

SAWMILL COMMONS

VERSATILE COMMERCIAL + RESIDENTIAL SPACE



2191 South Sawmill Blvd
SAWMILL COMMONS • HEBER CITY, UTAH



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2191 South Sawmill Blvd,
Heber City, UT 84032

SAWMILL COMMONS IS OFFERING

Versatile commercial and Residential Space

3-Level Warm Shell Units

Between 4,818 SF - 5,120 SF

Prices starting at \$1,100,000

Presale incentive available on first units

SawmillCommonsUtah.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES

COMMERCIAL DIVISION

WORK-LIVE-PLAY+INVEST

If the object is to achieve the highest level of Work-life balance Sawmill Commons offers the latest innovation. Work – Live – Play is the mantra - but we add – Invest. Sawmill Commons combines retail – office – residential options within a single unit stack. Variability is the key.

As a shop owner, a retail business or for an office environment for your day-to-day operation, a health care practice, or seeking a residence near your work.

Sawmill Commons is a place where all things are seamlessly combined. The modern-contemporary design sets Sawmill Commons apart and serves as a lively and engaging commercial hub within the newly emerging Sawmill District.





WORK | LIVE | PLAY + INVEST

Work has been redefined. Work takes place anywhere and everywhere. The location where you work is now less important. The daily march to another place has given way to flexibility and desirability.

The good news – Sawmill Commons is situated within a stunning natural backdrop few places can equal.



WORK | **LIVE** | PLAY + INVEST

Work-place flexibility has given rise to a whole new way of perceiving where and how to live. Sawmill Commons fosters the idea that work and living can coexist in harmony - where the entrepreneurial spirit thrives, shoppers stroll through retailers and eateries, and where home is a short dash from office or shop.



LIVE | PLAY + INVEST

An embarrassment of riches best describes the PLAY side of WLP+I.

Rivers and streams flow through the Valley. Lakes dot the landscape. Trails blaze through Aspen and Pine. Hikers traverse the hillsides. Bikers ride lifts to the ridgelines anticipating thrilling descents. Racquet sports are ubiquitous. Golf is abundant.

A gondola spirits riders to the top of the run. Corduroy speeds beneath the skier. The snow glistens. The air is clear and cold.

Slopeside is mere minutes from Sawmill Commons to the nation's newest ski resort complex at Deer Valley's East Village – a newly constructed major ski resort and village expanding Deer Valley's already impressive array of lodges, exquisite dining, expanded terrain and state of the art lifts, grooming and access to the entire Deer Valley resort complex.

Not to mention, Park City Mountain is just a few minutes up the road and Sundance Resort is just a few miles down the canyon.



WORK | LIVE | PLAY + INVEST

Investing is serious business

Any rationale for deploying resources toward an investment must include a careful understanding based on safety – desirability – durability – marketability – location.

Versatility is key

Diversification is the hedge against the risks of investing in a single asset class - expanding user options to offset the risks of market volatility – it's a **safer** way to invest.

Each three-level unit stack offers versatile commercial options - adding a residential unit on the upper level is literally the definition of the “cherry on top” – be it a home to return to each day – a home away from home – as an added source of income – it's your choice.

Timeless Design

Modern-contemporary design is highly **desired**. Material selections are **durable** - reducing ongoing cost of upkeep - maximizing optimum income potential.

Emerging “Sawmill District”

Location is what drives **marketability**. Sawmill Commons provides an opportunity to establish a presence within the thriving Sawmill Masterplan of newly developed neighborhoods within the emerging Sawmill District.

Roof Tops

With 3,700 new residents and nearly 1,250 newly constructed housing units within the Sawmill community - Sawmill Commons is positioned as the primary commercial node within the one-mile reach between Highway 40 to 1200 South along Sawmill Boulevard.

Work – Live – Play + Invest – at Sawmill Commons you can truly have it all.

