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PEAK COLLECTIVE
REAL ESTATE

kwCOMMERCIAL

575 S. Center Street - Dutch John, UT



FOR SALE
COMMERCIAL DEVELOPMENT
1.41 AC RECREATION CONDO SITE

575 S. CENTER STREET - DUTCH JOHN, UT



THE OPPORTUNITY

\$599,000

List Price

1.41 AC

Land Size

39,900 SF

Planned Building SF

Commercial Build Site in Dutch John, UT

Peak Collective Real Estate with KW Commercial is pleased to present for sale a **commercial development site on 1.41 acres of land** in Dutch John, UT.

The proposed development plans to build out 21 condos, is fully entitled and approved by the city, and a developer would only need to have architecture and plans done to have it shovel ready.

Each condo is planned to have a 2-car garage that can store a boat and/or trailer. The land is already improved with water, sewer, gas and electric.

At a suggested cost of \$300/SF per condo, the build-out has a potential to generate a **gross revenue of \$11,970,000**. This location represents **excellent investment opportunity for any developer or investor**. It is a prime location less than 5 minutes from Flaming Gorge as well as Little Hole and various fishing and hunting opportunities.



EXECUTIVE SUMMARY

PROPERTY DETAILS

Address:	575 S. Center Street Dutch John, UT 84023
Parcel Number:	02-0170-0001
County	Daggett
List Price:	\$599,000
Lot Size (AC):	1.41 AC
Zoning:	Commercial

INVESTMENT HIGHLIGHTS

- Vacant lot in a central location to multiple outdoor recreation areas.
- 5 minute drive from Flaming Gorge or Little Hole recreational areas.
- Near the Utah/Wyoming border and only 1 hour 19 minutes from Green River, WY.



MAP



1.41 AC

LOCATION



Rock Springs, WY - 1hr 12 min.

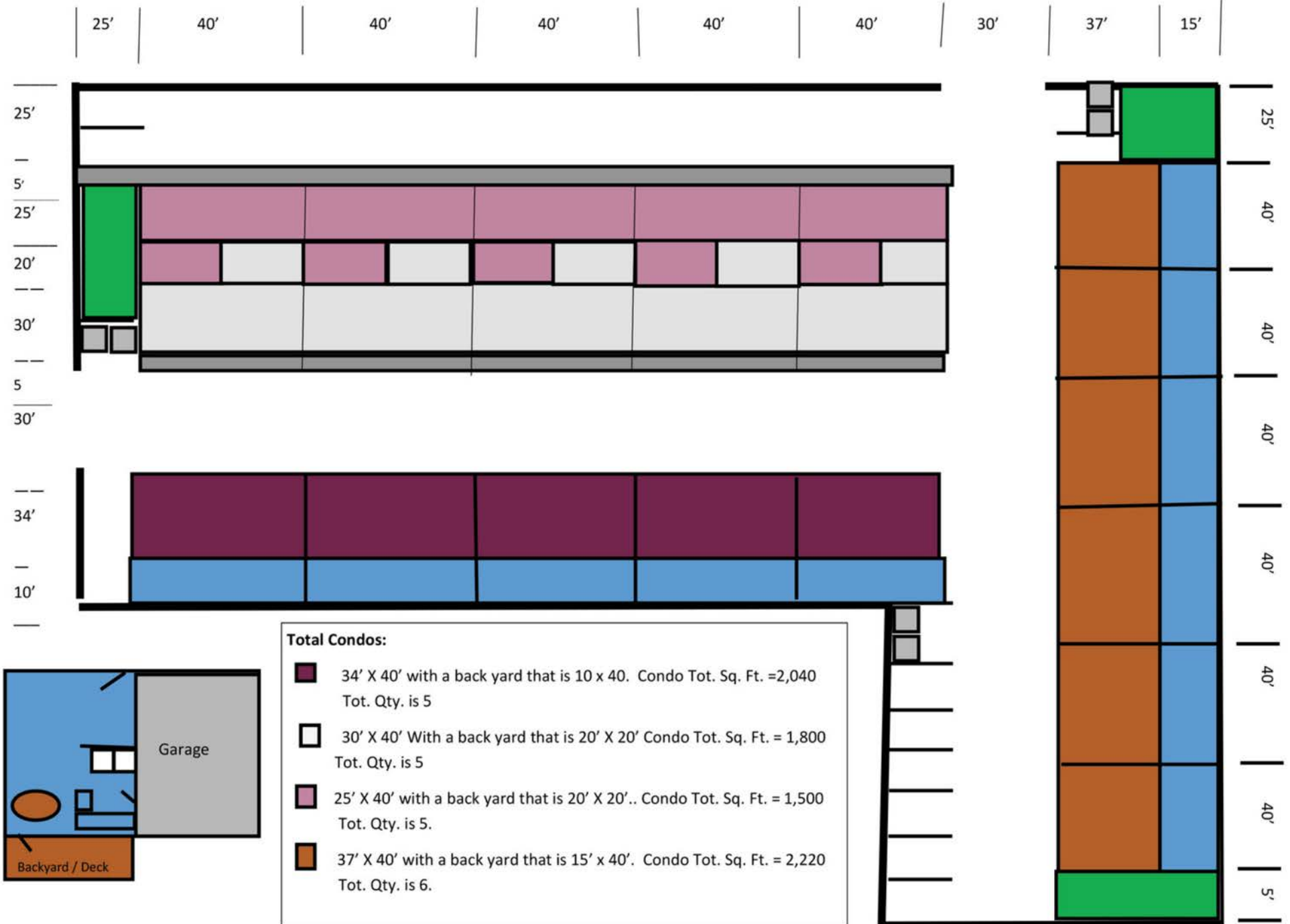
**★
575 S Center Street**

Flaming Gorge

Flaming Gorge Dam - 5 min.

Vernal, UT - 52 min.

BUILDING CONCEPT



BUILDING CONCEPT



575 S. CENTER STREET - DUTCH JOHN, UT



FLAMING GORGE, UT

OVER 1 MILLION ANNUAL VISITORS

Nestled in the stunning landscapes of northeastern Utah and southwestern Wyoming, Flaming Gorge captivates visitors with its breathtaking beauty and recreational wonders. Carved by the Green River, the gorge stretches across rugged canyons, showcasing vivid red and orange cliffs that come alive with the warm hues of the setting sun.

The Flaming Gorge Reservoir, a sparkling gem within the region, invites water enthusiasts to indulge in boating, fishing, and water sports against the backdrop of striking canyon walls. The area's diverse wildlife, including bighorn sheep and eagles, adds to the allure, making Flaming Gorge a haven for nature lovers and outdoor adventurers alike. Whether it's exploring the scenic byways, casting a line into the pristine waters, or simply absorbing the tranquility of the surroundings, Flaming Gorge offers an unforgettable escape into nature's grandeur.





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