



# draper development site

Located	CC
just off I-15	zoning
161,171 sf	3.70 AC

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



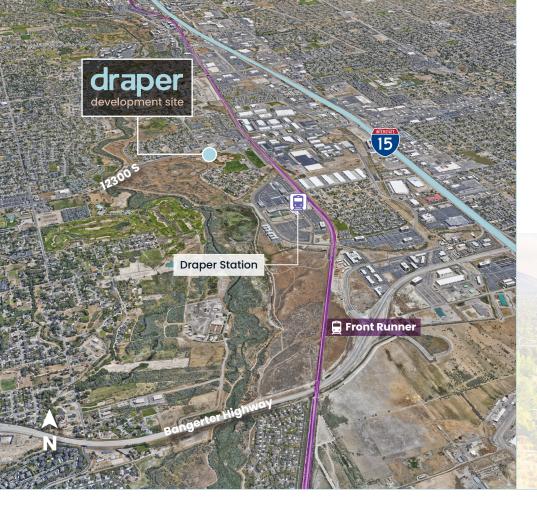
HEART OF THE SILICON SLOPES DRAPER, UT



STRONG ECONOMIC RECOVERY A RENEWED PUSH FOR HIGH-DENSITY HOUSING

PRIME DEMOGRAPHICS -5-

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

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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