



# north temple

development site

Located  
just off I-15

TSA-UN-C  
zoning

Opportunity  
Zone

0.923 AC  
site

JLL Capital Markets is proud to present the North Temple Development Site, a 0.923 AC land parcel located just off North Temple at 738 W South Temple in Salt Lake City, UT.

With direct access to transit, urban amenities, and located within an Opportunity Zone, the North Temple Development 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 ►](#)



**PROXIMITY TO URBAN  
AMENITIES AND  
FUTURE GROWTH**



**STRONG CANDIDATE  
FOR HIGH DENSITY  
HOUSING**



**WALKING DISTANCE  
TO MAJOR TRANSIT  
STATIONS**



**LOCATED WITHIN  
THE OPPORTUNITY  
ZONE**



**IN PLACE ZONING  
ALLOWS VARIETY  
OF USES**



**north temple**  
development site

North Temple  
Front Runner Station



Jackson / Euclid  
TRAX Station



North Temple



North Temple  
TRAX Station



## Property Details

ADDRESS	738 W South Temple, Salt Lake City, UT 84104
ZONING	TSA-UN-C
ACREAGE	+/- 0.923
PARCEL	08-35-478-025
POTENTIAL USE	Residential, Commercial, Mixed Use
SUBMARKET	Salt Lake City

## 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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