



# draper

## development site

Located  
just off I-15

CC  
zoning

161,171  
sf

3.70 AC  
site

JLL Capital Markets is proud to present the Draper Development Site, a 3.7 AC land parcel located just off the I-15 in Draper, UT.

This site offers the unique opportunity to develop a variety of potential uses in one of the fastest-growing submarkets in the United States.

[VIEW FULL OFFERING MEMORANDUM](#) 



**HEART OF THE  
SILICON SLOPES  
DRAPER, UT**



**STRONG  
ECONOMIC  
RECOVERY**



**A RENEWED PUSH  
FOR HIGH-DENSITY  
HOUSING**



**PRIME  
DEMOGRAPHICS**



**UTAH'S VC CAPITOL  
AND FINTECH'S  
DELAWARE**





## Property Details

|               |   |
|---------------|---|
| ADDRESS       | 675-707 W 12300 S, Draper, UT 84020                                       |
| ZONING        | CC (Community Commercial)   |
| ACREAGE       | +/- 3.70  |
| PARCEL        | 27-26-476-007, 27-25-302-011, 27-25-302-001, 27-25-302-002, 27-25-302-002 |
| POTENTIAL USE | Commercial, Medical Office, Multifamily                                   |
| SUBMARKET     | Draper  |

## Why Salt Lake City



### FASTEST GROWING STATE THIS DECADE

U.S. Census Bureau



### YOUNGEST POPULATION IN THE US

U.S. Census Bureau



### LARGEST POST-PANDEMIC JOB GAIN IN THE US

Carsey School of Public Policy

The Salt Lake City Metro Area (Salt Lake City–Ogden–Provo CSA), contains 80% of the population of Utah, living along a corridor of contiguous urban and suburban development stretching 120-miles that makes up the “Wasatch Front”. Utah continuously ranks top among the states, both economically and for its population growth and youthful demographics. Salt Lake City is a national leader in job growth, unemployment, low cost of doing business and talented labor. Utah and Salt Lake regularly top rankings for best locations for business, careers, living, health and quality of life.

## For more information, please contact



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