



Provo, UT 84604

PRESENTED BY:

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

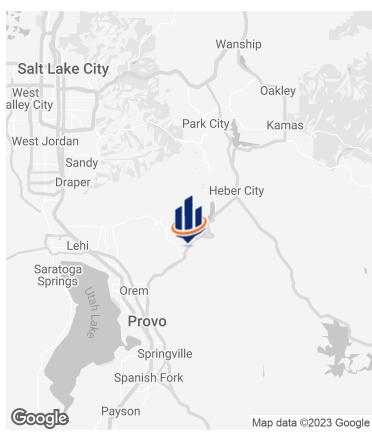
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





#### **PROPERTY SUMMARY**





#### **OFFERING SUMMARY**

**SALE PRICE:** \$400,000-\$7,707,000

**LOT SIZE(S):** 40 - 1,316 Acres

AVERAGE \$8,736

#### PROPERTY OVERVIEW

A generational opportunity to purchase a once in a lifetime beautiful mountain property up Provo Canyon. Property has been primarily used for hunting, sheep herding, and recreational use. Property is located in the Deer Creek CWMU (Cooperative Wildlife Management Unit). This stunning mountain property is approximately 1,316 acres.

Historically, the property has been accessed through Deer Creek Parkway. Buyer to verify all easements pertaining to all aspects of the property. Bear Canyon Road and Upper Bear Canyon Road both traverse through the property to create remarkable view points. Located within two miles includes Vivian Park, Provo Canyon Adventures, Provo River, Provo River Resort, Alpine Loop, Sundance Resort, and a recently developed subdivision west of Highway 189.

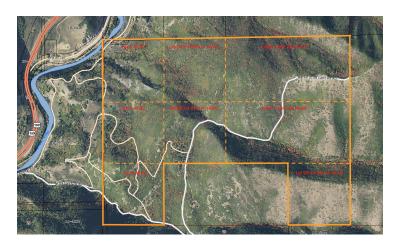
To be sold as a whole or potentially partial sale sold as lots. No guarantee of access to utilities, road, water, etc. Buyer to verify all information.

Bulk purchase comes with discount, contact Broker with specific questions.

#### PROPERTY HIGHLIGHTS

- POTENTIAL BUILDABLE AREA
- 5 MILES FROM MOUTH OF PROVO CANYON
- INCLUDED IN THE DEER CREEK CWMU

## PHASE 1



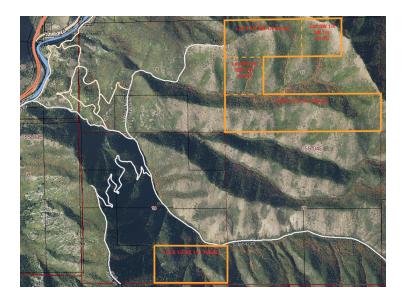




## LOT SALE PRICES

LOT 2 - 36.81 AC	\$1,104,300
LOT 3 - 40 AC	\$1,000,000
LOT 4 - 40 AC	\$1,000,000
SE 1/4 NW 1/4 - 40 AC	\$400,000
NE 1/4 SW 1/4 - 40 AC	\$800,000
S 1/2 NE 1/4 - 80 AC	\$1,200,000
N 1/2 SE 1/4 - 80 AC	\$1,200,000
SE 1/4 SE 1/4 - 40 AC	\$400,000
AVERAGE PRICE / AC	\$18,750

# PHASE 2



## LOT SALE PRICE

S 1/2 NW /14 - 80 AC	\$800,000
SW 1/4 NE 1/4 - 40 AC	\$120,000
NW 1/4 SW 1/4 - 40 AC	\$120,000
S 1/2 S 1/2 - 160 AC	\$1,280,000
NE 1/4 NE 1/4 - 40 AC	\$400,000
S 1/2 SE 1/4 - 80 AC	\$240,000
AVERAGE PRICE / AC	\$6,166.67





