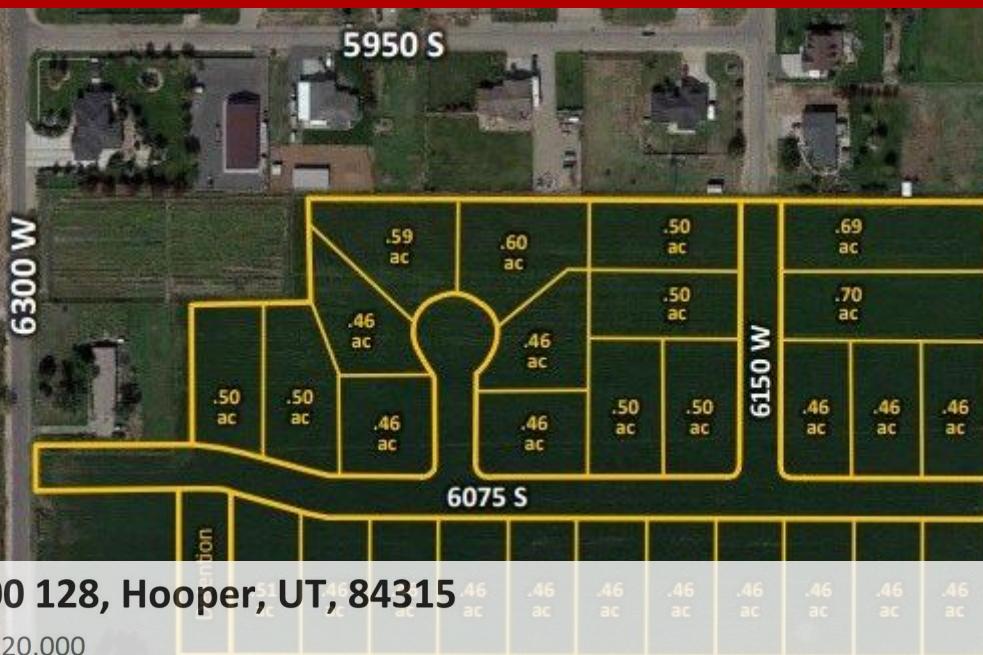


Residential - Hooper, UT



6075 S 6300 128, Hooper, UT, 84315

Offered at \$3,220,000

The seller has spent the last three years working with Hooper City and has done a remarkable job getting this property re-zoned and approved for 28 residential building lots (20,005 SF - 30,294 SF lots). Price includes \$268K worth of fees that have been paid for by the Seller to all necessary entities for approvals, including engineering and surveying, Hooper Irrigation Impact and Inclusion Fee (\$161K), soils testing, city fees, and preliminary construction (pipe relocated). Price also includes the 14.5 shares of Hooper Irrigation Water (estimated value of \$280K) that has been surrendered to the water company to serve the subdivision. All documentation necessary to obtain the approvals has been attached to the listing, including but not limited to: utility will-serve letters (Dominion Energy, Rocky Mountain Power, Hooper Irrigation, Hooper Water Improvement District), construction drawings, engineer's estimates, soils reports, etc. Price is equivalent to \$115K per paper lot. The buyer is responsible for all the bonding and improvements required by Hooper city. The property is being sold in as-is condition. Land measurements are approx. please refer to county recorded map and/or engineered drawings for exact lengths.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
17.19 acre (lot size)
Built: Unknown year



*Scan above on mobile device
for directions to this listing*

Assist2Sell
vip@assist2sell.com



All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.
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