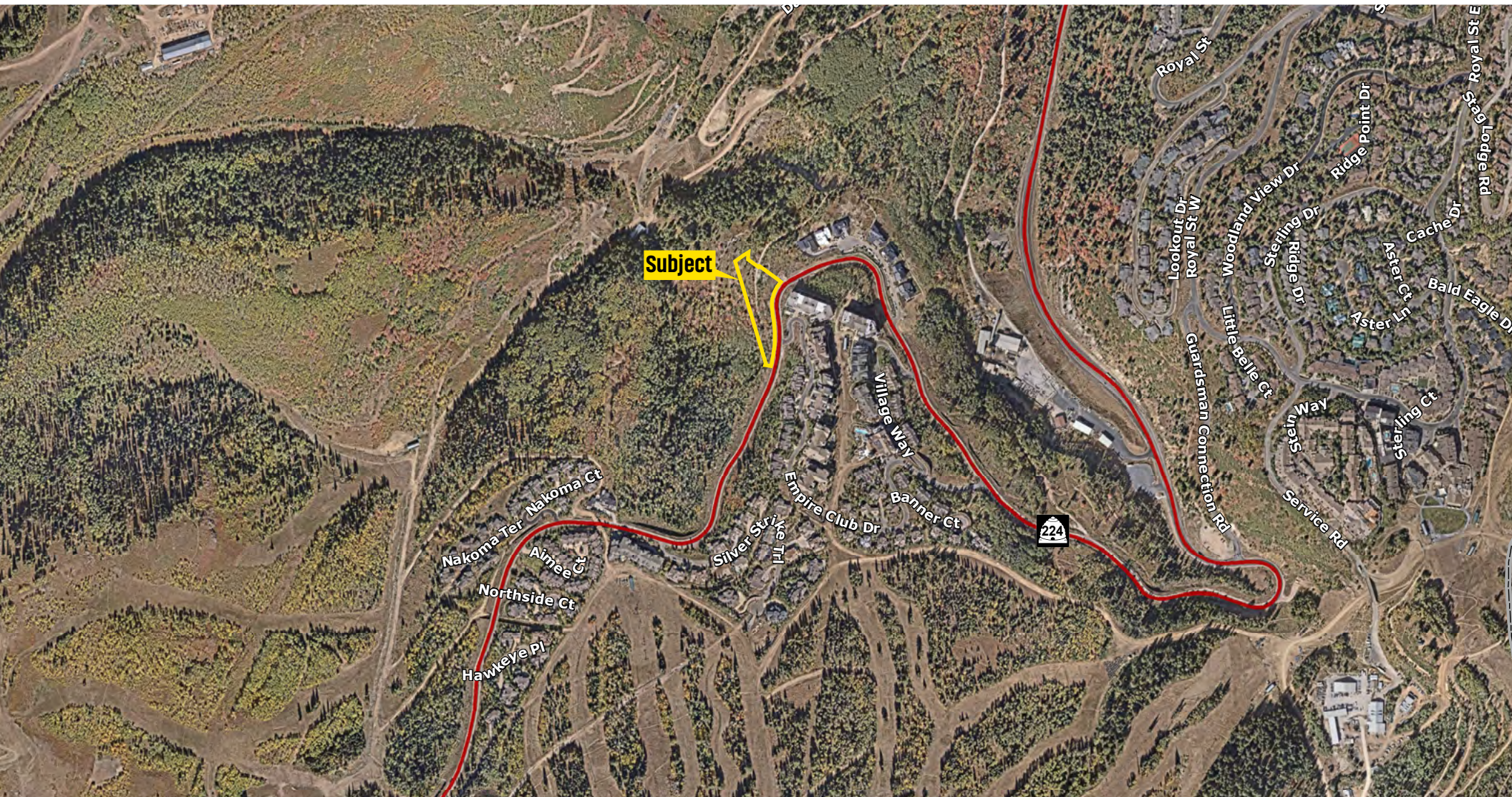




LAST LAND ACRES AT DEER VALLEY

Argus R-5 ±1.58 Acres | Park City, Utah

Zachary Hartman
zhartman@landadvisors.com

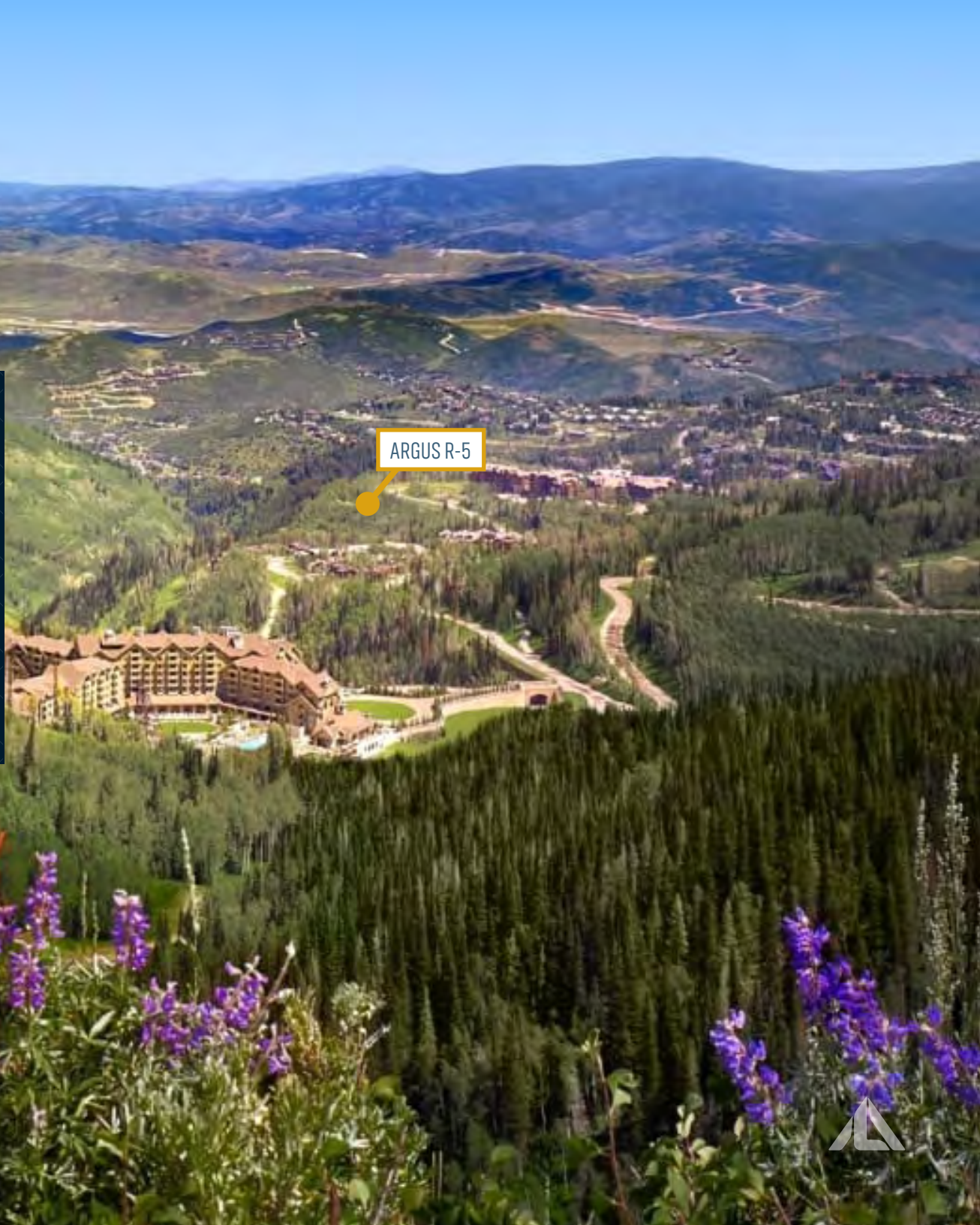
801.704.1626

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01

PROPERTY OVERVIEW



PROPERTY OVERVIEW



Project Name	Argus R-5
Acres	±1.58
Parcel	PCA-S-98-SD-5 and PCA-S-98-BB
Ski In/Out	No, but Empire Express service and an easement to Silver Strike Express are provided.
Product	Townhomes or Condos

