



Land Offering

**Leeds Silver Reef Block 115.52 ± Acres
45 Platted Lots
Silver Creek Estates
Leeds, Utah**

LOCATION & PROPERTY DESCRIPTION

LOCATION

Silver Creek Estates is located on the far north end of the Leeds municipal boundary, on the west or north side of I-15. It is situated right below the popular Oak Grove Road that provides access to miles and miles of National Forest lands. Remnants of the historic Christy Mill site are also partially on the subject property, located within some of the Open Space on the preliminary plat.

DESCRIPTION

The parcel is rich in history as Silver Reef was first established as a mining town in the 1800s where silver was mined from sandstone. The parcel provides stunning views of Pine Valley Mountain and the surrounding foothills. The property has an approved preliminary plat for 45 residential lots. These are paper lots only and all supporting infrastructure will need to be installed.

A legal description for this block has not yet been written but will be required of the successful bidder. GIS data shows the property to be approximately 115.52 acres.

As shown on the preliminary plat, there are two larger common areas depicted in Green. The smaller one, Common Area B, is located on the east side of Silver Reef Road and is 3.79 acres. The larger one, Common Area A, is located on the west side of the road, and is 9.63 acres.

The land between the Common Area B and Common Area A is not part of the offering. Most of that property has been sold. This land offering is for the 45 platted lots and the lands east of Silver Reef Road, although management of Common Area A (located on the west side of Silver Reef Road) is expected to be included in any proposals. The developable area lies largely to the east of Silver Hills Road and Juniper Way.

It is assumed that the successful bidder will create an HOA to manage the common areas and open spaces shown on the plat. The historic Christy Mill site is situated on the south end of Common Area A. Whether that area will be managed by the HOA, or another entity (such as the Washington County Historical Society, the State, the Silver Reef Museum, or the town of Leeds), is not yet known. The responder is requested to provide their preference regarding the management of those lands. Under no circumstances will development of any kind be allowed in those open spaces.

The plat also shows a building envelop for each lot. These areas were selected on site to help ensure that the placement of each home will be well situated with the surrounding views and natural features of the lot. Minor deviations will be permitted but will require written approval from TLA. Once an HOA is created, that power may be, in whole or in part, transferred to the HOA. The plat also shows "no build restrictions." No structure of any sort will be authorized in those locations. The intent of the development is to stub utilities to each lot, grade the roads (no curb and gutter), but leave the lots in as natural a state as possible.

Ideally, a strict HOA will be created by the developer. Restrictive CCRs should be recorded against the property prior to any land sales. TLA must approve the CCRs before they are recorded. TLA has draft CCRs that have been used in other restrictive developments, which can be made available upon request.

ENTITLEMENTS

The approved preliminary plat shows approximately 37.4 acres of property zoned R-1-5-L40, 63.08 acres of property zoned R-1-2, with 14.04 of those acres set aside as "no build / restricted" to preserve the rural character of the area. In addition, the plat shows 28.3 total acres of open space, with roughly ½ acre as part of the old historic Christy Mill site.

Note that the preliminary plat shows a roundabout at the intersection of Silver Reef Road and Silver Hills Road. Building that roundabout is a requirement. Silver Hills Road does not continue west from the future roundabout, so only a stub will be required there, as shown on the plat.

UTILITIES

Utilities appear to be stubbed to the site.

Water is through Leeds Domestic Water Association (LDWA). A will-serve letter for the 45 lots has already been issued. There is no secondary water.

Power is through Rocky Mountain Power and is stubbed to the site.

Sewer: There is no sanitary sewer in this area. It is anticipated that sewer will be coming in the next few years (buyer to visit with Ash Creek Special Service District and the Town of Leeds to verify). As part of the plat-approval process, the developer must install a dry sanitary sewer system for the entire project, including all manholes and other connections, so that all connections will be in place when sanitary sewer reaches this area. No offsite improvements are anticipated for sanitary sewer.

If any home(s) is/are to be built prior to a functioning sanitary sewer system, a County-approved septic system is required on that lot, even though a future sanitary sewer system tie-in is inevitable. If the developer intends to sell those lots as vacant lots, prior to the functioning sanitary sewer, agreements acceptable to the County, Leeds, and TLA must be in place showing who bears the responsibility of putting in the septic system (the home builder or the land developer), and what triggers the building of the septic system.

Gas: TLA has no information on gas. Buyer to verify natural gas availability.

Communications: TLA has no information on communication lines. Buyer to verify communication line availability.

IMPROVEMENTS

It does not appear that any offsite improvements are needed for this project. All onsite improvements, including all interior roads, etc., are required. If any offsite improvements are needed, the developer will be fully responsible for those improvements as well. TLA encourages the developer to do their due diligence prior to submitting an offer.

