



## **Land Offering**

**Toquerville – Anderson Junction Block**

**76.52 ± Acres**

**Toquerville, Utah**



## **LOCATION & PROPERTY DESCRIPTION**

### **LOCATION**

The Toquerville block is located west of I-15 off exit 27 in Washington County, Utah, near Anderson Junction.

### **DESCRIPTION**

A legal description for this block has not yet been written, but the subject lands are approximately 76.52 acres, 40 of which are located in T40s, R13w, SW1/4SW1/4 of section 22, and 36.52 acres in T40s, R13w, NW1/4NW1/4 of section 27.

### **ENTITLEMENTS**

The existing zoning for this block is "MU-20: Multiple Use" and would support a variety of uses. Minimum lot size is 20 acres and permitted uses include: accessory buildings incidental to agriculture and grazing leases, agricultural uses, grazing, home occupations, and single family dwellings. Conditional uses include: agricultural industry, commercial kennels, recreational facilities, resorts, assessor buildings, public services, single and multi-family dwellings, commercial spaces, etc. The successful applicant may choose to apply for a different type of zoning.

### **UTILITIES**

A City waterline extends into the block. Sanitary sewer is stubbed nearby. Natural Gas is on the east side of the freeway and overhead power is nearby. Developer is to research and verify actual locations/availability of utilities.

### **IMPROVEMENTS**

An existing dirt road that runs along the east property boundary provides access to the block. This road is accessible via Mills Road just off milepost 27. The Town of Toquerville just completed a draft traffic concept plan that shows two roads going into the block (see Exhibit B).

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.

### **PROPERTY CONDITION**

The Toquerville block is mostly ungraded in a natural, raw condition. A few exceptions exist, including roughly 7.5 acres that have been utilized as part of a minerals lease which has subsequently expired (ML52602). In addition, there are two existing easements of record, ESMT 908 (issued to the Washington County Water Conservancy District for a waterline running along Mills Road) and ESMT 906 (issued to the Federal Highway Administration for I-15).

### **OFFER INFORMATION**

In addition to completely filling out the attached Proposal Form, 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.

**Toquerville Anderson Junction Block -Proposal Details**

**Toquerville**

**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:** May 28, 2020

**ANTICIPATED BOARD APPROVAL:** July, 2020

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

*SITLA reserves the right to reject any or all proposals*

## Information for Respondents

### Proposals

*Development Proposals:* SITLA requests Development proposals for the property known as the Toquerville Anderson Junction block. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

*Form:* Each development proposal shall be submitted in a sealed envelope bearing the words “*Toquerville*”. 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.

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

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

*Opening:* Proposals will not be publicly opened.

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

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be the subject lands. 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 total 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.