Maximum Unit Count	4 Dwelling Units
Maximum Platted Condo Area	24,000 SF
Common Area and Parking Areas	Not limited
Trail Access	Empire Link
Utilities	Water, Power, Sewer, Gas, & Telecomm



02

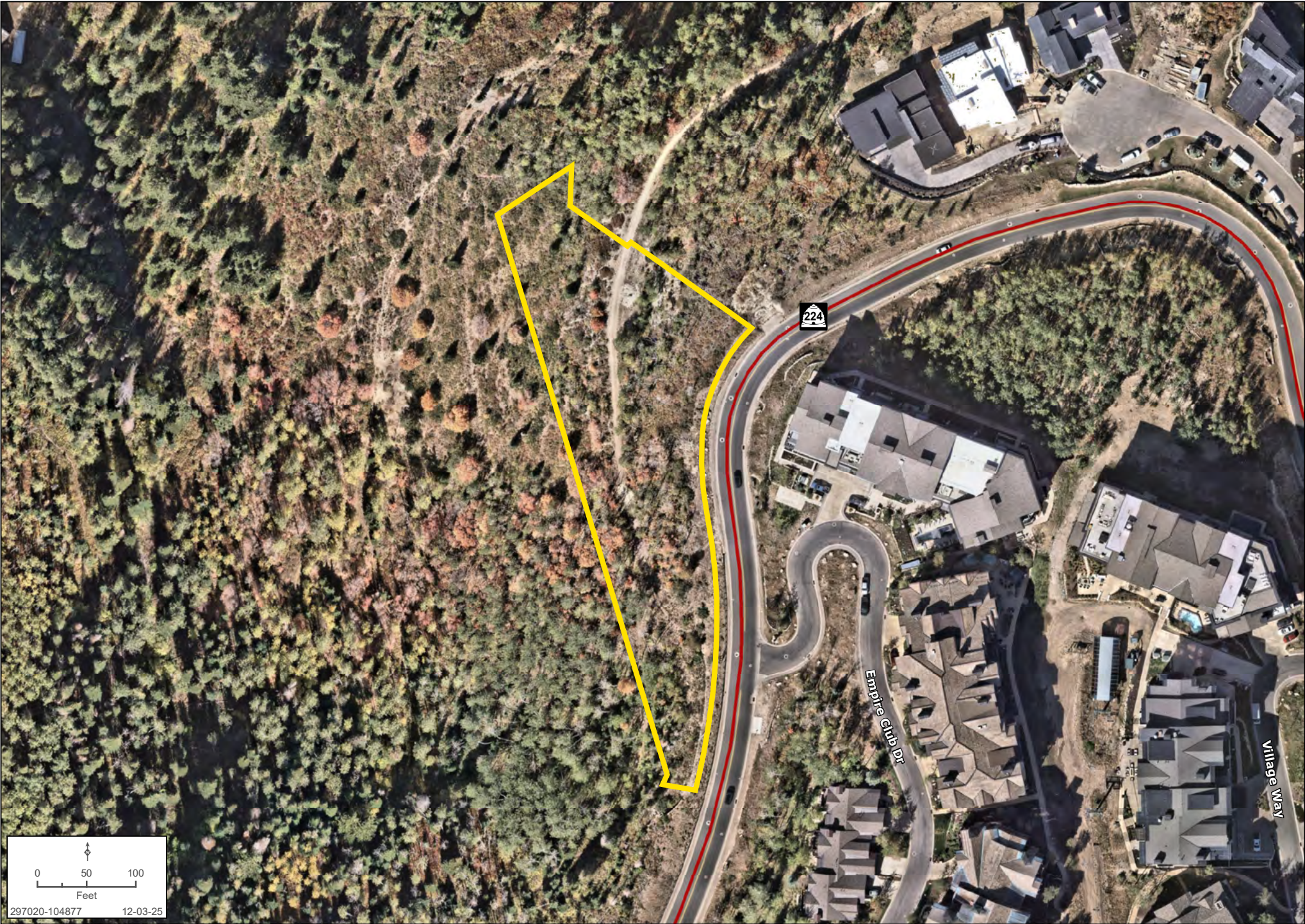
