

# **Richfield Commercial Center Property Description**

## **Location**

- Richfield City, Sevier County, Utah

## **Site Characteristics**

- Richfield City owns 75 acres total in the center. The City has developed the site with streets, water, sewer, power, gas, and telecommunication utilities.
- Current/Prior Uses: The land is raw ground with no prior activity other than minor ranching related activities.
- Surrounding land uses: Land adjacent and near the center is either minor agricultural or undeveloped ground. FedEx has a parking facility adjacent to this site.
- Current Title Report Available: Yes.
- Any roll back taxes on-site: None.
- Property Owners: Richfield City.
- Nuclear facilities: None within the state of Utah
- Terrorist Targets: No high-profile

## **Land Prices**

- Land costs range from \$15,000 to \$50,000 per acre.
- Richfield City is willing to negotiate favorable land prices as an incentive for Project Roosevelt.

## **Jurisdiction and Zoning**

- Is site in the city limits: Yes.
- Is annexation necessary: No.
- Current zoning on the site: The City Council has zoned for commercial uses including warehouse and distribution facilities.

## **Transportation Services**

- Sevier County has 6-8 major trucking firms with two of the firms employing over 250 people each.

## **Site & Interstate Access**

- Nearest rail service: 85 miles.
- Distance to Interstate 70: One mile.
- Distance to Interstate 15: 45 miles to north; 35 miles to south.
- Distance to local or state highway: 100 yards.

## **Fire & Police Services**

- Provided by Richfield City.

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#### **Airport Services**

- Local Airport: Richfield Municipal
- Distance from site: 1 mile
- Runway Length: 6,645 feet.
- The airport is IFR rated.
- Nearest Commercial Airport: Salt Lake City International; 165 miles.

#### **Drainage, Flood Control, Environmental**

- Any floodway or critical flood zone: None.
- Obvious or known wetlands, endangered species or historic site: None.

#### **Sewer & Water Services**

- Provided by Richfield City.
- Ample water is available for Project Roosevelt as well as wastewater facilities.

#### **Electrical Power**

- Provider: Rocky Mountain Power (PacifiCorp) provides services the site.
- Three-phase power is available.
- A rate sheet can be provided upon request.
- Source of power: Utah is approximately 92% coal generation.

#### **Telecommunications**

- Qwest Communications for landline services including T-1, T-3, and DSL speeds for Internet connections.
- Fiber optic lines are available in the state highway that is 100 yards from the site.
- A local firms provides wireless services including speeds up to T-3

#### **Natural Gas**

- Provider: Questar. A rate sheet can be provided upon request.

#### **Geotechnical & Earthquake Hazards**

- General Soil Type: sandy loam, clays.
- Are there any known unusual soil conditions? None.
- Seismic Zone: 2B (C to D range for engineering purposes)
- History of major earthquakes: None.
- Water table: some mitigation required

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#### **Topography**

- The site has about a 1% slope from the south (high point) to the north.

#### **Workforce Availability**

- Local officials are confident that the local labor force will meet the needs of the company. During the opening phases of the Richfield Wal-Mart and Home Depot, over 3,000 people applied for 300 positions.
- A population of over 40,000 is within 50 miles.

#### **Overnight Package Services**

- FedEx; UPS, DHL, U.S. Postal are available.

#### **Building Construction Services**

- Richfield City has working relationships with major construction firms that can provide full-service needs.