## 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: \_\_\_\_\_

Telephone: \_\_\_\_\_

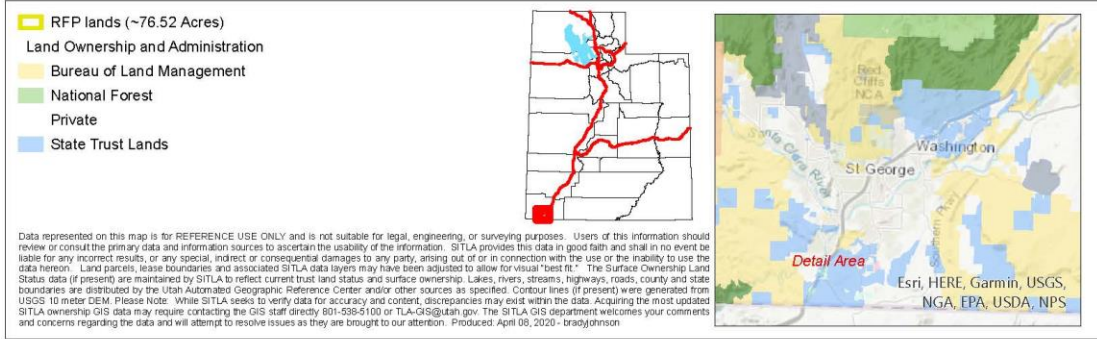
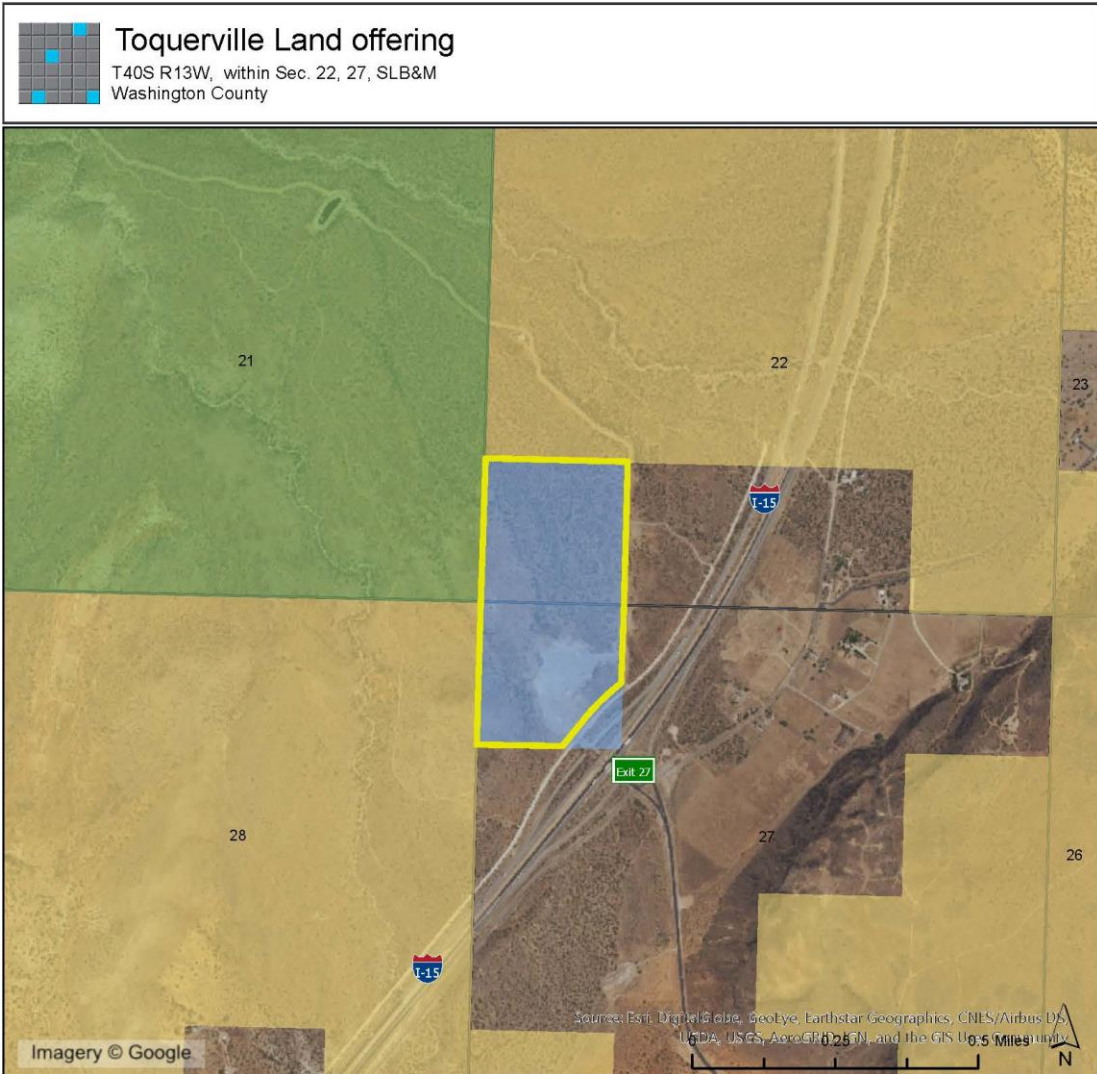
Email Address: \_\_\_\_\_

Signature(s) \_\_\_\_\_  
\_\_\_\_\_

Development Lease						
	Total Lots or Doors	Minimum Lot Sales Price	Partner Share (%)	SITLA share (%)	SITLA Revenue	Home share participation (if applicable)
Res Low density						
Res Medium density						
Res High density						
Commercial (price per sf)						
Industrial (price per sf)						
Development Costs						
				Total:		
Total Offer Price:						
Special Terms/Conditions:						

