

NORTH PROPERTY - FREEPORT CENTER

Freeport Center has 70 acres master planned for future development or build-to-suit projects. This master planned development offers the following:

PROPERTY STATUS

The property is owned by Freeport Center Associates.

PARCEL SIZE/SHAPE

70 acres divisible 5 - 30 acre parcels

TOPOGRAPHY

Gentle slope from northeast to southwest. The slope is approximately 1%.

UTILITIES -

Power - Rocky Mountain Power serves the property with underground service. There is ample capacity as Rocky Mountain Power has just enlarged their major substation located at Freeport Center.

Water - 10" high pressure line looped system.

Sanitary Sewer - Clearfield City. This area is served by a 15" sewer line.

Storm Sewer - Clearfield City.

ZONING

Clearfield City Manufacturing (M-1). This property has been zoned and is in the Clearfield City Master Plan for industrial purposes.

TAX INCENTIVES

Municipal incentive areas under the Clearfield City RDA for real and personal property tax rebates.

ADJACENT AREAS

The north area parcel is bounded on the south by the existing Freeport Center complex. Highway access is via a direct route from Freeport Center east to Interstate I-15 at entrance #332 or #334. Total distance from each entrance is approximately 1.5 miles.