



**CUSHMAN &
WAKEFIELD**
Commerce

DEVELOPMENT LAND FOR SALE

4140 South Main Street

Salt Lake City, Utah

PRIME DEVELOPMENT LAND



Prime Mixed Use development land located in the central valley is an assemblage of (5) individual parcels that comprise a total of 2.28 acres. They can be purchased in conjunction with the abutting 7.05 acre parcel to the South/West which would create an assembly of up to 9.33 acres with TOD and TSA zoning overlays near the Murray North Trax stop. Ideally suited for Multi-family, townhome, commercial building and retail development to support the rapidly evolving Fireclay District in West Millcreek. 60 second access to I-15. Large diversity of surrounding amenities.

Property Highlights

- 2.28 acres comprised of 5 separate parcels
- Zoning to change from industrial to more commercial / retail support zoning
- Great for infill development projects of residential, mixed use, retail, and office with many uses currently being developed in this rapidly evolving area of the central valley.

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

- Development help and Tax incentives available from SL County
- Can be combined with 7.05 acre adjoining parcel to the South abutting Big Cottonwood Creek - for an assembly of varying sizes up to 9.33 acres.
- Main St. frontage within walking distance of the Murray Trax station.
- 60 second access to I-15 via 4500 South
- TOD & TSA zoning overlays in play
- Offered at \$20.25 psf

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

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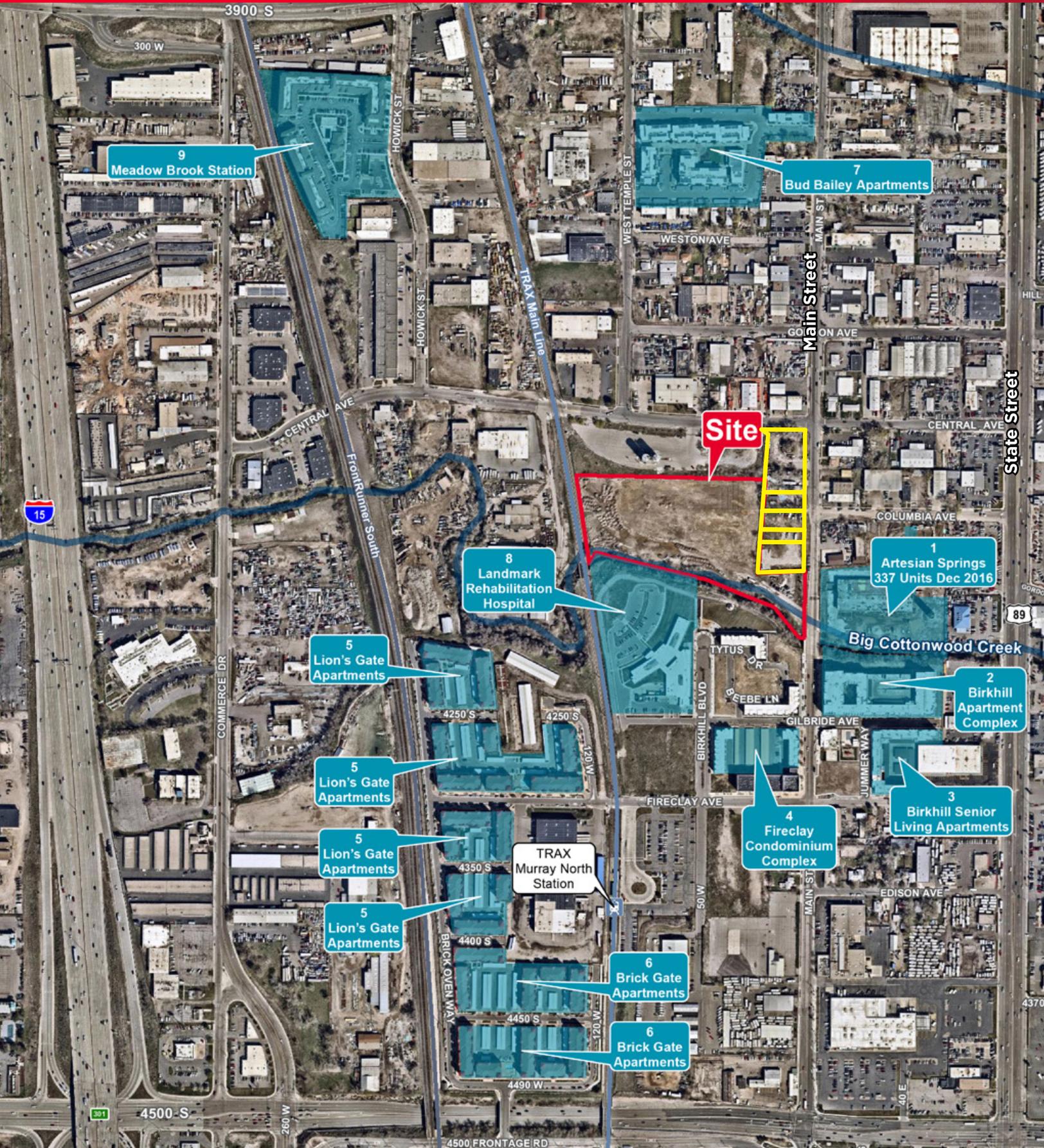


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Salt Lake City, Utah



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

3
Birkhill Senior
Living Apartments

5
Lion's Gate
Apartments

4
Fireclay
Condominium
Complex

5
Lion's Gate
Apartments

TRAX
Murray North
Station

6
Brick Gate
Apartments

6
Brick Gate
Apartments

4500 S

4500 FRONTAGE RD