

PRICE-REDUCED

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Manila Commercial Land

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



EXECUTIVE SUMMARY:

List Price: \$135,000

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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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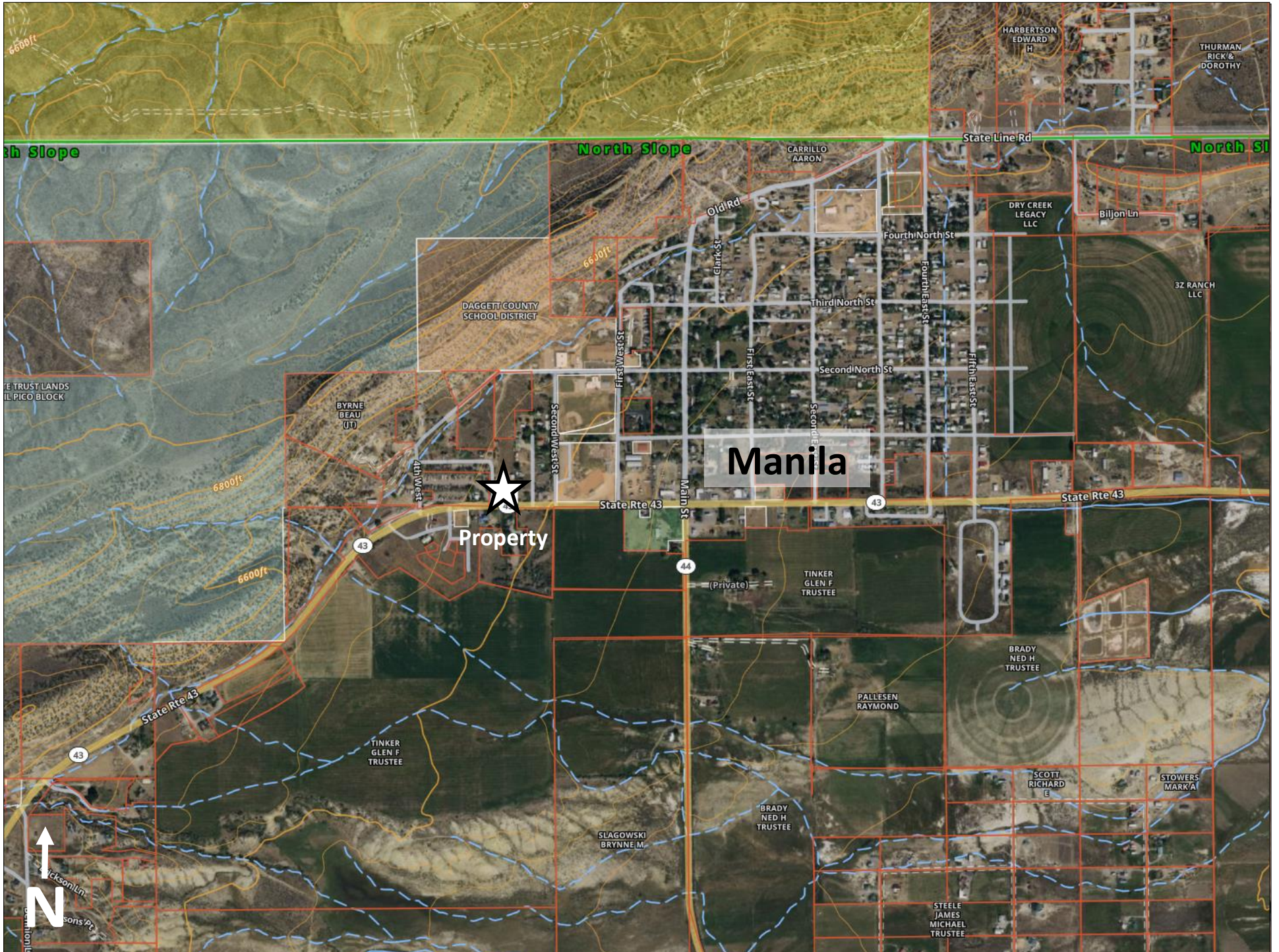
Property

43

43

43

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North Slope

North Slope

North Slope

Manila

Property



TRUST LANDS
EL PICO BLOCK

BYRNE
BEAU
(JT)

DAGGETT COUNTY
SCHOOL DISTRICT

CARRILLO
AARON

HARBERTSON
EDWARD
H

THURMAN
RICK &
DOROTHY

State Line Rd

Biljon Ln

DRY CREEK
LEGACY
LLC

3Z RANCH
LLC

Fourth North St

Third North St

Second North St

Fourth East St

Fifth East St

Second West St

First West St

First East St

Second East St

State Rte 43

44

(Private)

