

GRANTSVILLE LAND

FOR SALE



PROPERTY DETAILS

1345 Old Lincoln Highway, Grantsville, UT 84029

- 4.00 acres
- Sale price: \$550,000
- Zoned M-D (Light Manufacturing & Distribution District)
- Located near multiple planned developments – multifamily, industrial, and retail
- Just five minutes from I-80 providing convenient regional connectivity



NEWMARK



MOUNTAIN WEST

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M-D LIGHT MANUFACTURING & DISTRIBUTION DISTRICT

Tooele County maintains a comprehensive General Plan and zoning framework to guide future growth in appropriate locations across the valley, with zoning and future land-use designations managed under the County's Land Use Ordinance and General Plan documents that balance residential, industrial, agricultural, and commercial uses while coordinating growth with infrastructure and regional planning goals.

The County's General Plan articulates a vision for responsible land use and growth management in the Tooele Valley (land use categories and associated zoning districts are available through the County's development maps and ordinances).

Source: tooeleco.gov

PERMITTED USES

Manufacturing
Office and Related Uses
Retail Sales and Services
Recreational, Cultural, and Entertainment
Residential
Institutional
Miscellaneous
Mining and Excavation
Cabinet and Woodworking Mills
Bakery, Commercial
Blacksmith Shop
Carpet Cleaning
Commercial Laundries, Linen Service and Dry Cleaning
Convenience Store
Diaper Service
Gas Station (sales and/or minor repairs)
Greenhouse for Food and Plant Production
Heavy Equipment (Rental)
Heavy Equipment (Sales and Service)
Laboratory: Testing
Mini-warehouse
Photofinishing Lab
Precision Equipment Repair
Sign Painting/Fabrication
Welding Shop
Wholesale Distributors
Tobacco Specialty Store: This use is not permitted in any part of the proposed or existing building containing the use is located within 1,000 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church and (b) any other Tobacco Specialty Store. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.

Bottling Plant
Cabinet Making/Woodworking Mills
Industrial Assembly
Light Manufacturing
Moving and Storage
Publishing Company
Recycling Collection Station
Truck Freight Terminal
Sign Painting/Fabrication
Warehousing
Financial Institution, without drive through facilities
Financial Institution, with drive through facilities
Offices
Veterinary Offices, operating entirely within an enclosed building and keeping animals
Automobile Repair, Major
Automobile Repair, Minor
Car Wash
Convenience retail store
Equipment rental, indoor and outdoor
Furniture Repair Shop
Large Truck Rental
Manufactured Home Sales, Service, and Storage
Pawnshop
Restaurants, with drive through facilities
Restaurants, without drive through facilities
Retail Services Establishments
Upholstery Shop
Commercial Indoor Recreation
Commercial Outdoor Recreation
Miniature Golf

Private Club
Adult Day Care Center
Child Day Care Center or
Pre-School (commercial operation) Amended 9/2011
Government Facilities
Medical or Dental Clinic
Schools, Professional and Vocational
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code
Automobile Salvage & Recycling (Indoor)
Bus Line Terminals
Communication Towers
Contractor's Yard/Office (with outdoor storage)
Crop Production
Display Room; Wholesale
Farmer's Market
Flea Market (indoor)
Flea Market (outdoor)
Limousine Service
Outdoor Sales and Display
Outdoor Storage
Public/Private Utility Transmission Wires, Lines, Pipes, and Poles
Public/Private Utility Buildings and Structures
Radio, Television Station
Ambulance Services dispatching, staging, and maintenance conducted entirely within an enclosed building
Vehicle Auction Use
Solar under 50 kvas