PROPERTY MAPS



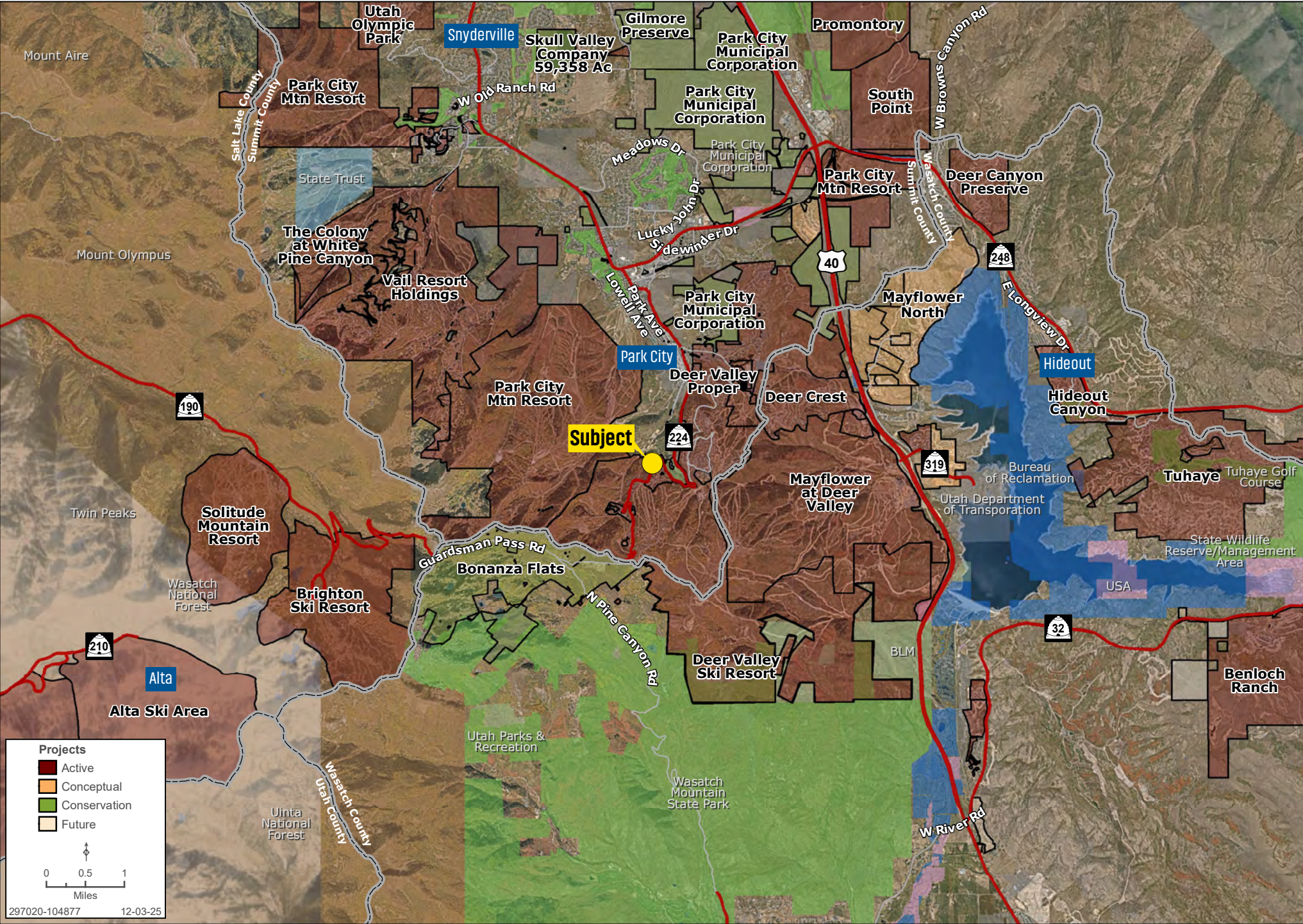
DETAIL



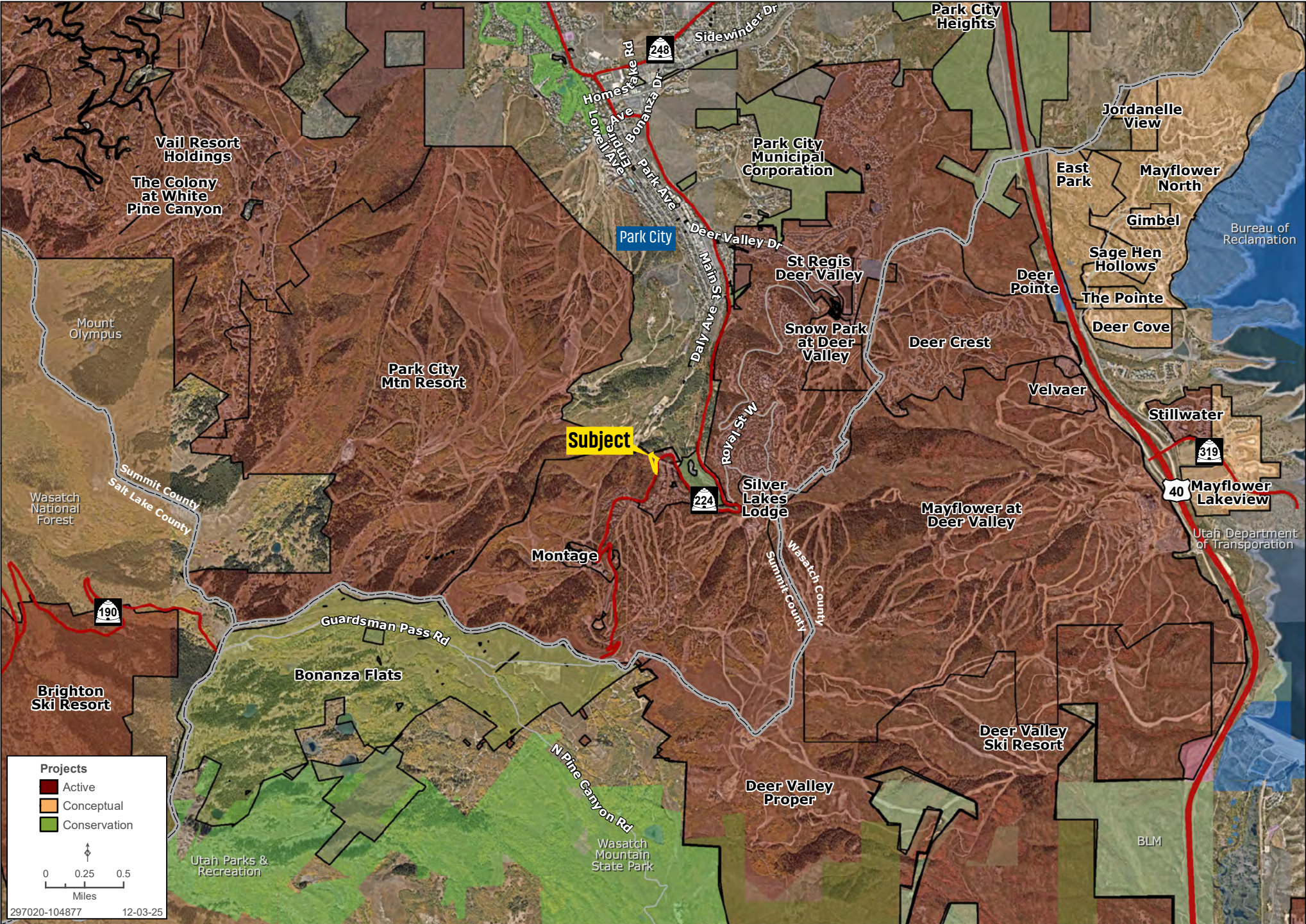
DETAIL | ARGUS R-5 | ±1.58 ACRES



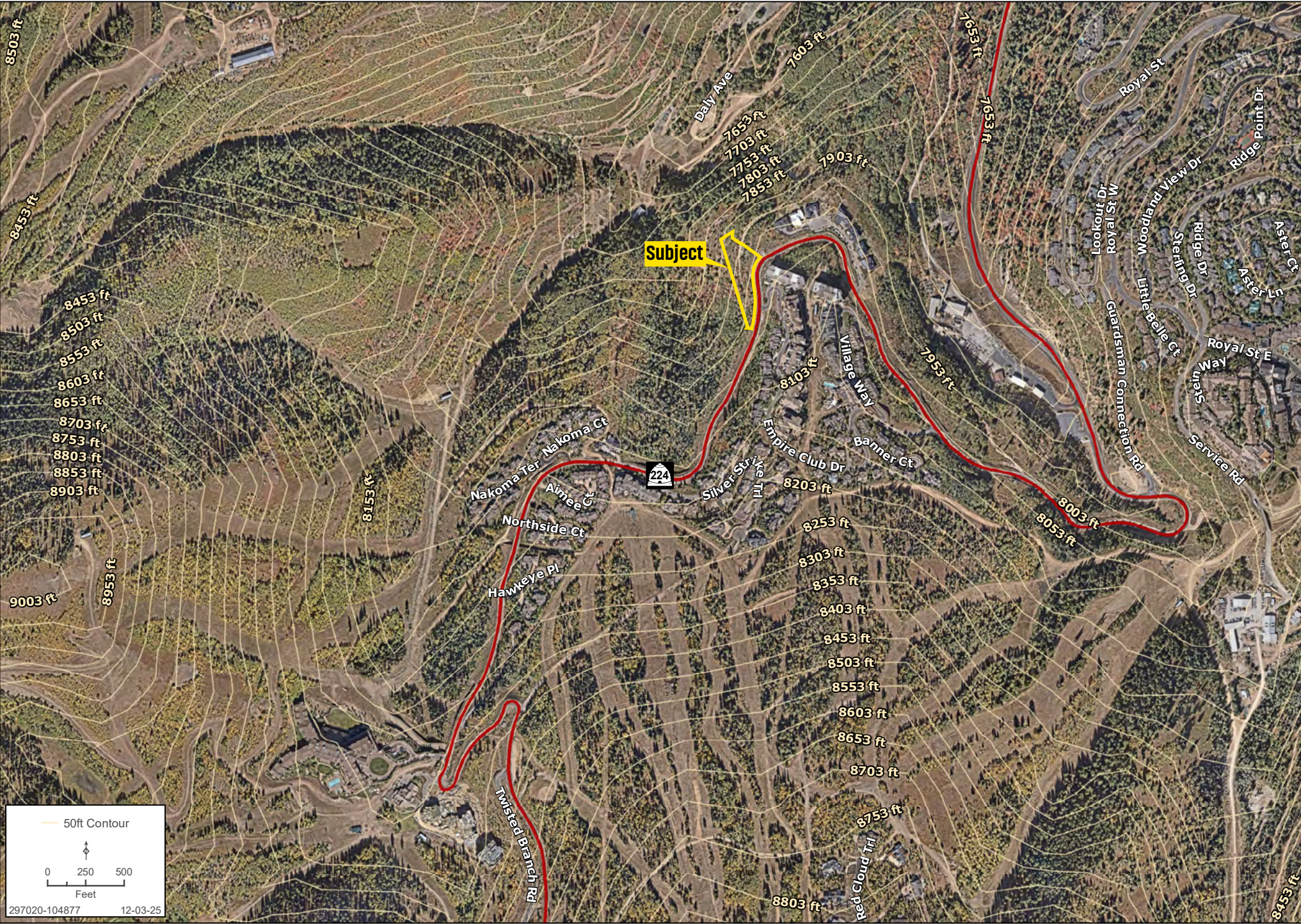
DEVELOPMENT



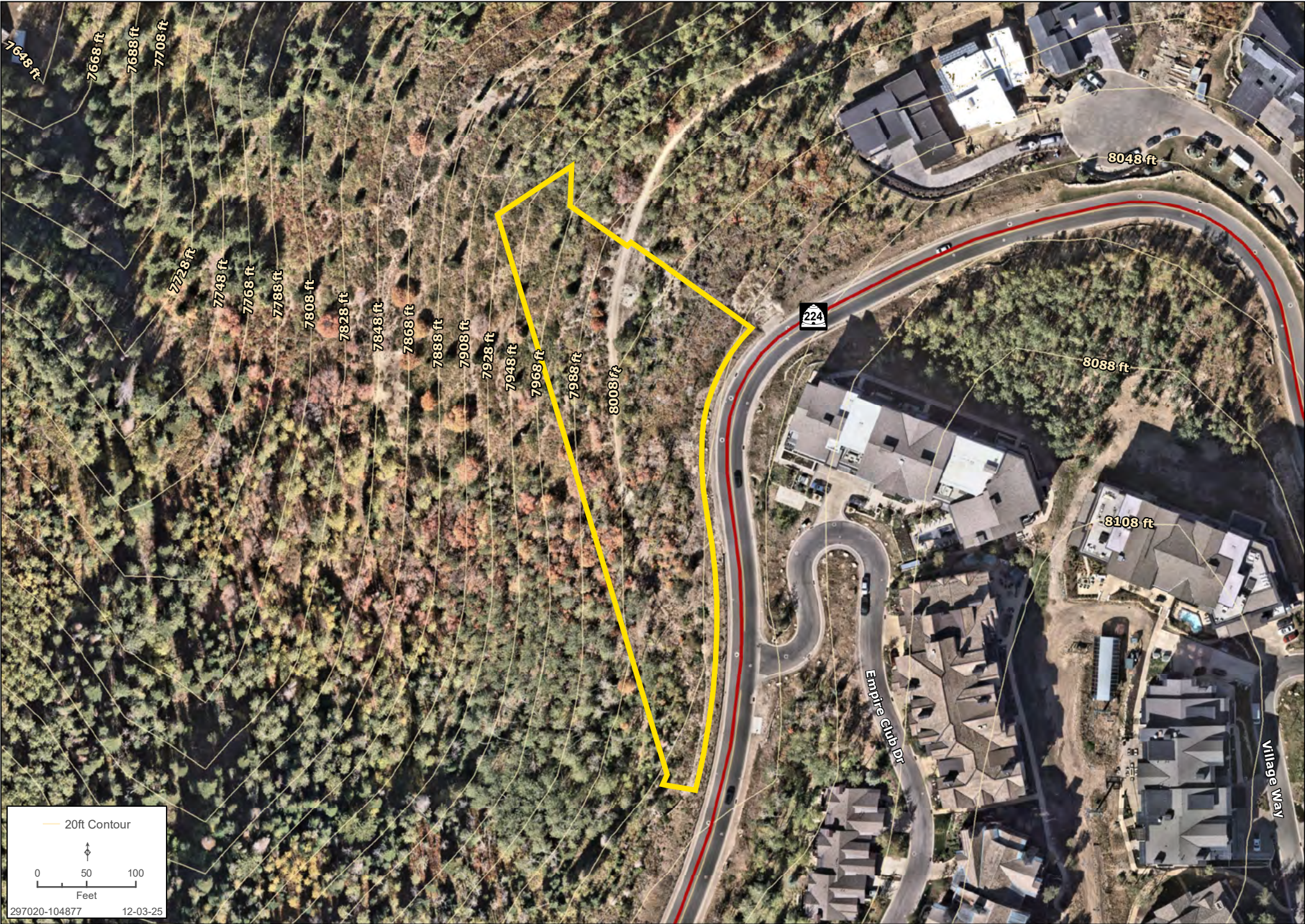
