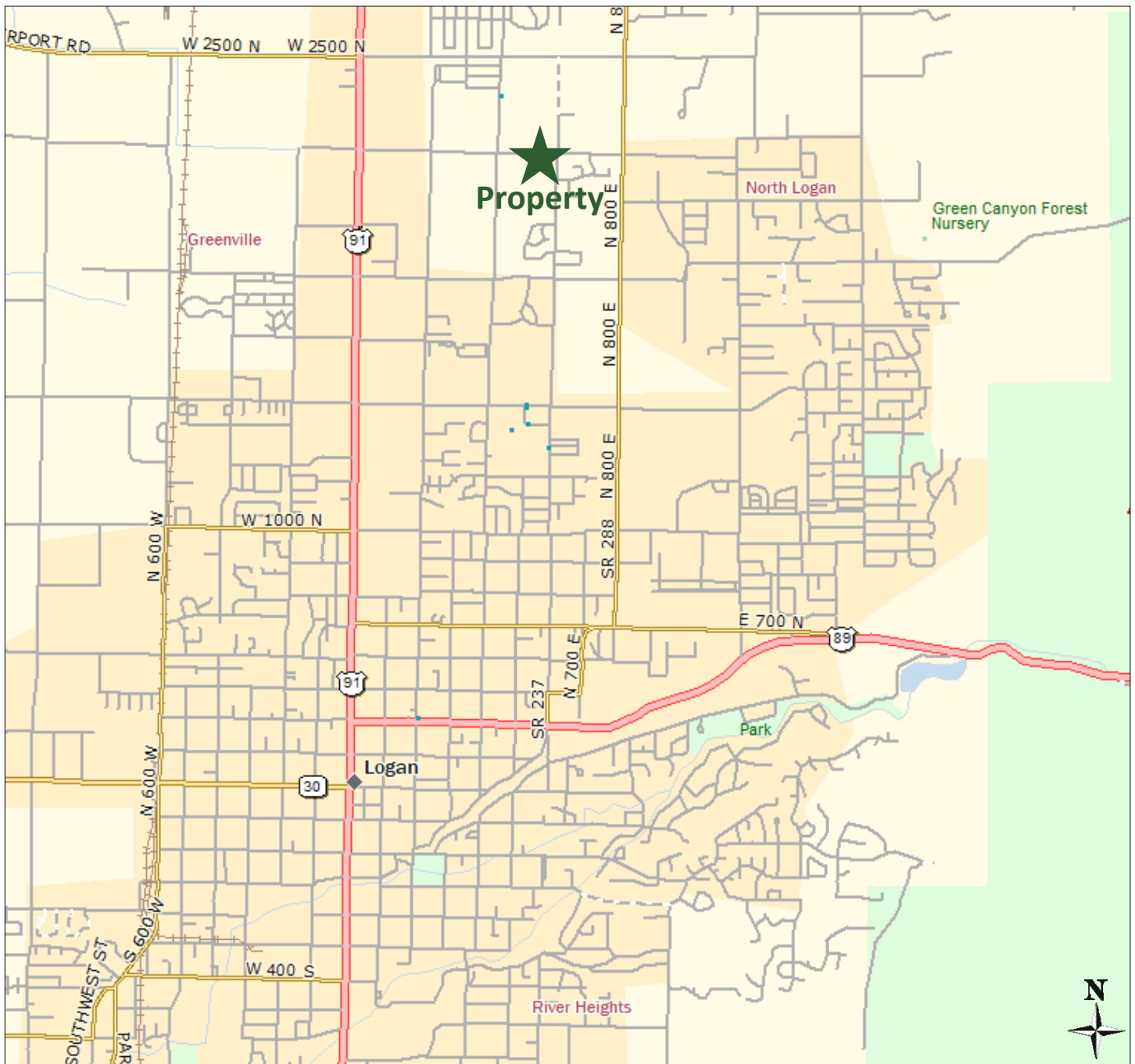
- 6.5 acres located on the SW corner of 2200 N & 600 E, North Logan, UT
- Zoned Residential Estate (RE-1 – 1-acre minimum lot size)
- North Logan City has recently rezoned a similar property to allow for 15,000 SF single-family lots
- Includes 6.5 shares in the Cache Highline Water Association
- Utility information:
  - Sewer: North Logan City - 10-inch concrete line in 600 East
  - Water: North Logan City - 6-inch ductile iron line in 600 East
  - Power: Rocky Mountain Power
  - Gas: Dominion Energy
  - Secondary Water: Cache Highline Water Association
- Cache County parcel #04-084-0004, 2021 taxes: \$32.52
- Buyer to pay any rollback (greenbelt) taxes associated with development



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## TERMS OF SALE

**List Price: \$2,100,000**



## LOCATION

- The property sits on the SW corner of 2200 N & 600 E, North Logan, UT.
- Located in Cache County, Utah, approximately two miles north of Logan, UT.
- Property is 20 miles east of I-15, I-84, and Tremonton, UT.



