



Land Offering

Sienna Hills Auto Mall

40.77 ± Acres

Washington, Utah

LOCATION & PROPERTY DESCRIPTION

LOCATION

The Sienna Hills Auto Mall site has frontage along the south side of I-15 just off Exit 13 in Washington City, Utah. Access is off Commerce Blvd from Washington Parkway (see attached site map).

DESCRIPTION

Legal descriptions can be made available.

ENTITLEMENTS

The existing zoning for this parcel is mostly “C-2: Commercial Zone” with a small area just off Washington Parkway under a “PCD” zoning (Planned Community Development) approved for commercial development. No further zoning is required, but it is anticipated a Conditional Use Permit (CUP) from the City might be necessary.

UTILITIES

It is assumed that all infrastructure is within the surrounding roads and developments. 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 new roadway improvements, infrastructure, development of the pads, marketing of the project, etc.

PROPERTY CONDITION

The Sienna Hills Auto Mall site is rough graded and ready for development.

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 that could also include an estimated take-down schedule of property, proposed types of auto dealerships and other ancillary uses to support your overall vision.
- 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):

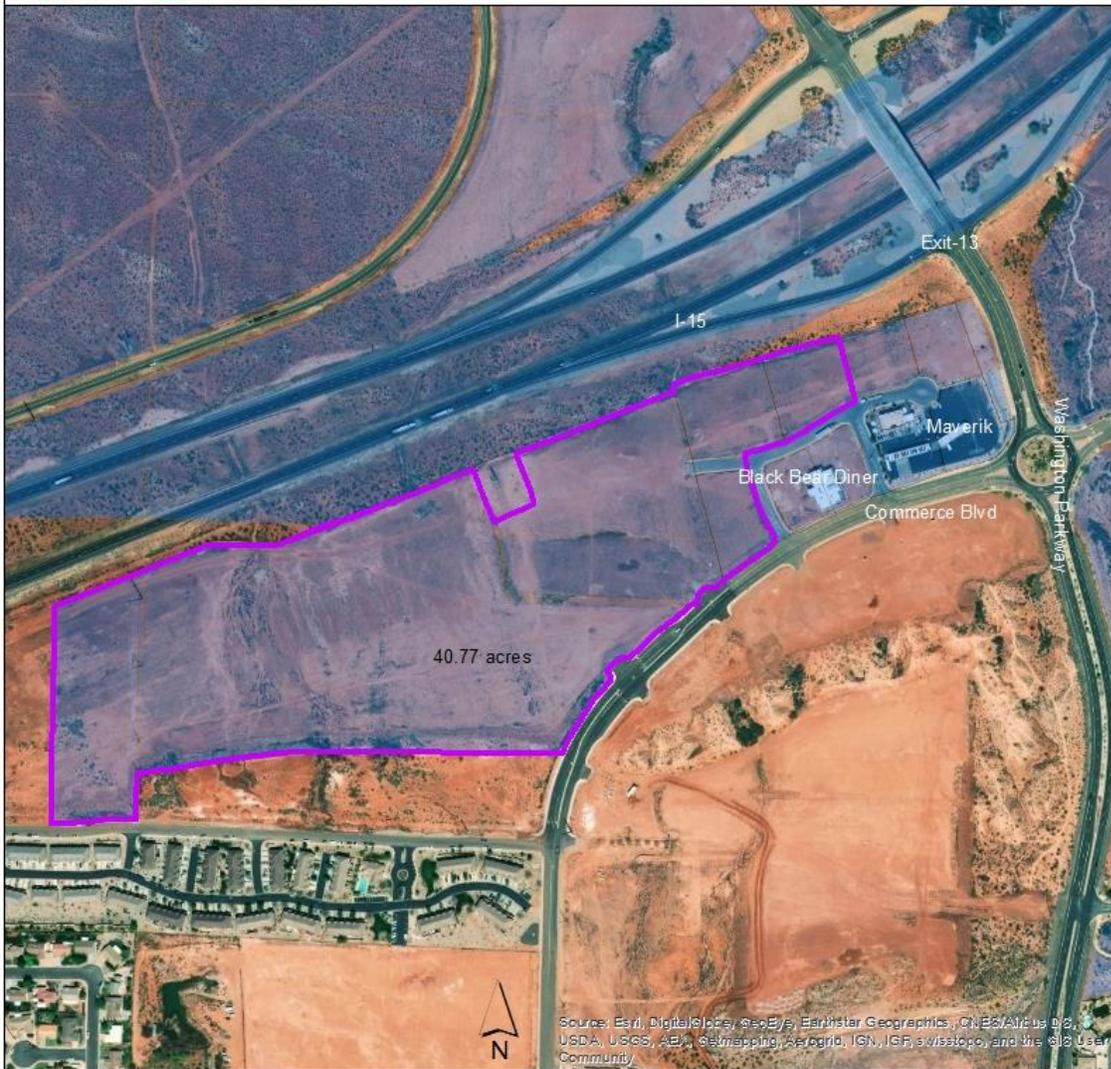
SITLA
Attn: Aaron Langston
2303 N. Coral Canyon Blvd., Suite 100-A
Washington, Utah 84780



Sienna Hills Auto Mall Site

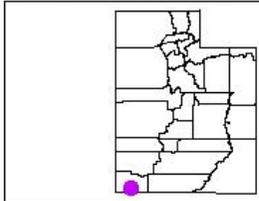
Township 42 South Range 15 West, within Sections 12 and 11, SLB&M

Exit-13 In Washington City, Utah



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, Smappp, AeroGrid, IGN, IGF, swisstopo, and the GIS User Community

-  AutoMall
-  State Trust Lands



All Data provided by SITLA and is for references purposes only.
Map created on 10/16/2019 by Aaron Langston

Sienna Hills Auto Mall – Advertisement for Proposal Form

Sienna Hills Auto Mall

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: December 15, 2019

ANTICIPATED BOARD APPROVAL: February, 2020

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 Sienna Hills Auto Mall. 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 “**Sienna Hills Auto Mall.**” 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. 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-square foot price for the subject lands. 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.

Section 1.2: Proposal Form

Proposal is Submitted to:	SITLA Attn: Aaron Langston 2303 N. Coral Canyon Blvd., Ste. 100-A Washington, UT 84780
Date:	_____
Business Name:	_____
Respondent Name:	_____
Title:	_____
Business Address:	_____
Business Telephone Number:	_____
Business Fax Number:	_____
Email address:	_____
Signature(s):	_____ _____
PROPOSAL	
Price per square foot:	_____
Special Terms and Conditions:	_____ _____