Submitters may use the table above, or their own form if more details are needed

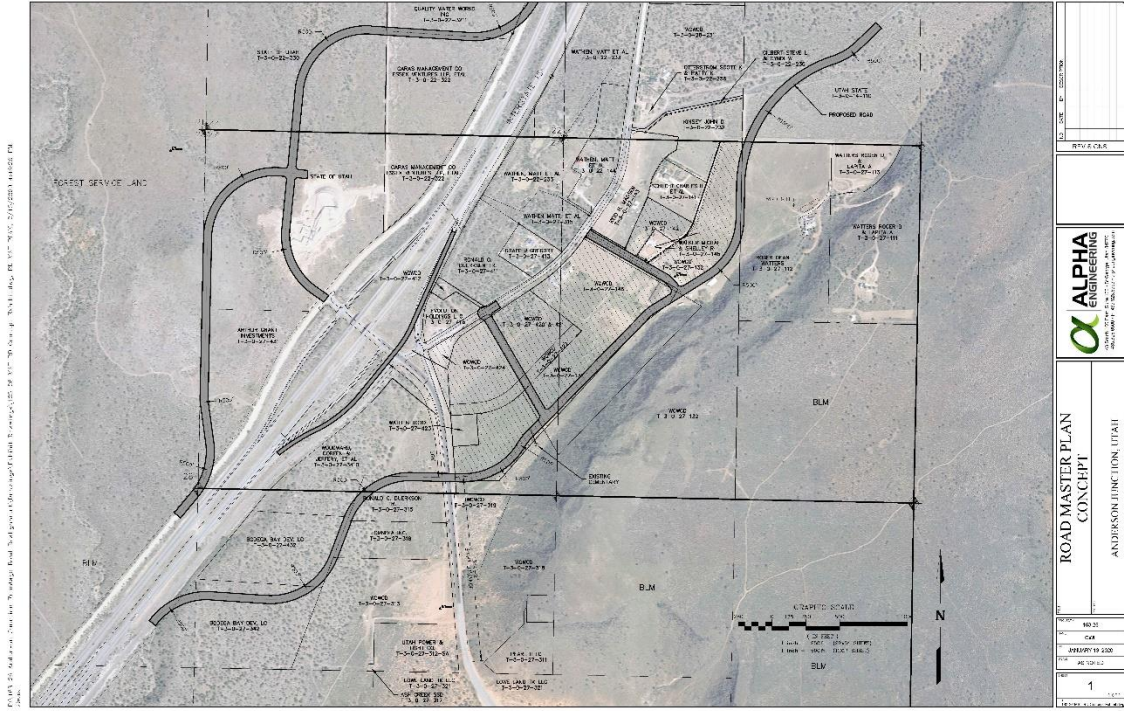
# Exhibit A





# Exhibit B

## Concept Road Plan for Toquerville City



PROJECT: 2011-001 - Toquerville City Concept Road Plan  
 DATE: 08/14/12  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 APPROVED BY: J. HARRIS  
 CLIENT: TOQUERVILLE CITY

 <p><b>ALPHA</b> ENGINEERING</p> <p>1000 WEST 1000 SOUTH, SUITE 100 CANYONVILLE, OR 97521 PHONE: 541-338-1111 WWW.ALPHAENGINEERING.COM</p>	<p>ROAD MASTER PLAN CONCEPT</p> <p>ANDERSON/JUNCTION 11/11/11</p>
<p>DATE: 08/14/12</p> <p>SCALE: AS SHOWN</p> <p>BY: J. HARRIS</p>	<p>NO. 20</p> <p>NO. 21</p> <p>NO. 22</p> <p>NO. 23</p> <p>NO. 24</p> <p>NO. 25</p> <p>NO. 26</p> <p>NO. 27</p> <p>NO. 28</p> <p>NO. 29</p> <p>NO. 30</p> <p>NO. 31</p> <p>NO. 32</p> <p>NO. 33</p> <p>NO. 34</p> <p>NO. 35</p> <p>NO. 36</p> <p>NO. 37</p> <p>NO. 38</p> <p>NO. 39</p> <p>NO. 40</p> <p>NO. 41</p> <p>NO. 42</p> <p>NO. 43</p> <p>NO. 44</p> <p>NO. 45</p> <p>NO. 46</p> <p>NO. 47</p> <p>NO. 48</p> <p>NO. 49</p> <p>NO. 50</p> <p>NO. 51</p> <p>NO. 52</p> <p>NO. 53</p> <p>NO. 54</p> <p>NO. 55</p> <p>NO. 56</p> <p>NO. 57</p> <p>NO. 58</p> <p>NO. 59</p> <p>NO. 60</p> <p>NO. 61</p> <p>NO. 62</p> <p>NO. 63</p> <p>NO. 64</p> <p>NO. 65</p> <p>NO. 66</p> <p>NO. 67</p> <p>NO. 68</p> <p>NO. 69</p> <p>NO. 70</p> <p>NO. 71</p> <p>NO. 72</p> <p>NO. 73</p> <p>NO. 74</p> <p>NO. 75</p> <p>NO. 76</p> <p>NO. 77</p> <p>NO. 78</p> <p>NO. 79</p> <p>NO. 80</p> <p>NO. 81</p> <p>NO. 82</p> <p>NO. 83</p> <p>NO. 84</p> <p>NO. 85</p> <p>NO. 86</p> <p>NO. 87</p> <p>NO. 88</p> <p>NO. 89</p> <p>NO. 90</p> <p>NO. 91</p> <p>NO. 92</p> <p>NO. 93</p> <p>NO. 94</p> <p>NO. 95</p> <p>NO. 96</p> <p>NO. 97</p> <p>NO. 98</p> <p>NO. 99</p> <p>NO. 100</p>