AREA



CONTOUR



CONTOUR | ARGUS R-5 | ±1.58 ACRES



LOT 1
8946 MARSAC AVENUE
65,778 SF
1.58 ACRES

224

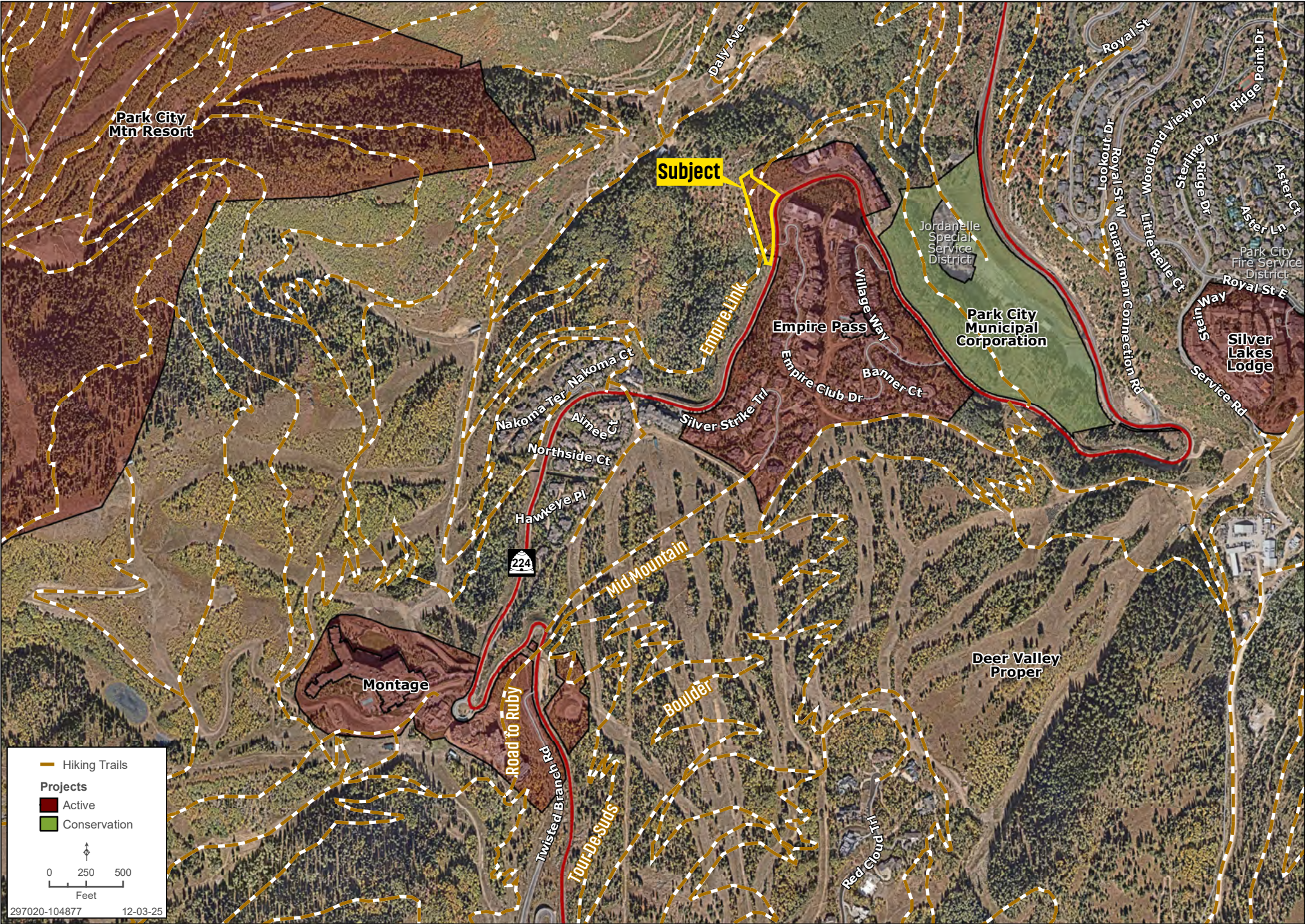
Empire Club Dr

Village Way

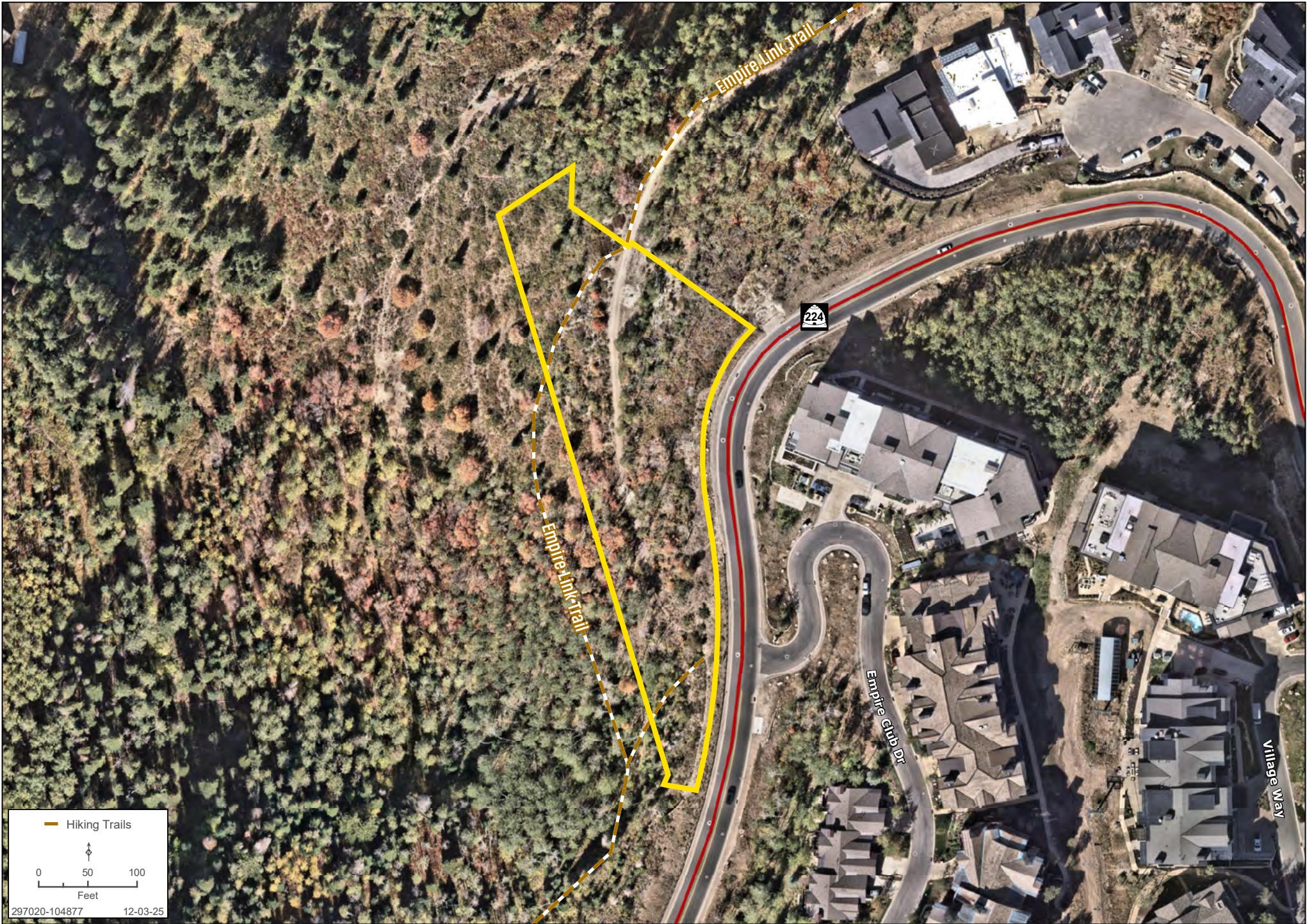
0 50 100
Feet

