

PRICE-REDUCED

Maps and additional information at hciutah.com

MANILA LAND

0.43 Acres in Daggett County, Utah • 270 West Highway 43, Manila, Utah



EXECUTIVE SUMMARY:

List Price: \$110,000

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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. 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.

- 0.43 Acres along Highway 43 with ±105 feet of frontage
- 2024 Taxes: \$738.00
- Daggett County parcel number: 01-0006-0037
- Utilities can be accessed from Highway 43
- Manila is the gateway to Flaming Gorge Reservoir, the Green River, and the Uinta Mountain Range
- Currently Zoned Commercial/Mixed Use—See attached Master Plan for approved uses

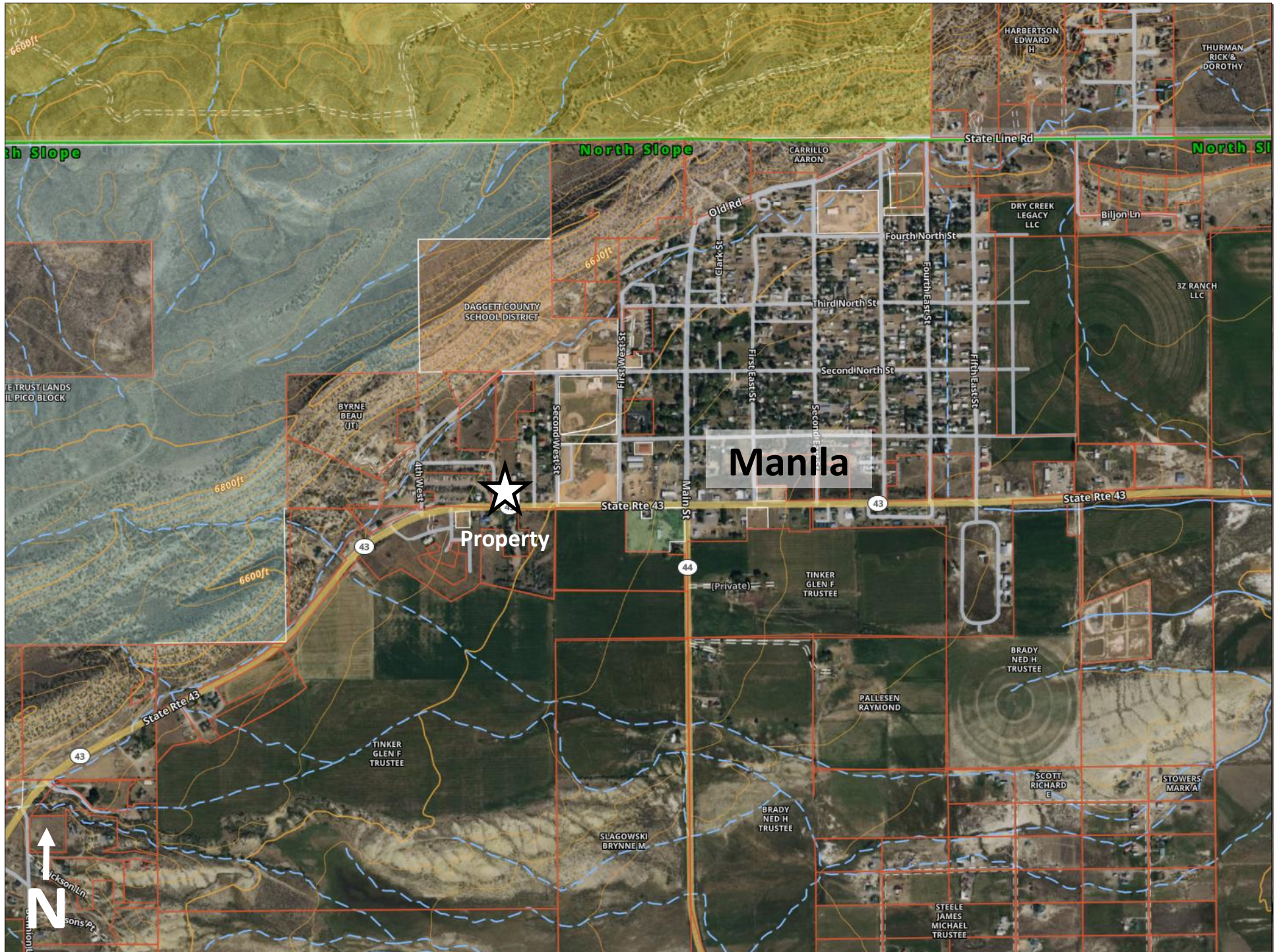
Zoning may change to strictly commercial in next few months with new master plan.



