



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE

# Prime Development Land !

12180 South 1000 East Draper, Utah 84020



**Lot Size 1.30 Acres**

**Price \$640,000 (\$11.30/SF)**

## Property Highlights

- Zoning CN Neighborhood Commercial
- All utilities available to site
- Prime development land for 14,000 Sf office building
- Unobstructed mountain and valley views
- Preliminary plans available
- Excellent for medical/dental/professional office
- Convenient to residential, shopping center, park, schools, & TRAX blue line

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2015 Estimated Population	10,911	76,617	177,429
2020 Projected Population	11,600	81,894	191,226
HOUSEHOLDS			
2015 Estimated Households	3,229	23,423	54,548
2020 Projected Households	3,451	25,156	59,153
2015 Est. Average HH Income	\$120,679	\$110,867	\$106,471
2020 Est. Average HH Income	\$134,852	\$125,079	\$119,990
BUSINESSES / EMPLOYEES			
Total Businesses	598	3,045	7,750
Total Employees	5,890	39,924	94,772
SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2014 AND 2019. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY			

**Kent Mommsen CCIM, PhD**

Director

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