## PHASE 3



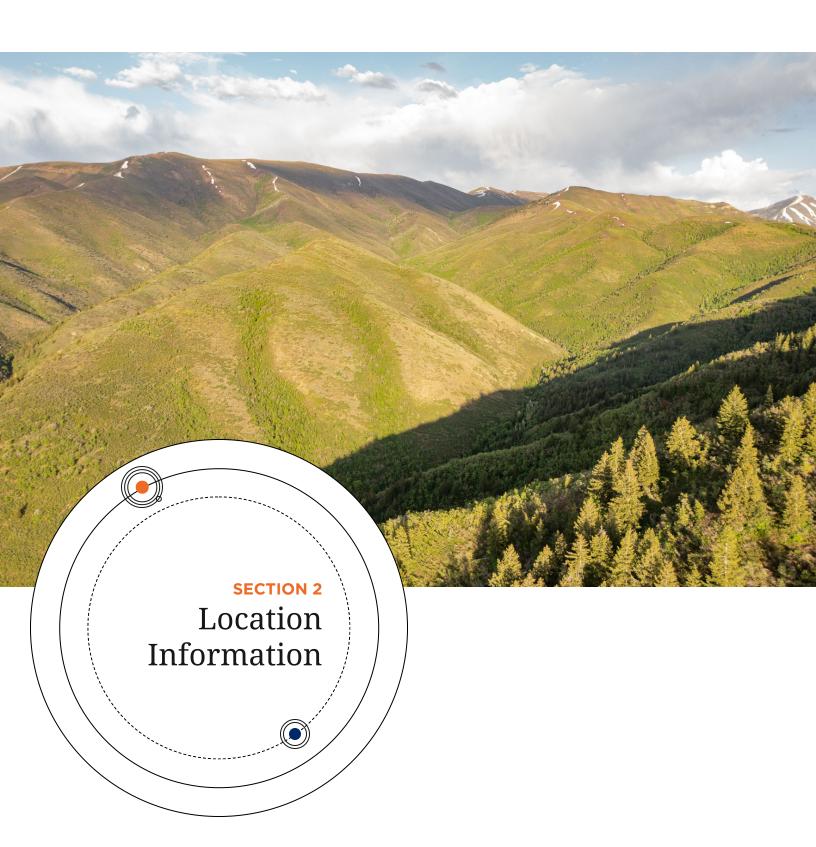
## LOT SALE PRICE

W 1/2 - 320 AC	\$960,000
NE 1/4 - 160 AC	\$480,000
AVERAGE PRICE / AC	\$3,000





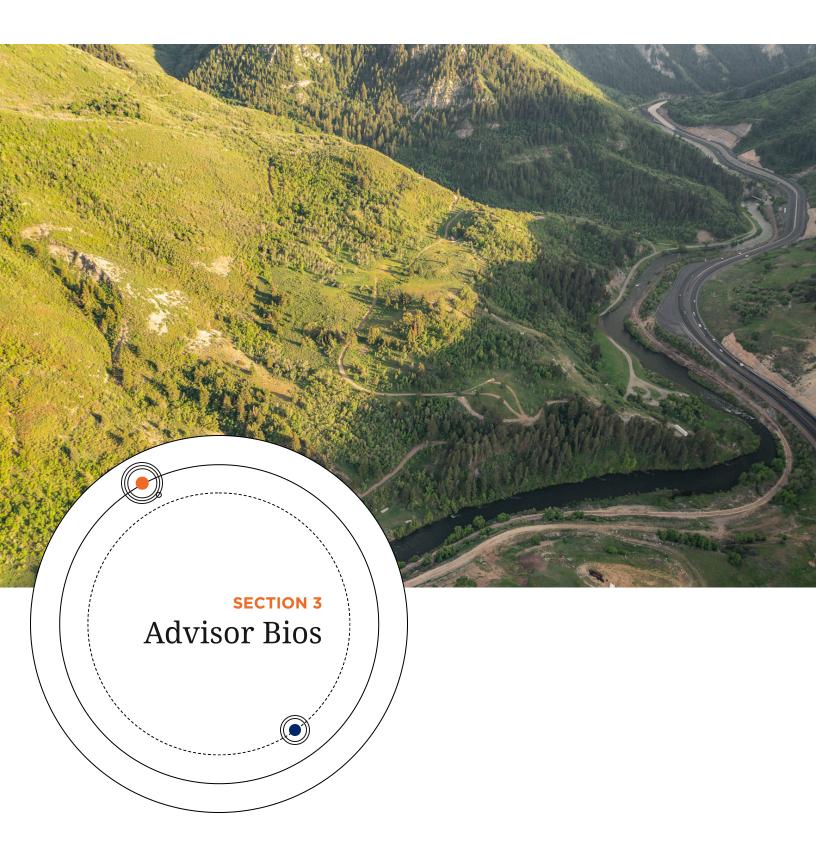




## **AERIAL MAP**







#### **ADVISOR BIO 1**



#### CHET BARBER

Managing Director

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**Direct:** 801.783.2064 | **Cell:** 801.628.9178

UT #5493255-PBO

#### PROFESSIONAL BACKGROUND

Chet Barber is the Managing Director of SVN | ALTA COMMERCIAL. He leads with resolute ideals, dedication and drive for excellence in the individual and collective performance of his team of advisors with the ultimate goal of financial betterment of his clients. Chet exemplifies the Core Covenants, written and established by SVN, and has successfully formed a team wherein each member prides him or herself on providing the highest degree of service that goes beyond the traditional commercial real estate services. Such services include financial analyses, real estate valuation, lease and document review, client advisory, due diligence assistance and cutting-edge marketing technologies and techniques.