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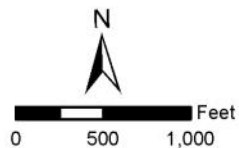
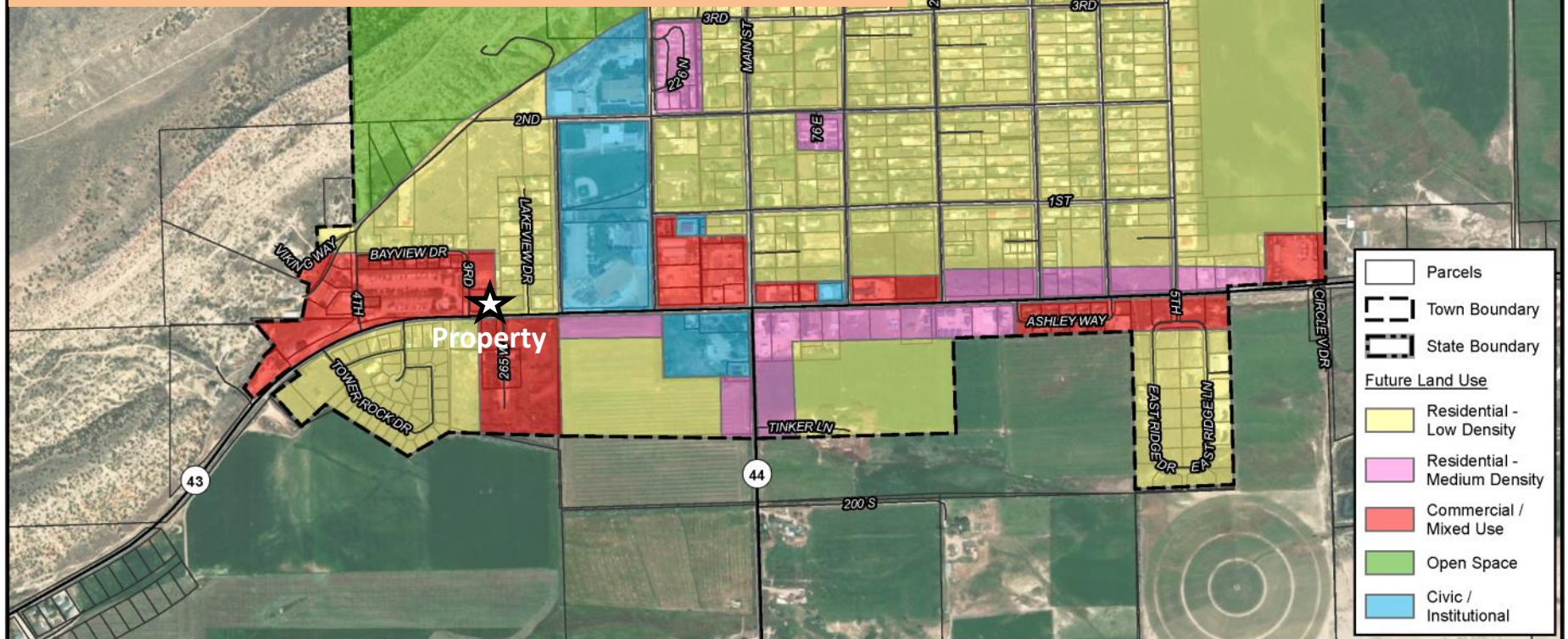


Commercial

The commercial classification includes general shopping facilities to satisfy the shopping needs of the community and particular neighborhoods. The intensity of the commercial zone applied will depend on the nature and location of surrounding areas, the ability to buffer surrounding uses, and the availability of necessary infrastructure. Regulations of this district should be designed to provide a suitable environment for those commercial uses which are vital to economic life in Manila.

Mixed Use

The Mixed-Use designation is intended to provide for a multitude of various land uses such as commercial, office/business park and/or residential. Approvals in this designation are subject to the sole discretion of the Town Council. Density and intensity of mixed-use developments that include both commercial and residential uses to a maximum density of 7 dwelling units per acre.



**RURAL
COMMUNITY
CONSULTANTS**

Manila Town

**General Plan Update
Future Land Use Overview**

Daggett County

Scale: 1" = 1,000'

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