Note that the plat shows a network of trails. It is anticipated that these trails will be built to City specifications and then dedicated to the Town of Leeds.

PROPERTY CONDITION

The Leeds block is mostly ungraded in a natural, raw condition. A few exceptions exist for water and power easements.

CULTURAL CLEARANCE

The successful bidder will be required to hire TLA approved consultants to inventory, document, and ultimately avoid and protect, or mitigate any cultural resources.

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 (if different from the approved preliminary plan included in this RFP)
- Term of property inspection period

- Term of closing
- Anticipated construction begin date

Additional pages may be necessary.

Leeds Block – Advertisement Proposal Details

Leeds

SUBMIT SEALED PROPOSALS TO: TLA
ATTN: Aaron Langston

ADDRESS: 1593 Grapevine Crossing Road
Washington City, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: Thursday May 29, 2025

ANTICIPATED BOARD APPROVAL: October 2025

FURTHER INFORMATION: Aaron Langston
At above address
(435) 522-7411
aaronlangston@utah.gov

TLA reserves the right to reject any or all proposals.

Information for Potential Bidders

Proposals

Development Proposals: TLA requests Development proposals for the property known as the Leeds 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 “**Leeds, Silver Creek Estates**”. 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 Partner can propose either lot creation and vertical home

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, an escalator for the unpurchased property must be defined.

Proposal is submitted to: TLA, Attn: Aaron Langston
1593 Grapevine Crossing Road
Washington, UT 84780

Date: _____

Business Name: _____

Respondent Name: _____

Title: _____

Business Address: _____

Telephone: _____

Email Address: _____

Signature(s) _____

[illegible]