TINKER
GLEN F
TRUSTEE

BRADY
NED H
TRUSTEE

PALLESEN
RAYMOND

TINKER
GLEN F
TRUSTEE

SLAGOWSKI
BRYNNE M

BRADY
NED H
TRUSTEE

SCOTT
RICHARD
E

STOWERS
MARK A

STEELE
JAMES
MICHAEL
TRUSTEE

State Rte 43

43

43

State Rte 43

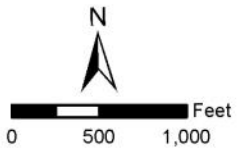
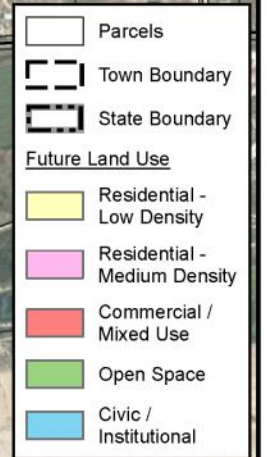
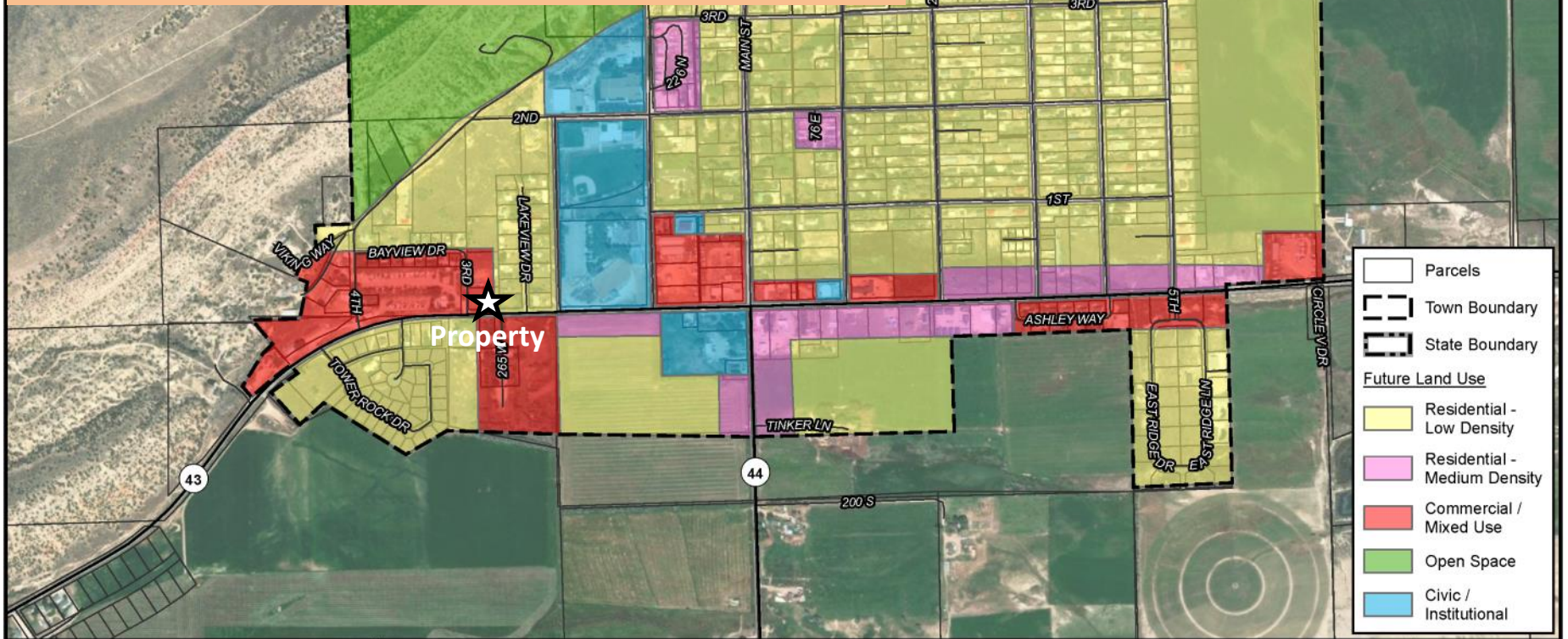
Jackson Ln
Sons Ar

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.



Manila Town
 General Plan Update
 Future Land Use Overview

Daggett County

Scale: 1" = 1,000'

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Map Name: H:\D\Proj\2004-047\Design\GIS\Projects\2004-047_Planning\2004-047_Planning.aprx - Exh Manila General Plan - Future Land Use 8.5x11L
 Project Number: 2004-047 Drawn by: JEM 12-21 Last Ed#: 01/10/2022