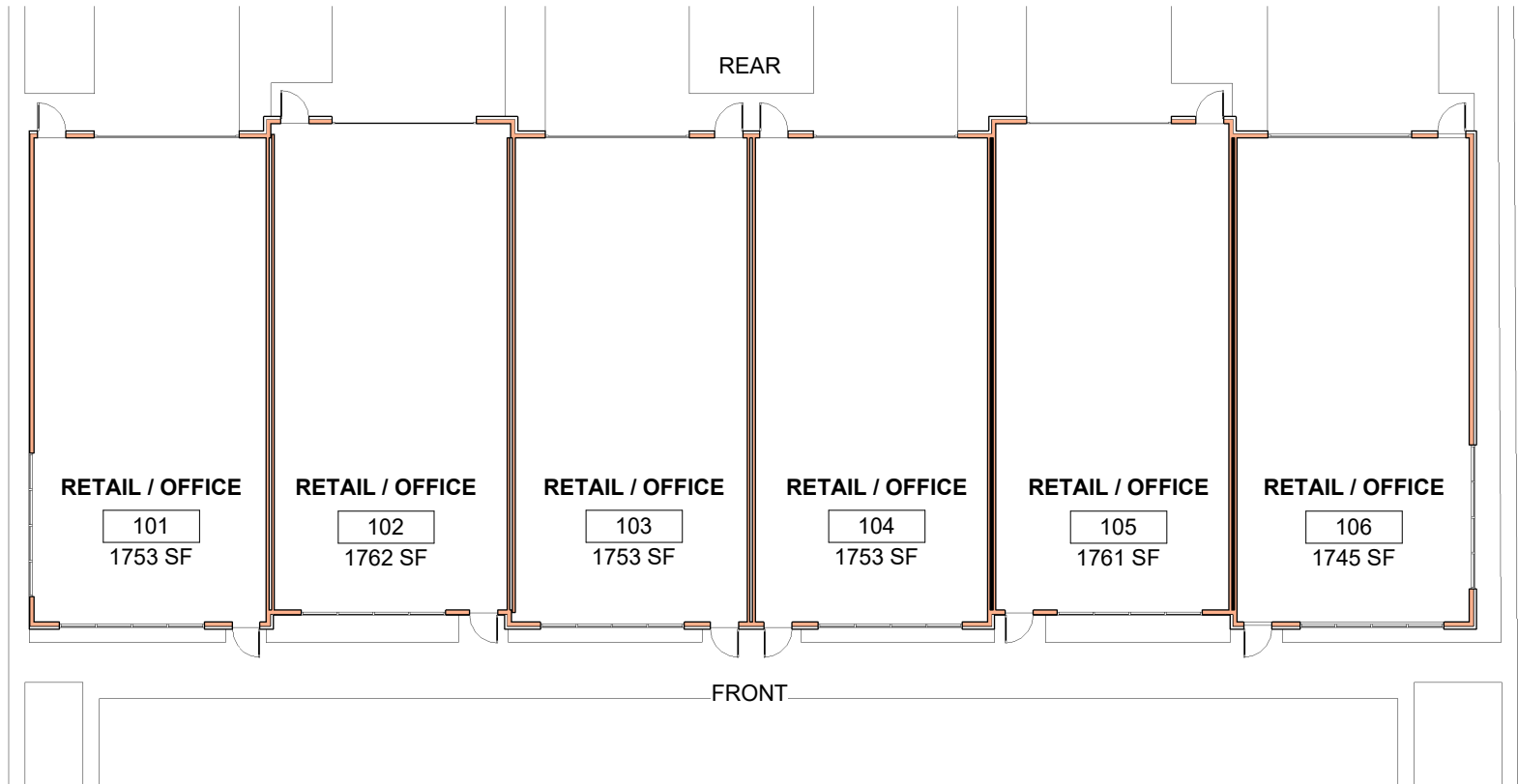


LOCAL DEVELOPMENTS - SAWMILL DISTRICT



FLOOR PLANS

LEVEL ONE



STACK	UNIT	USE OPTIONS	FLOOR AREA CALCULATIONS					
			100	200	300	400	500	600
LEVEL	1	RETAIL-OFFICE	1,753	1,762	1,753	1,753	1,761	1,745
LEVEL	2	RETAIL-OFFICE	1,709	1,639	1,753	1,753	1,709	1,639
LEVEL	3	RESIDENTIAL - COMMERCIAL	1,611	1,571	1,406	1,407	1,540	1,443
TOTAL AREA			5,073	4,972	4,912	4,913	5,010	4,827