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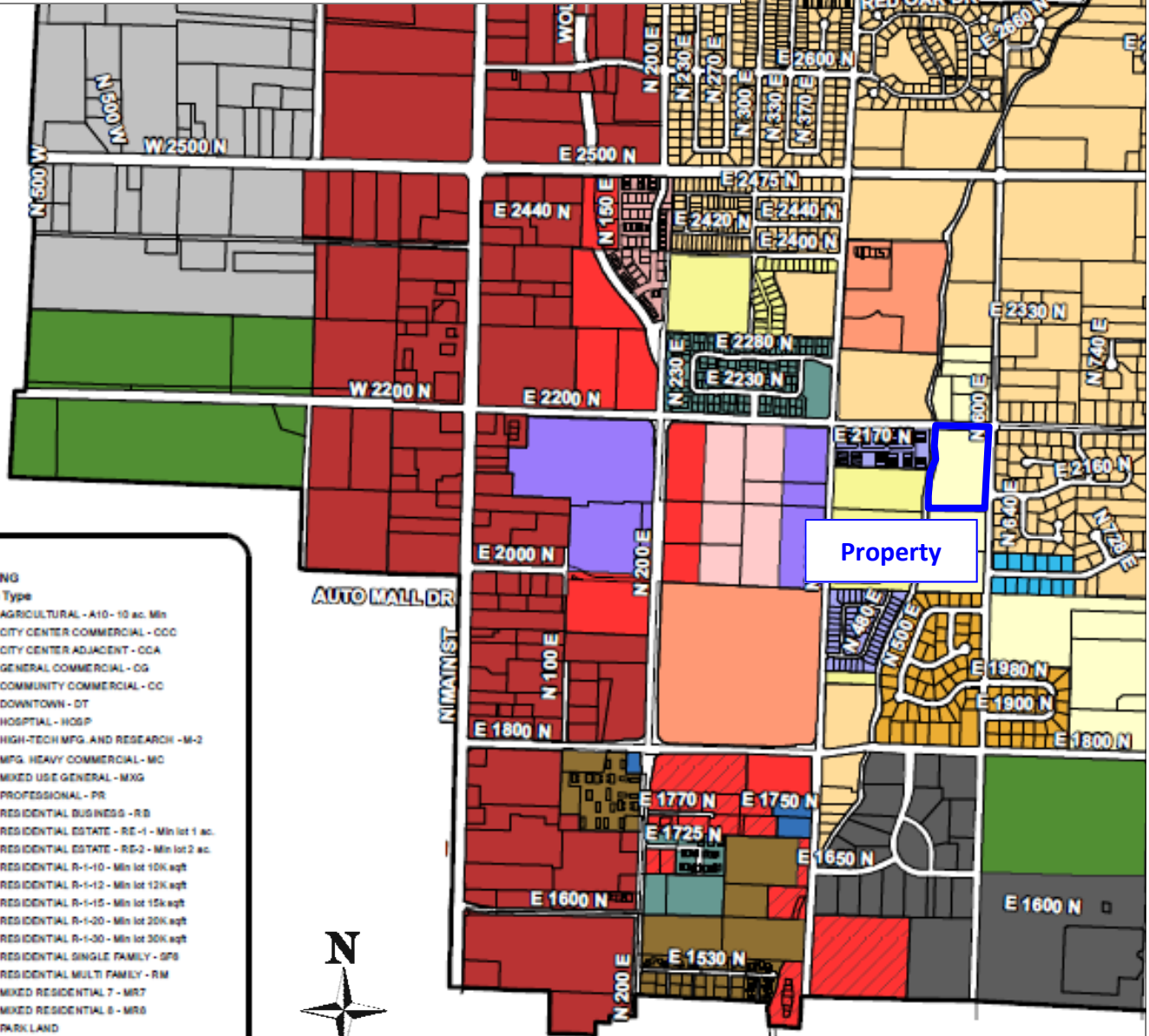
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**ZONING**  
Zone Type

AGRICULTURAL - A10 - 10 ac. Min
CITY CENTER COMMERCIAL - CCC
CITY CENTER ADJACENT - CCA
GENERAL COMMERCIAL - CG
COMMUNITY COMMERCIAL - CC
DOWNTOWN - DT
HOSPITAL - HOSP
HIGH-TECH MFG. AND RESEARCH - M-2
MFG. HEAVY COMMERCIAL - MC
MIXED USE GENERAL - MXG
PROFESSIONAL - PR
RESIDENTIAL BUSINESS - RB
RESIDENTIAL ESTATE - RE-1 - Min lot 1 ac.
RESIDENTIAL ESTATE - RE-2 - Min lot 2 ac.
RESIDENTIAL R-1-10 - Min lot 10K sqft
RESIDENTIAL R-1-12 - Min lot 12K sqft
RESIDENTIAL R-1-15 - Min lot 15K sqft
RESIDENTIAL R-1-20 - Min lot 20K sqft
RESIDENTIAL R-1-30 - Min lot 30K sqft
RESIDENTIAL SINGLE FAMILY - SF0
RESIDENTIAL MULTI FAMILY - RM
MIXED RESIDENTIAL 7 - MR7
MIXED RESIDENTIAL 8 - MR8
PARKLAND
RECREATION SCHOOL



## ZONING AND LAND USE / WATER

- Zoned Residential Estate (RE-1 – 1-acre minimum lot size)
- North Logan City (435-752-1310) has recently rezoned a similar property to allow for 15,000 SF single-family lots
- Utility information:
  - Sewer: North Logan City - 10-inch concrete line in 600 East
  - Water: North Logan City - 6-inch ductile iron line in 600 East
  - Power: Rocky Mountain Power
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## PARCEL / PROPERTY TAXES

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- Cache County parcel #04-084-0004
- (2021 Taxes: \$32.52)

## INFORMATION

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For more information, please contact us:

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**6.5 ACRES OF  
DEVELOPMENT  
LAND**



**INCLUDES 6.5  
SHARES IN THE  
CACHE  
HIGHLINE  
WATER  
ASSOCIATION**







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