



Land Offering

Sand Hollow Block

463.5 ± Acres

Washington, Utah

LOCATION & PROPERTY DESCRIPTION

LOCATION

The Sand Hollow block is located near SR-9 in Hurricane, Utah, on the west side of Sand Hollow Road. This block is also west of Dixie Springs, just north of the Sand Hollow Golf Course, and just northwest of the Sand Hollow Reservoir.

DESCRIPTION

A legal description for this block has not yet been written, but the School Trust Lands Administration will provide those when needed.

ENTITLEMENTS

The existing zoning for this block is "RA-1: Residential Agricultural – 1 Unit Per Acre" and would thereby support 463 dwellings. However, it is anticipated that the successful applicant will rezone the block in order to provide a mixed use, planned community that would support a variety of uses including multi-family, single family, commercial, and open space. A well thought out, well designed PUD would be ideal.

UTILITIES

It is assumed that all infrastructure is within the Sand Hollow Road ROW, recognizing there are developments to the south. In addition, there is an existing easement for storm sewer within the subject property. The applicant is expected to verify and investigate all items regarding utilities and infrastructure.

IMPROVEMENTS

The successful purchaser/development partner of the subject parcel will be required to construct/pay for all roadway improvements, infrastructure, development of the pads, marketing of the project, etc. In addition, an approved trail system will also be required.

PROPERTY CONDITION

The Sand Hollow block is mostly ungraded in a natural, raw condition. A few exceptions exist, one where an easement for sanitary storm is situated, another at the extreme north end of the project where an old equestrian lease is still situated. There are a few unapproved dirt roads throughout the property too.

OFFER INFORMATION

In addition to completely filling out section 1.2: Proposal Form (attached) please include these elements in your proposal:

- Proposed site layout & project vision concept plan
- Term of property inspection period
- Term of closing

Additional pages may be necessary.

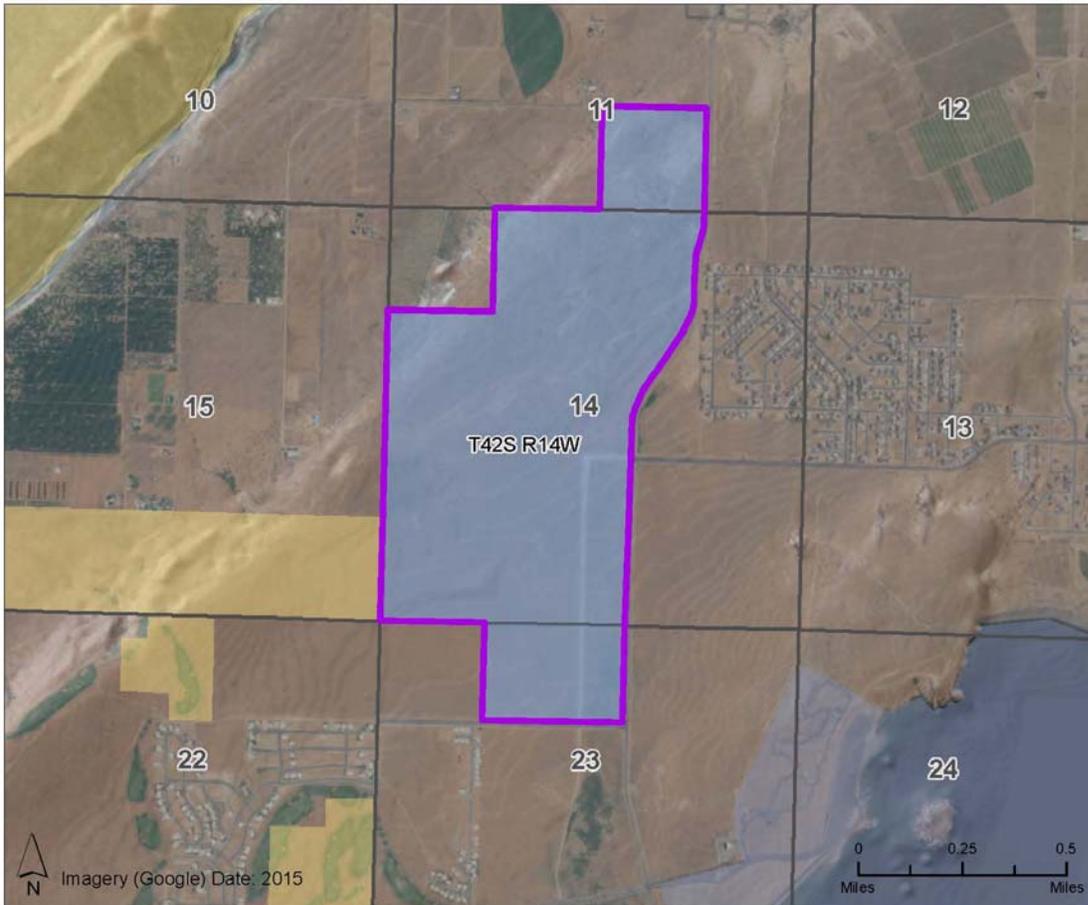
SUBMISSION ADDRESS

Please send sealed proposals to the following address (faxed proposals will not be accepted):

SITLA
Attn: Aaron Langston
2303 N. Coral Canyon Blvd., Suite 100-A
Washington, Utah 84780



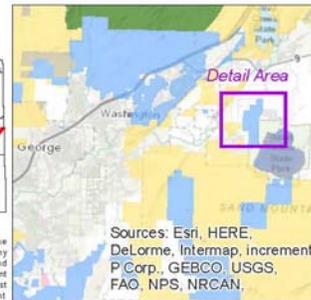
Sand Hollow Development Block
 T42S R14W within Sections 11, 14, 23, SLBM
 Washington County



Sand Hollow Development Block (463.5 acres)

Land Ownership and Administration

- Bureau of Land Management
- Private
- State Trust Lands
- State Parks and Recreation



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use of the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit". The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Basemap image provided by Utah AGRC. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 801-536-5100 or TLA-GIS@utah.gov. The SITLA-GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: August 14, 2017 - sgould

Document Path: V:\GIS\GIS_Group\State\Working MXDs\Exhibit Template.mxd

Coordinate System: NAD 83 UTM Zone 12N

Sand Hollow Block – Advertisement for Proposal Form

Sand Hollow

SUBMIT SEALED PROPOSALS TO: SITLA
ATTN: Aaron Langston

ADDRESS: 2303 N. Coral Canyon Blvd. Suite 100-A
Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: September 7, 2017

ANTICIPATED BOARD APPROVAL: December, 2017

FURTHER INFORMATION: Aaron Langston
At above address
(435) 652-2950

SITLA reserves the right to reject any or all proposals.

Section 1.1: Information for Respondents

1.1 Proposals

1.1.1 *Development Proposals:* SITLA requests Development proposals for the property known as the Sand Hollow block. The Trust may enter into negotiations with one party submitting proposals, or may reject all proposals.

1.1.2 *Form:* Each development proposal shall be submitted in a sealed envelope bearing the words “**Sand Hollow**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

1.1.4 *Signatures:* All proposals shall be signed and have the full address written in the appropriate spaces.

1.1.5 *Withdrawal:* Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

1.1.6 *Opening:* Proposals will not be publicly opened.

1.17 *Proposed compensation structure:* Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be its land. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide a per-acre price for the single family low density parcels and a per door price, including the total number of units, for the multi-family parcels. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined. Please complete form 1.2 below, including terms and conditions to the sale.