Since the year 2000, Chet has been personally involved in more than \$700 million of commercial real estate investment and development transactions. Chet's specialty is in the disposition and acquisition of commercial real estate assets.

Clients have come to expect informed, market-wise opinions from this veteran of the industry. They know that Chet will provide proactive planning, creative deal making and personalized attention, taking a project from start to closing and beyond. Throughout every detail, process and action involved in a commercial real estate transaction, Chet obtains the highest and best value for his clients.

#### Notable Clients Include:

NUCOR, Boyer Company, Waste Management, Transfield Services Ltd., The FDIC, COMCAST Cable, US Marshall, Harrison Properties, Freeport West, Industry Capital, Dish Network, Hapag Investments

#### Some Recent Notable Transactions Include:

The acquisition of a 250,000 square foot industrial park in Albuquerque, New Mexico. Chet represented both the Buyer, Harrison Properties, and the Seller, Industry Capital. Both parties are privately held national real estate investment companies headquartered in Phoenix and San Francisco, respectively.

The disposition of FDIC portfolios of multiple real estate assets and asset types. Chet provided brokerage service, representing the FDIC and was involved in asset valuation. Real estate asset classes included office investment, industrial investment, multifamily ground and retail investments.

The disposition of 1,000 acres of industrial and mixed use development land. Chet represented PRI, an institutional investment and real estate holdings company, and Ninigret, an industrial development company. He also played an instrumental role in advising city and county leaders in the zoning and land use for the development.

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#### **ADVISOR BIO 2**



#### **HAYDEN HOUSTON**

Senior Advisor

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Direct: 801.508.2881 | Cell: 512.962.0316

#### PROFESSIONAL BACKGROUND

Hayden is a Senor Advisor with SVN | Alta Commercial specializing in land development, redevelopment and multifamily properties in the Utah County market. Hayden has represented clients all through the Wasatch front selling prime I-15 land in Lehi and Syracuse. Currently, Hayden is representing clients in selling and purchasing of 300 acres totaling more than \$50,000,000 in sales. Hayden is in charge of the SVN | Alta Commercial consultant team that helps prospective sellers entitle and improve their land. The team is currently working on over 250 single family lots on 52 acres of land.

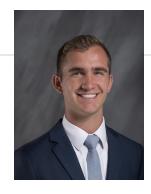
Prior to joining SVN Alta, Hayden worked in the residential market, focusing his time on multi-family properties, which allowed him to develop a comprehensive knowledge of the market/submarket and hone the skills required to succeed in his chosen field of practice. This experience serves as a great foundation for his transition to the commercial real estate industry.

Possessing a true entrepreneurial spirit, Hayden successfully started, owned, operated, and sold an e-sport company while just a sophomore majoring in economics at Utah Valley University. Realizing his passion for real estate, Hayden decided on starting his career in commercial real estate after combining his business-interests and skills together with guidance from his mentors who had noticed his special entrepreneurial attributes and his unique insight into current market trends. Hayden's unrelenting diligence, integrity and passion for helping clients succeed make him an effective partner for any one looking to maximize their financial success.

Originally from Texas, Hayden enjoys spending time outdoors with his wife, child, and dogs, starting and consulting start-up companies. and working in esports.

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#### **ADVISOR BIO 3**



#### KYLE ALLDREDGE

Associate Advisor

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#### PROFESSIONAL BACKGROUND

Kyle is an Associate Advisor with Sperry Van Ness | Alta Commercial specializing in retail and industrial properties in the Utah County market. Kyle is a new Real Estate Agent as of May 2022 and is currently representing multiple clients in the Provo area.

Prior to joining SVN | Alta Commercial, Kyle's experience lies mostly in the construction industry. Working as a Laborer, Project Engineer, and Assistant Estimator for a General Contractor in south Utah County. He most recently worked in the Maintenance Department of a multi-family Property Management company in Provo. This experience has prepared him to move smoothly into the commercial real estate industry.

Kyle grew up in Salem, Utah and he loves doing anything outdoors. He enjoys playing all kinds of sports and spending time with friends and family.

#### **EDUCATION**

Kyle has his Bachelor of Science from BYU as a Construction Management major to go along with a Business Minor. He loves to learn all kinds of business while he prepares for a future full of opportunities.

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