USABLE FLOOR AREA MAY VARY TO ACCOMMODATE STAIRWAYS, ELEVATORS OR OWNER PREFERENCES

FLOOR PLANS

LEVEL TWO

REAR



FRONT

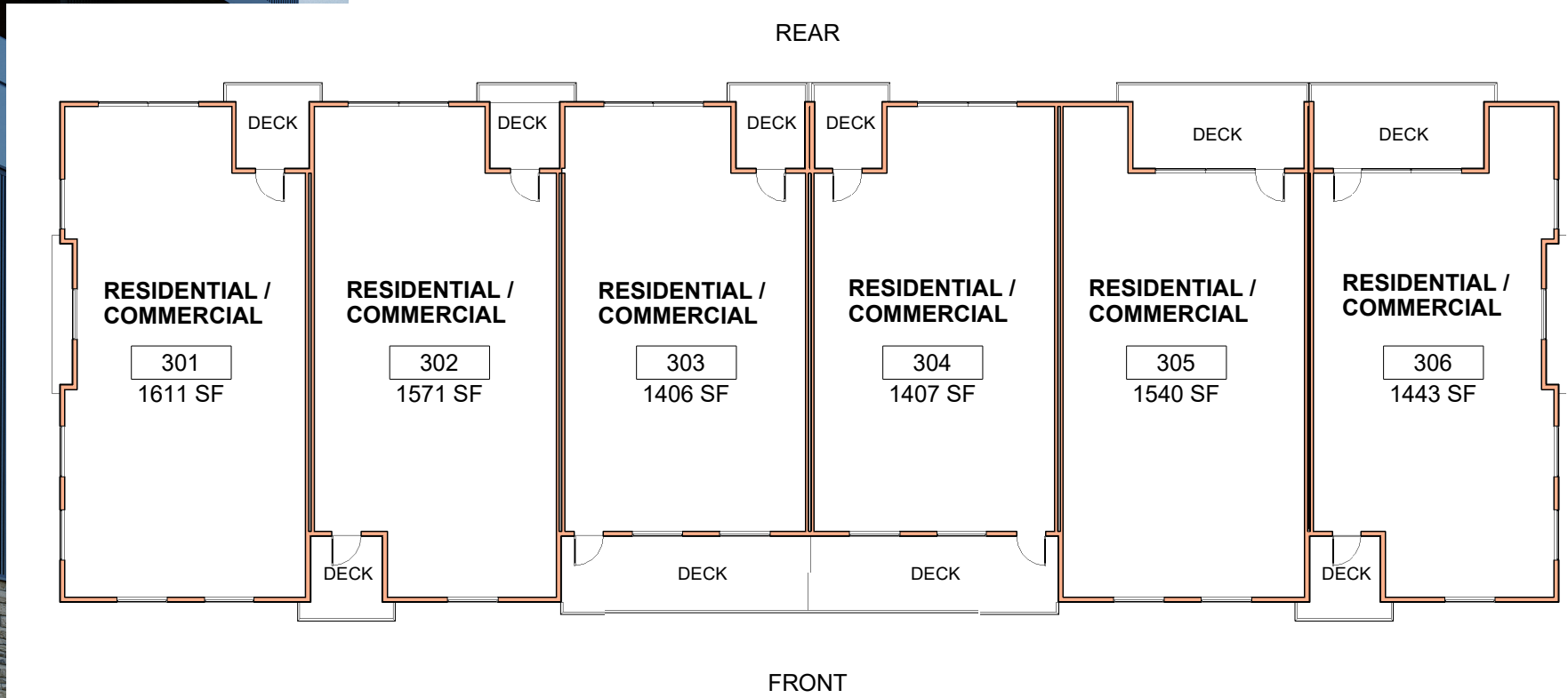
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VICINITY OVERVIEW

Project Location
Demographic Data
Heber Valley Area
Local Resources

PROJECT LOCATOR



Provo International Airport

35 Miles

Utah Valley

Mt. Timpanogos

18 Miles

Sundance Resort

6 Miles

Deer Creek Reservoir

1.4 Miles

Heber Valley Airport

Midway

Heber

SAWMILL COMMONS
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Great Salt Lake

Salt Lake Valley

Salt Lake City International Airport

51 Miles

19 Miles

Park City Main Street

11 Miles

Deer Valley Resort

Jordanelle Reservoir

12 Miles

PROJECT VICINITY



Wasatch Mountain State Park



East Village

US 40 to Park City

Jordanelle

Midway

Heber



Wasatch High School

Red Ledges

Hwy 189 to Provo

Heber Valley Airport

Heber Valley Hospital

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2191 South Sawmill Blvd

PROJECT ADT



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Phase Development

2191 South Sawmill Blvd

SITE PLAN



AREA DEMOGRAPHICS



tourist
information

2,083,093

Approximate Heber City Visitors

HEBER CITY 1 MILE RADIUS 5 MILE RADIUS 10 MILE RADIUS



total
population

16,390

4,986

25,888

33,017



total
households

4,967

1,399

8,022

10,670



total
housing units

6,382

1,769

10,460

14,551



avg household
income

\$122,053

\$128,498

\$145,343

\$162,609



THE HEBER VALLEY

Over the past decade, Heber Valley, Utah, has experienced significant growth in both residential and commercial sectors. The area's scenic beauty and proximity to outdoor recreational activities have spurred a surge in residential development, with a marked increase in new housing projects and upscale communities. This residential expansion has been complemented by a thriving commercial sector, with new businesses, retail spaces, and service-oriented establishments emerging to meet the growing demand. The influx of new residents and businesses has driven economic growth, transforming Heber Valley into a vibrant, increasingly sought-after location while maintaining its charm and appeal."