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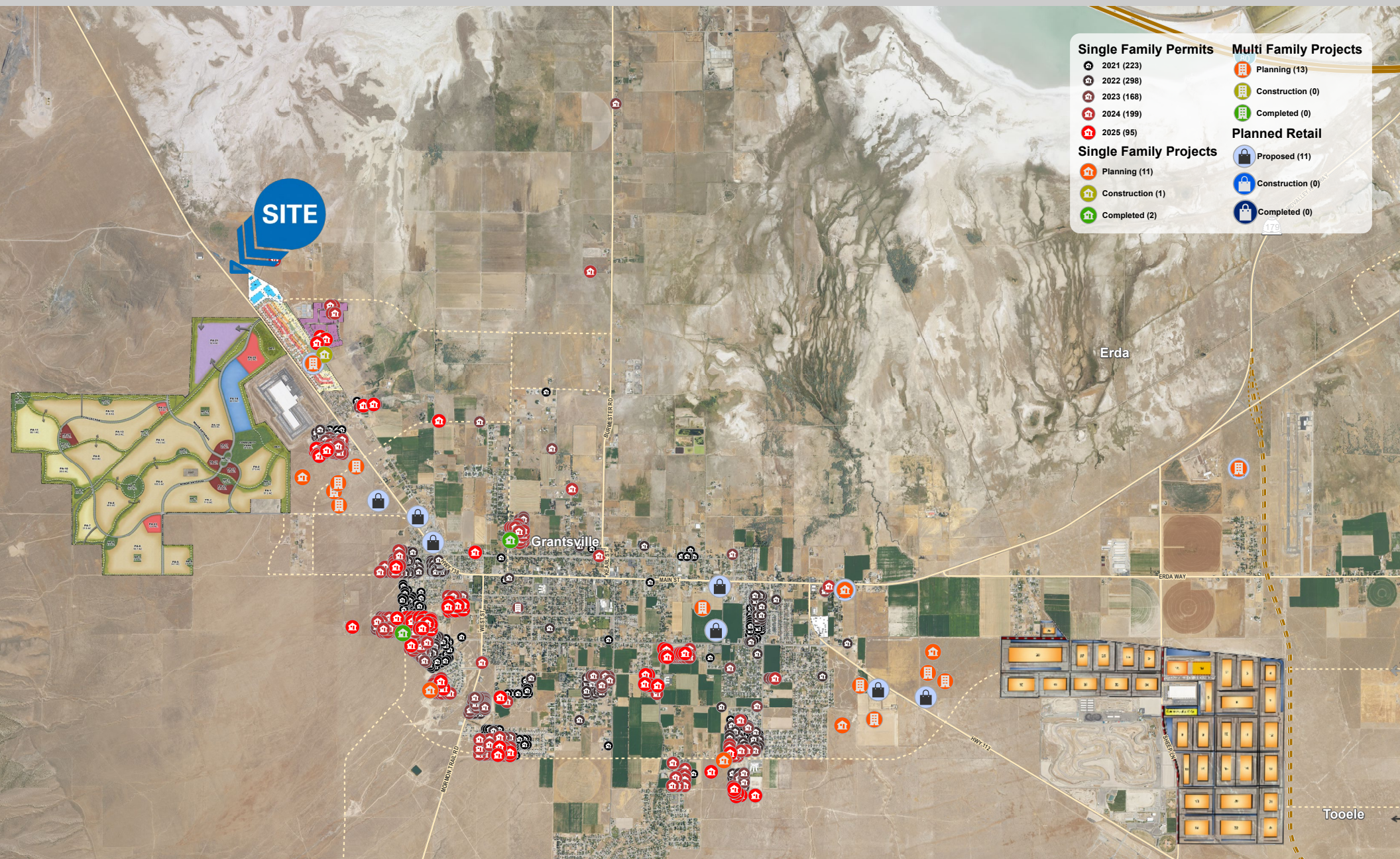
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Single Family Permits	Multi Family Projects
🏠 2021 (223)	🏢 Planning (13)
🏠 2022 (298)	🏢 Construction (0)
🏠 2023 (168)	🏢 Completed (0)
🏠 2024 (199)	Planned Retail
🏠 2025 (95)	🛍️ Proposed (11)
Single Family Projects	🛍️ Construction (0)
🏠 Planning (11)	🛍️ Completed (0)
🏠 Construction (1)	
🏠 Completed (2)	



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WHY TOOEELE COUNTY

Tooele County, Utah, is experiencing significant growth and development, positioning itself as one of the state's most dynamic counties. Between 2024 and 2033, the county is projected to be the second fastest growing in Utah, with an anticipated population increase of 24.0%. As of 2025, Tooele County has the sixth youngest median age in the state at 33.85

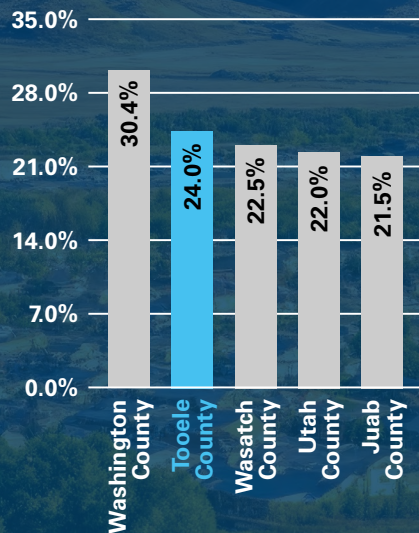
years, reflecting a vibrant and expanding community. The county also boasts the second largest average household size of 3.2 persons, highlighting its strong family-oriented population. Additionally, with a median home price of \$468,000 as of October 2025, it remains the second most affordable housing market along the Wasatch Front.

ON MARCH 24, 2026, THE
TOOELE COUNTY COUNCIL
PASSED A RESOLUTION
DECLARING THE
COUNCIL'S SUPPORT FOR
DEVELOPMENT OF
**A NUCLEAR
LIFECYCLE
INNOVATION
CAMPUS**
WITHIN TOOEELE COUNTY.



this opportunity will bring
thousands of high-paying jobs
and tens of billions of dollars
in investment to Utah.

TOP FIVE UTAH COUNTIES FOR
ESTIMATED POPULATION
GROWTH 2024-2033



NEW JOBS IN TOOEELE COUNTY

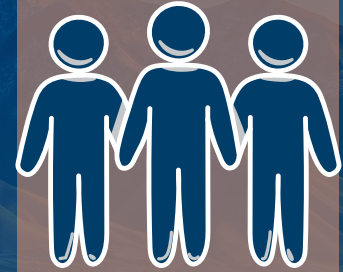
10.8%

Tooele County, 2024

POPULATION

84,758

Tooele County



MEDIAN AGE

33.85

Tooele County 2025

Tooele County is
emerging as a major
industrial core in the
Wasatch Front, given
**strong rail and
interstate access**



PERSONS PER HOUSEHOLD

3.2%

Tooele County
Metro. Statistical Area



AVERAGE HOUSEHOLD INCOME (2025)

\$132,760

Tooele County



ESTIMATED HOUSEHOLDS

23,925

Tooele County, 2025
Metro. Statistical Area

TOTAL EMPLOYEES

7,899

Tooele County, 2024

MONTHLY RETAIL EXPENDITURES (2024)

\$2,728

Tooele County, 2024
Metro. Statistical Area

