



Prime Building Lot in the Andersen Business Development

Located Near I-15, US Highway 20 and US Highway 26  
Bonneville County C-2 Zoning Allowing for Wide Range of Commercial Uses

Utilities Available Include Water (via Falls Water Co.), 3-Phase Power (via Rocky Mountain Power), and Gas (via Intermountain Gas). Private Septic Required.

<b>PROPERTY TYPE:</b>	Industrial Lots
<b>LOT SIZE</b>	7.53 Acres
<b>SALE PRICE:</b>	\$1,500,000
<b>PRICE/SF:</b>	\$4.57
<b>ZONING:</b>	C-2
<b>UTILITIES:</b>	Water, Power, Gas

## CONTACT

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## HIGHLIGHTS

## DETAILS

UPDATED: MAY 30, 2025

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**C-2**

**BONNEVILLE COUNTY, GENERAL COMMERCIAL ZONE**

The C-2 General Commercial Zone is established to provide an area where the primary use is for heavy commercial establishments and for industries, which do not constitute a nuisance. The objectives of this zone are:

- (a) To designate the most appropriate use of land within the county for retail and wholesale establishments and to prevent the scattering of commercial uses along the highways and into surrounding zones.
  - (b) To encourage the construction of and continued use of the land for commercial and industrial purposes.
  - (c) To discourage the use of the land for dwellings and for nuisance industries or any other use which would discourage the use of the land for its primary purpose.
2. This zone is characterized by a mixture of businesses, warehouses, craft shops, and manufacturing and industrial enterprises, which are incidental to retail and wholesale establishments.
  3. Representative uses within this zone include retail and wholesale establishments, plumbing, carpentry and other craft shops, warehousing, equipment yards and equipment sales yards

3529 N. SPITFIRE ST.  
RPO0161006003A  
7.53 Acres

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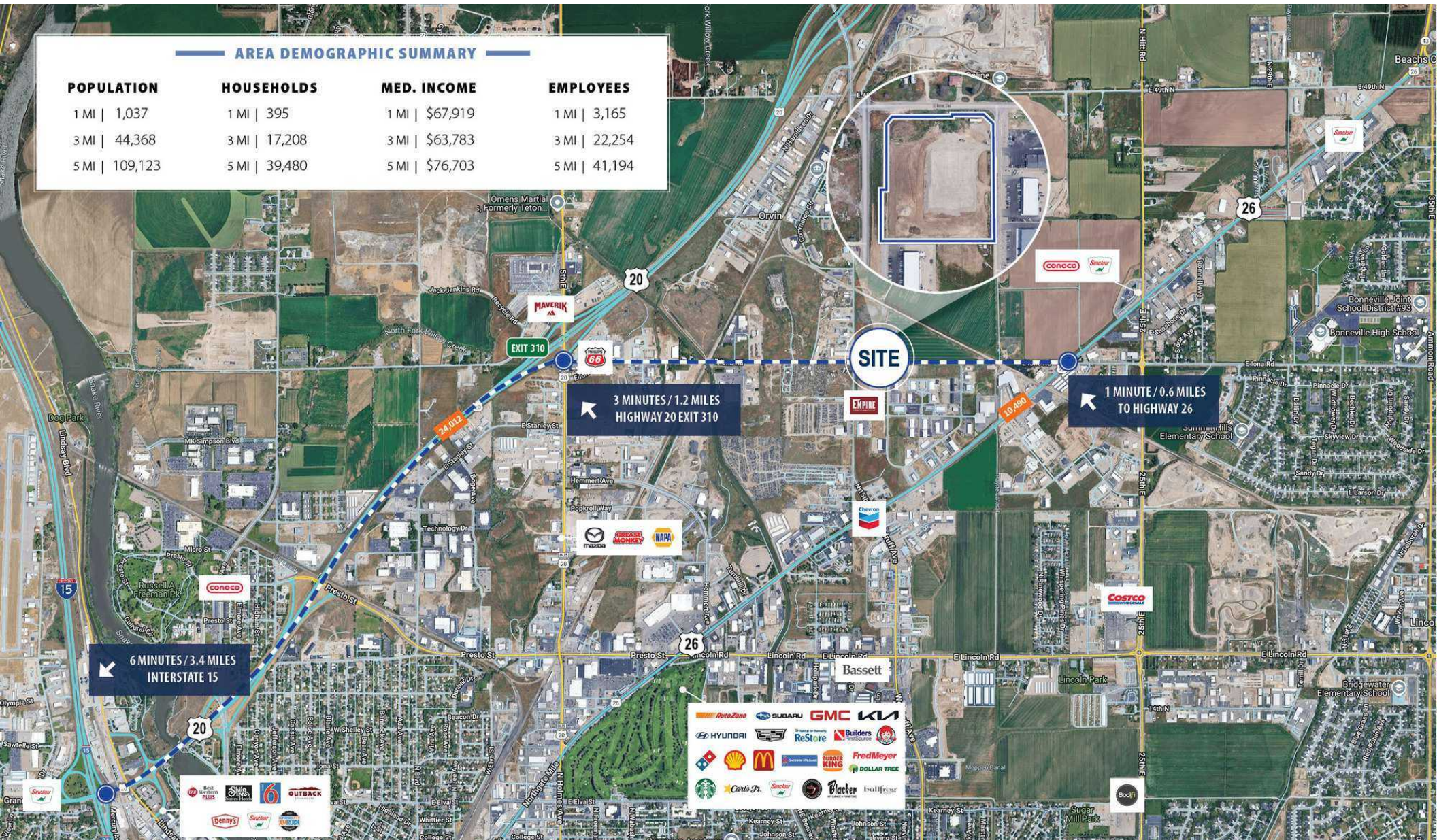
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**AREA DEMOGRAPHIC SUMMARY**

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI   1,037	1 MI   395	1 MI   \$67,919	1 MI   3,165
3 MI   44,368	3 MI   17,208	3 MI   \$63,783	3 MI   22,254
5 MI   109,123	5 MI   39,480	5 MI   \$76,703	5 MI   41,194



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