297020-104877 12-03-25

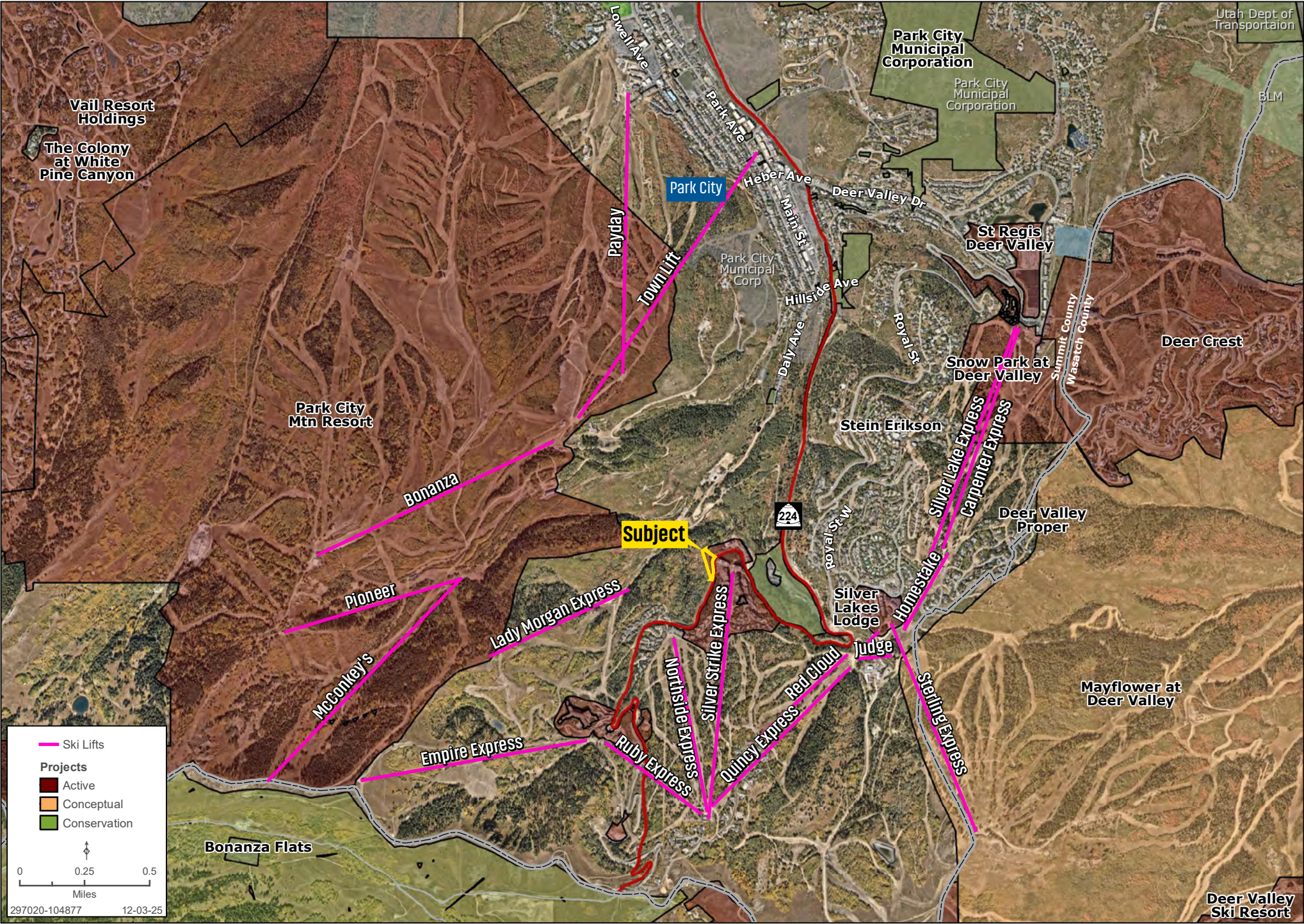
ALL TRAILS



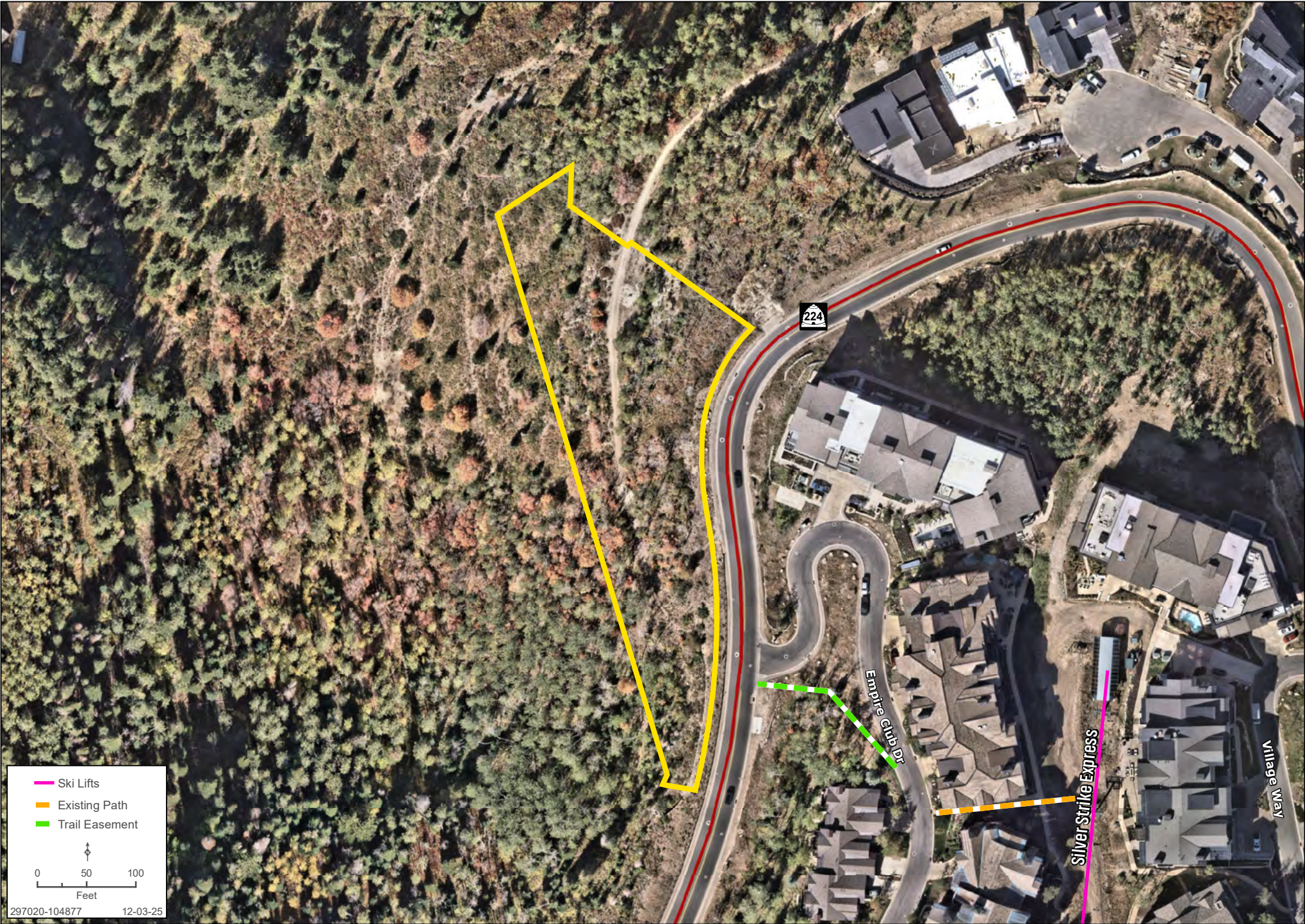
TRAILS | ARGUS R-5 | ±1.58 ACRES



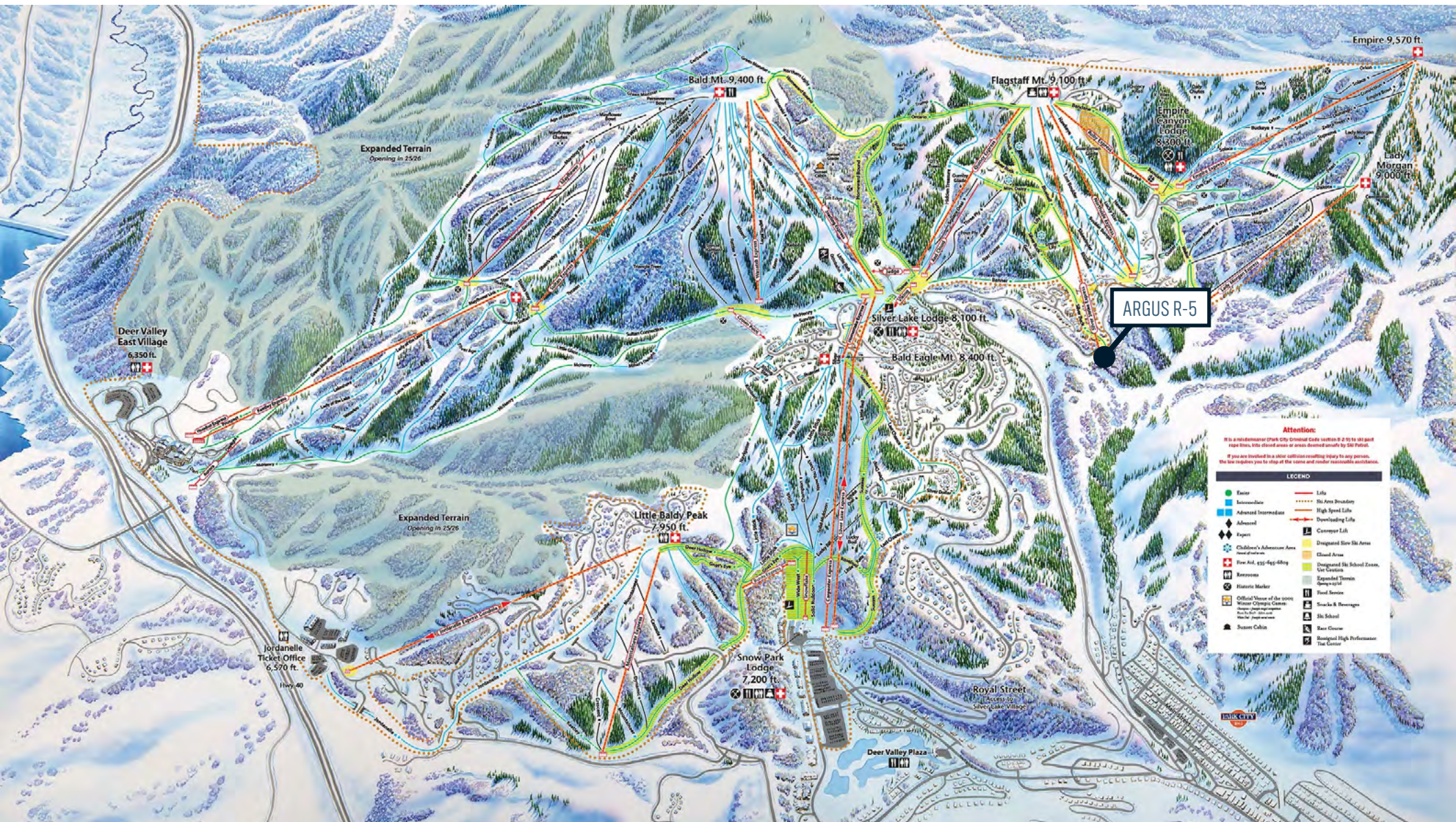
SKI LIFTS



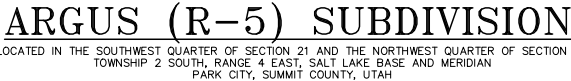
