

NORTH TEMPLE DEVELOPMENT SITE

Located just off I-15

Opportunity Zone

TSA-UN-C Zoning

0.923 Acre

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.



**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**



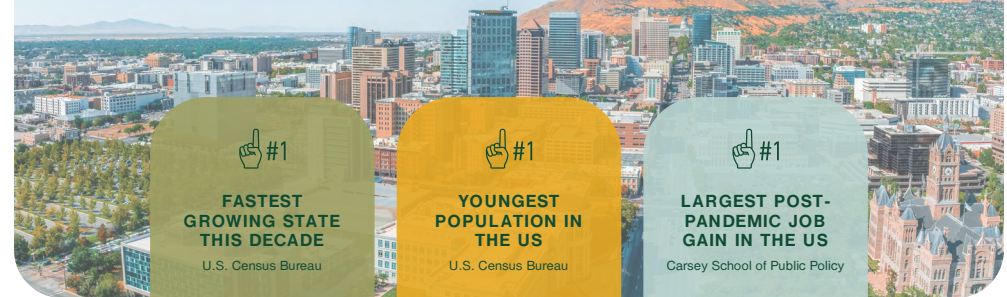
PROPERTY DETAILS

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

The Salt Lake City Metro Area (Salt Lake City - Ogde - 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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