2034 Winter Olympics



Local Airport



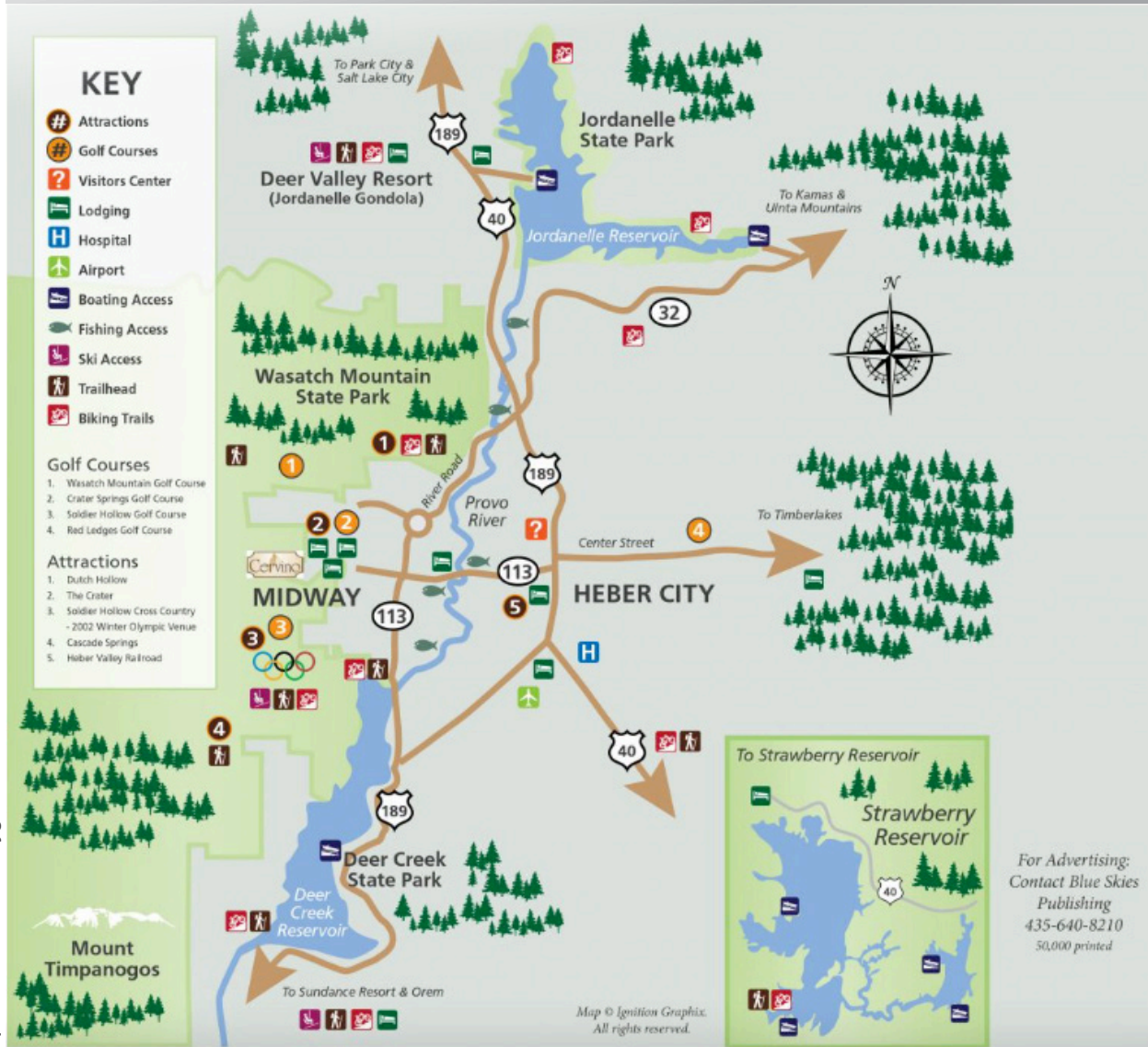
Heber's Envision 2050 plan

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LOCAL RESOURCES

map source: hebervalleyguide.com



For Advertising:
Contact Blue Skies
Publishing
435-640-8210
50,000 printed



TRANSIT



DINING



EVENTS



ACTIVITIES



LODGING



19 Miles Park City
26 Miles Provo
45 Miles Downtown Salt Lake City
49 Miles Salt Lake City International Airport

Travel and link source: www.gohebervalley.com

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COMMERCIAL DIVISION

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