SKI LIFT ACCESS | ARGUS R-5 | ±1.58 ACRES



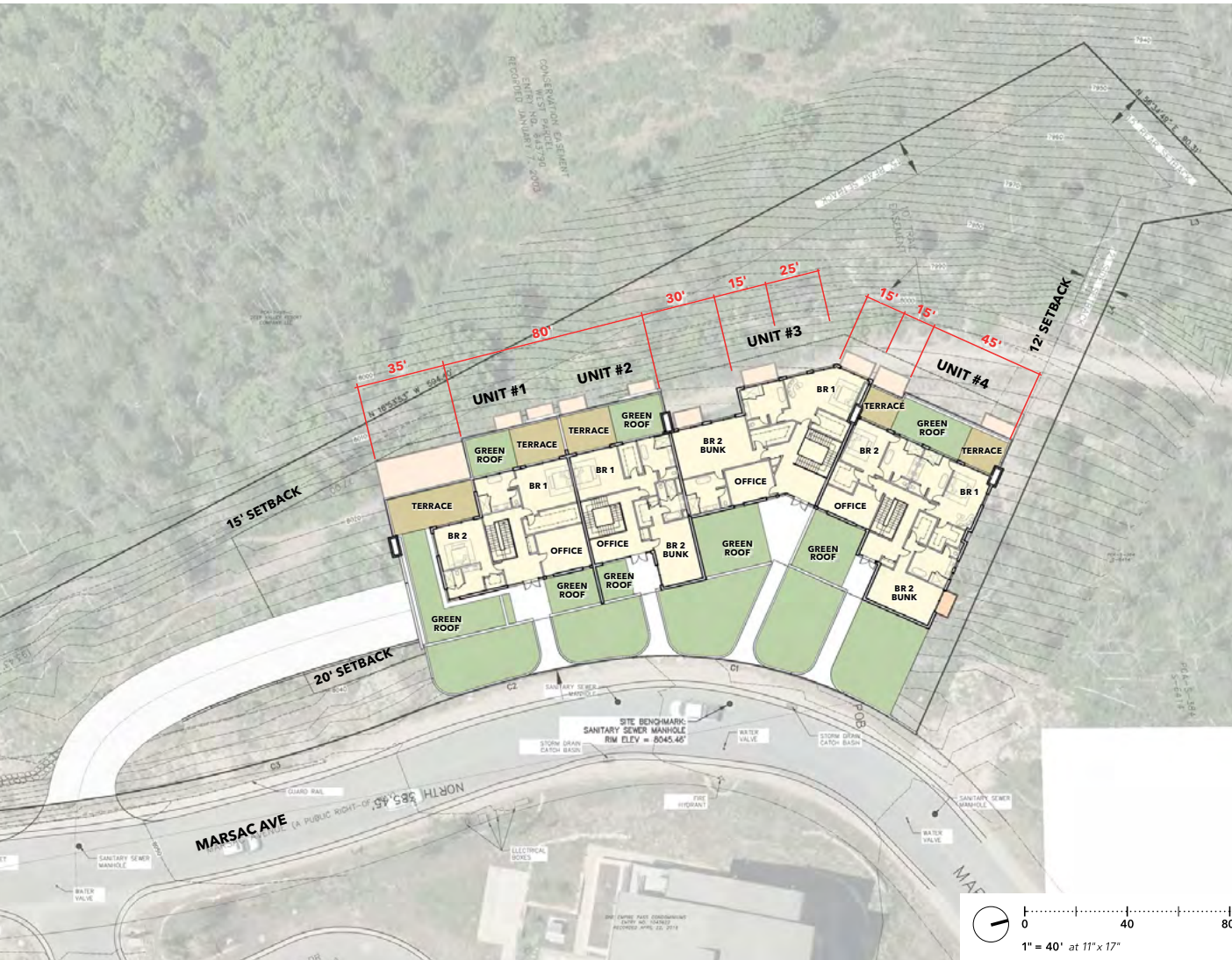
DEER VALLEY SKI MAP



100% of the respondents were female, and 90% were aged 18 years or older. The majority of the respondents were students (60%), followed by employees (20%), and the remaining 20% were categorized as "other." The majority of the respondents were from the United States (60%), followed by Canada (20%), and the remaining 20% were from other countries.



