

THE LOFTS AT ROSE CREEK CROSSING

Townhome Development Site

13600 South Hamilton View Road - Riverton, Utah

This Development Offering provides the opportunity to acquire 12.36 acres of residential land located in Riverton, Utah. The City of Riverton is the second fastest growing city along the Wasatch Front, which along with adjoining Herriman and South Jordan Cities, boast one of every four newly constructed homes in Utah. The three phase site has immediate access to the Bangerter Highway and is minutes away from the Mountain View Corridor Highway. A new Walmart Supercenter is located directly across the street along with additional retail services and amenities.

HIGHLIGHTS AND OPPORTUNITIES:

- Designed as 180 attached townhome units with tuck-under garages
- Full municipality approvals in place—**project is shovel ready**
- Platted as three phases
- Municipality-required adjacent park/water retention area has been fully constructed
- Full design, engineering, and architectural plans completed
- Infrastructure and site work bid available
- Density of approximately 14 units per acre
- All utilities to site

With household formation exceeding the supply of new residential units, this opportunity is a unique opportunity for a developer to immediately take advantage of the robust residential market in Salt Lake County.

PROPERTY INFORMATION

Proposed Building Size:	180 townhomes in 18 buildings, plus clubhouse* 369,038 gross sq. ft. (approx., not including clubhouse)*
Proposed Unit Mix:	1 BR, 1 1/2 BA (approx. 1,413 sq. ft.): 24 units* 3 BR, 2 1/2 BA (approx. 4,122 sq. ft.): 2 units* 3 BR, 2 1/2 BA (approx. 4,299 sq. ft.): 2 units* 3 BR, 2 1/2 BA (approx. 2,094 sq. ft.): 152 units* Total: 180 units*
Parcel Sizes:	12.36 acres
Zoning:	RM-14 (Residential Multi-Family 14 Dwellings per Acre)
Density:	Approximately 14 units per acre (includes area designated as park, which has been fully constructed)
Utilities:	All utilities to site
Parking:	356 spaces (approx. 2 spaces per unit)
Estimated Costs to Complete Infrastructure and Site Work:	\$3,060,000 (\$17,386 per unit)
Municipality Approvals:	All approvals in place
Engineering/Architectural:	Building plans are complete
Roads:	All roads installed
Sales Price:	No established asking price-contact broker

*As per proposed building plans. Buyer to verify all sizes.

Exclusively
Marketed by

Kip Paul

Executive Director - Investment Sales

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