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

Exhibit A
Preliminary Plat

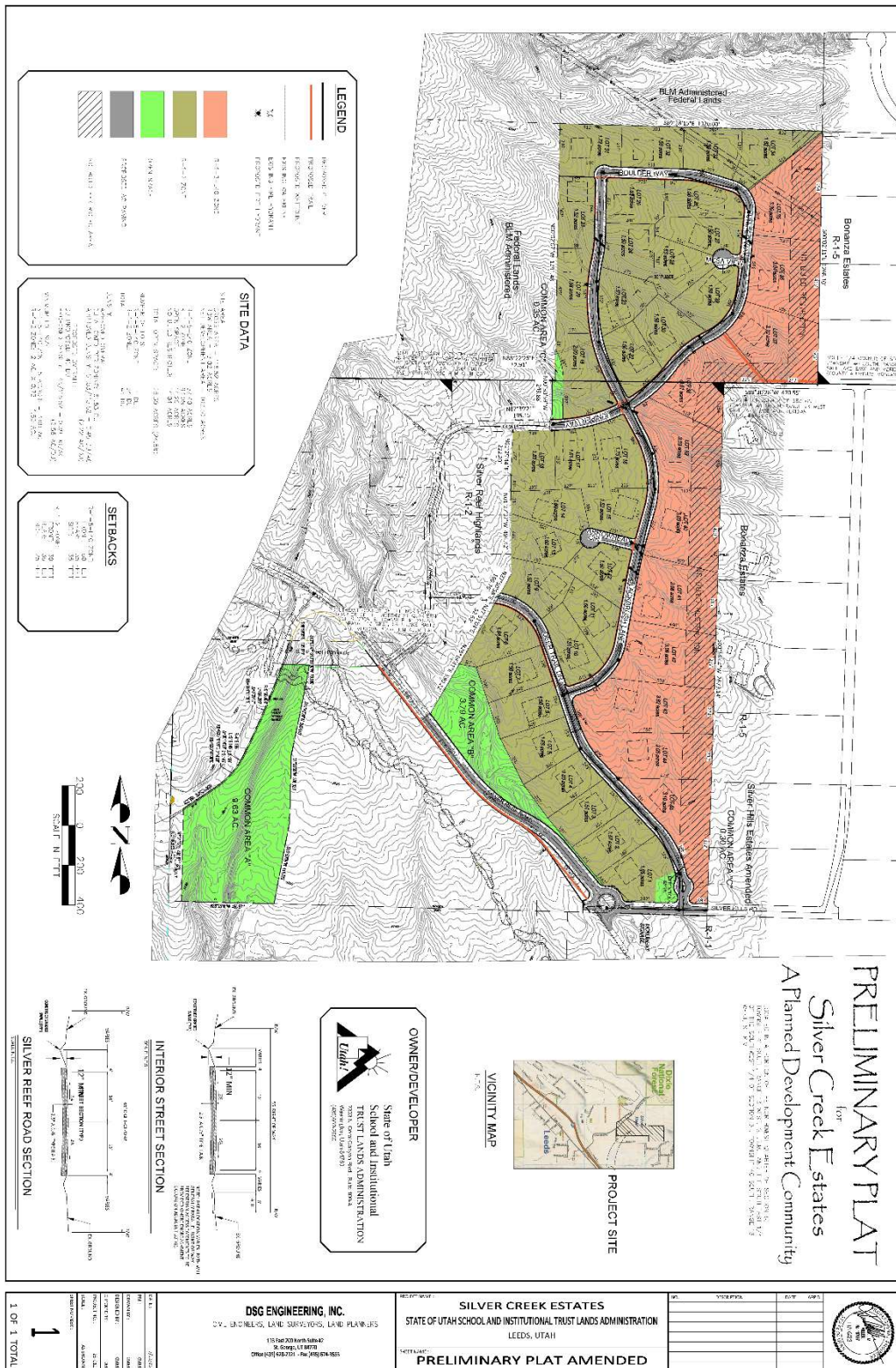


Exhibit B

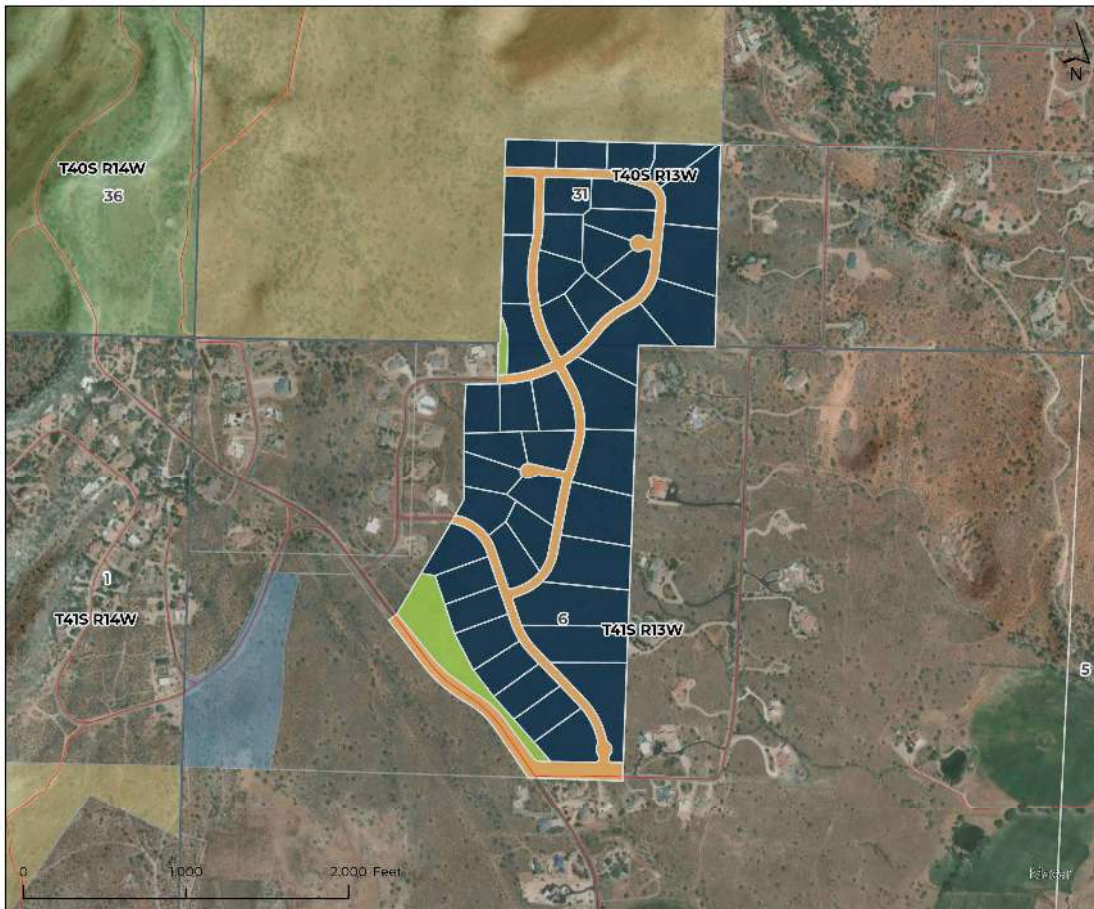
Subject Offering



Platted Silver Creek Estates

Townships 40 & 41 South, Range 13 West, SLB&M;
Within Sections 31 & 6;

Washington County



Platted Silver Creek Estates (Approximately +-99.00 Acres)

- Platted Lots
- Platted Common Areas
- Township Road

Land Ownership and Administration

- Bureau of Land Management
 National Forest
 Private
 State Trust Lands

[illegible]

Exhibit C
Select Photos