ARGUS R-5 CONCEPTUAL PLAN | ENTRY LEVEL



PRELIMINARY AREA TABULATION (CONDITIONED)		
UNIT #1 - 6 BEDROOM	SALEABLE (NET SF)	Gross Bldg (GSF)
Entry Level	1,911 SF	2,012 SF
Garage Level (excl. garage)	1,984 SF	2,088 SF
Lower Level	2,551 SF	2,686SF
Total	6,446 SF	6,786 SF
UNIT #2 - 4 BEDROOM	SALEABLE (NET SF)	Gross Bldg (GSF)
Entry Level	2,128 SF	2,240 SF
Garage Level (excl. garage)	1,244 SF	1,310 SF
Lower Level	1,852 SF	1,950 SF
Total	5,225 SF	5,500 SF
UNIT #3 - 4 BEDROOM	SALEABLE (NET SF)	Gross Bldg (GSF)
Entry Level	2,034 SF	2,141 SF
Garage Level (excl. garage)	1,130 SF	1,189 SF
Lower Level	2,061 SF	2,170 SF
Total	5,225 SF	5,500 SF
UNIT #4 - 6 BEDROOM	SALEABLE (NET SF)	Gross Bldg (GSF)
Entry Level	2,633 SF	2,772 SF
Garage Level (excl. garage)	1,976 SF	2,080 SF
Lower Level	2,425 SF	2,553 SF
Total	7,035SF	7,405 SF
NET SALEABLE	23,931 SF	
SUBTOTAL GROSS AREA (excl. garage)		25,190 GSF
PARKING GARAGES		2,500 GSF
GARAGE DRIVEWAY		4,980 GSF
TOTAL GROSS AREA		32,670 GSF

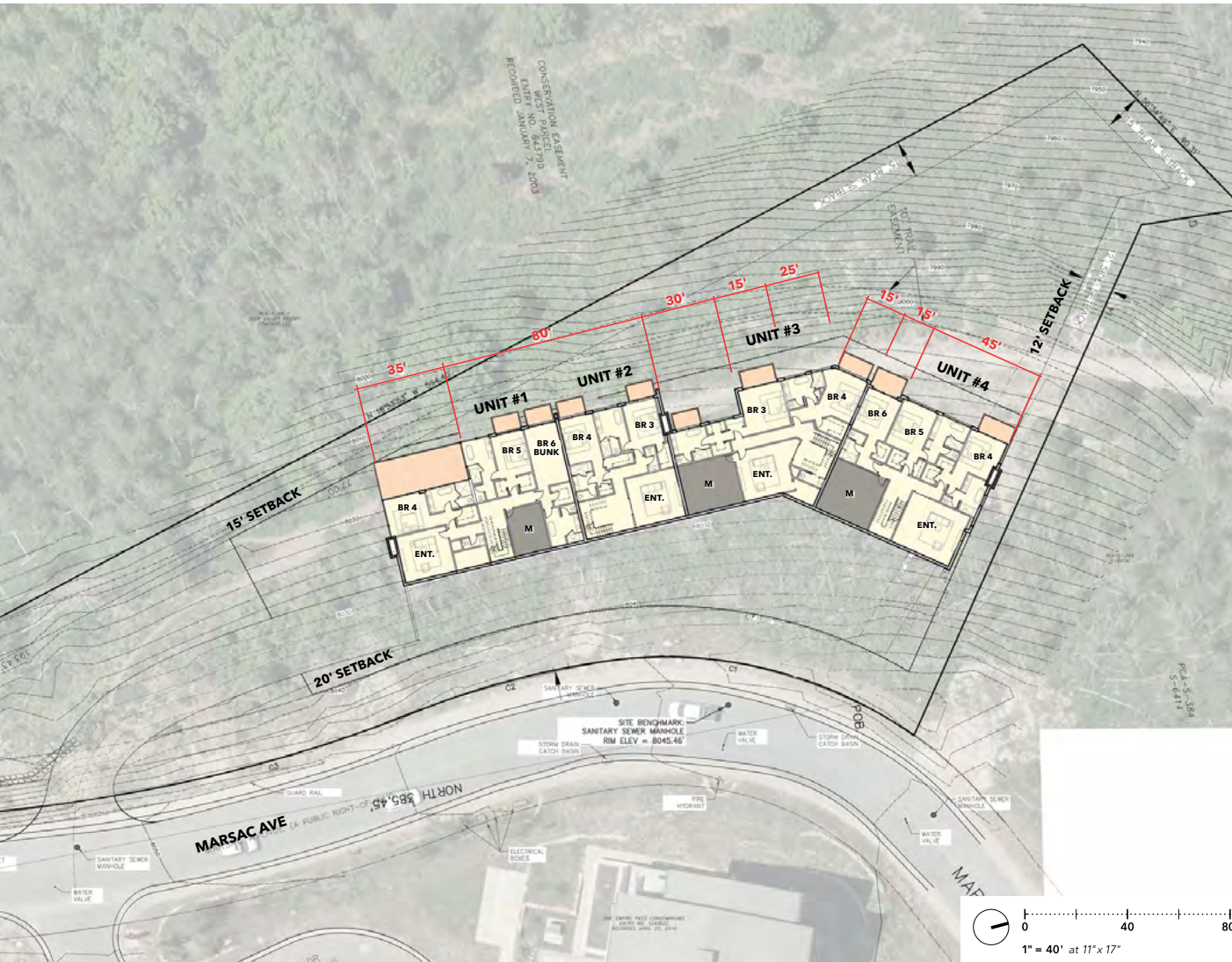
Empire Pass R-5 | Entry Level EL +42.0
Empire Pass, Deer Valley UT August 08, 2025

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ARGUS R-5 CONCEPTUAL PLAN | LOWER LEVEL



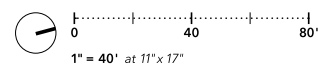
Empire Pass R-5 | Lower Level EL +18.0
Empire Pass, Deer Valley UT August 08, 2025

HART HOWERTON

PRELIMINARY AREA TABULATION (CONDITIONED)		
UNIT #1 - 6 BEDROOM	SALEABLE (NET SF)	Gross Bldg (GSF)
Entry Level	1,911 SF	2,012 SF
Garage Level (excl. garage)	1,984 SF	2,088 SF
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MARKET HIGHLIGHTS



ATTRACTIONS & AMENITIES



PARK CITY MARKET



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