



**CUSHMAN &
WAKEFIELD**
Commerce

DEVELOPMENT LAND FOR SALE

4186 South Main Street

Salt Lake City, Utah

PRIME DEVELOPMENT LAND



- Within TSD & TOD - Transit Supportive District & Transit-Oriented Development Areas which allows for less parking and higher density units. Highest Densities within 1/4 mile radius of transit stops
- This location is 1,000 feet from the Trax line station
- Multi-family residential - Retail zoning change in progress
- Initial allowance for 45 units/acre + Higher density possible - up to 60 units/acre
- Huge future potential with infill development of supportive retail, grocery, and mixed uses currently taking place
- 2.28 ac/5 parcel Adjoining Property also for sale in conjunction with the sale of the 7.05 ac Wind River parcel, providing main street frontage and multiple-entry/access points.
- Total potential assemblage: 9.33 acres

Apartment and mixed use development ground for sale - Transit Oriented Development (TOD) Area

Property Highlights

- 7.05 Acres with Big Cottonwood Creek forming scenic south boundary
- \$19.00 PSF (\$5,834,486.00)
- Located within SL County RDA Area
- Tax increment & other county incentives available
- Great Central Valley location with easy access to amenities, freeway, and walking distance to TRAX & Mass Transit
- Beautiful views and river frontage

Rapidly developing area with re-zoning and re-use assistance by City and County entities to get through the entitlement process.

Rusty Bollow, MRED, CCIM
Director
+1 801 303 5429
rbollow@comre.com

Camron Carpenter
Director
+1 801 303 5457
ccarpenter@comre.com

170 South Main Street Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

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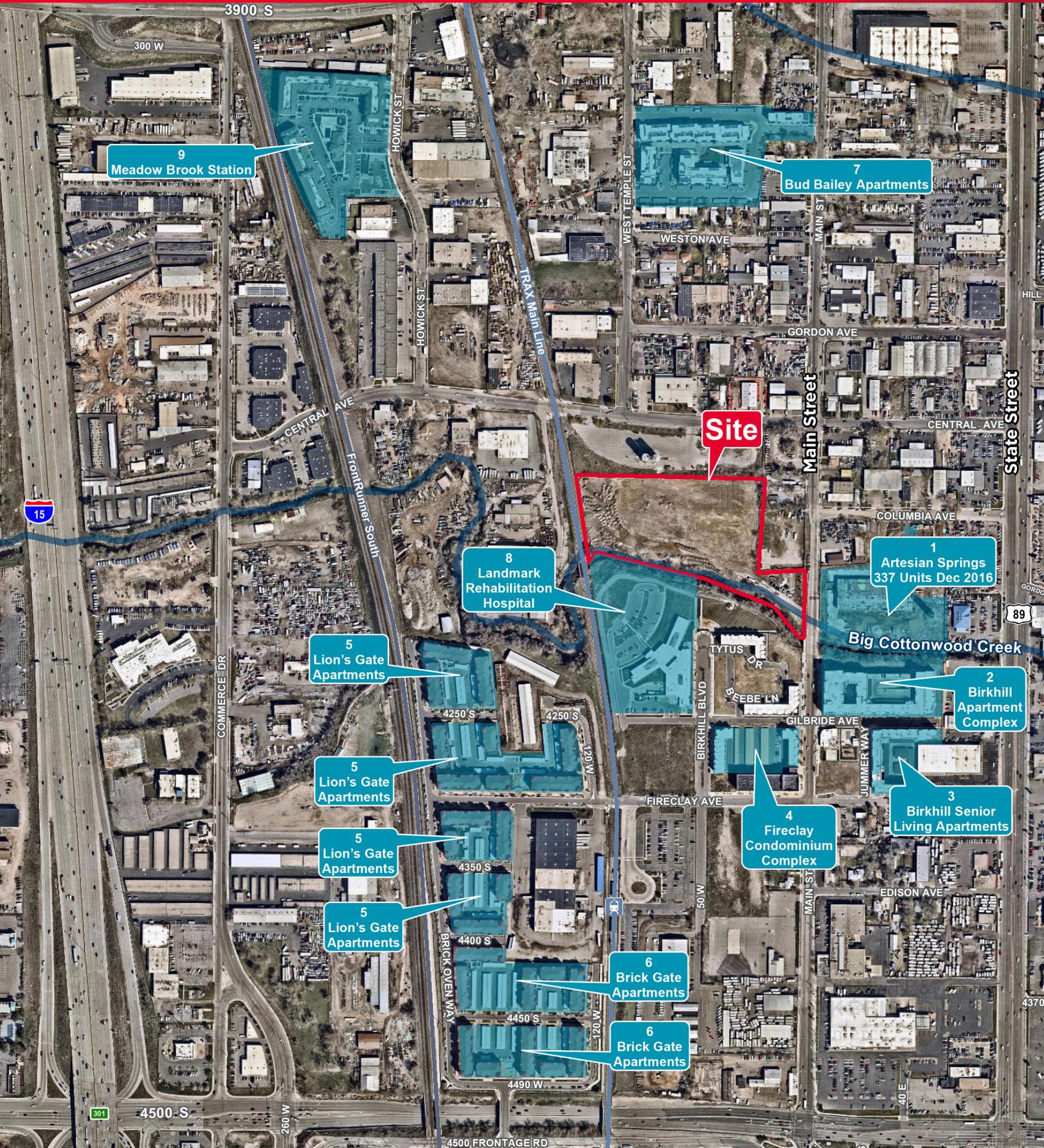


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Salt Lake City, Utah



9
Meadow Brook Station

7
Bud Bailey Apartments

Site

8
Landmark
Rehabilitation
Hospital

1
Artesian Springs
337 Units Dec 2016

5
Lion's Gate
Apartments

2
Birkhill
Apartment
Complex

5
Lion's Gate
Apartments

4
Fireclay
Condominium
Complex

3
Birkhill Senior
Living Apartments

5
Lion's Gate
Apartments

5
Lion's Gate
Apartments

6
Brick Gate
Apartments

6
Brick Gate
Apartments

301

4500 S

260 W

4500 FRONTAGE RD

4370