



FOR SALE
PIONEER ROAD
REDEVELOPMENT OPPORTUNITY

1624-1636 S. Pioneer Road
Salt Lake City, UT 84104

9.73 Acres

For more information, please contact:

Culum J. Mills
T +1 801 456 9526
culum.mills@am.jll.com

Wick Udy
T +1 801 456 9523
wick.udy@am.jll.com

Rhett Rasmussen
T +1 480 828 1528
rhett.rasmussen@am.jll.com

Jones Lang LaSalle Americas, Inc.

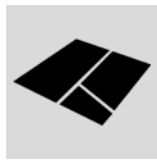
PIONEER ROAD REDEVELOPMENT



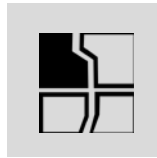
PROPERTY HIGHLIGHTS



**Rare NW Quadrant
Development
Opportunity**



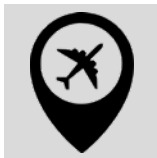
**Site
9.73 Acres**



**Zoning
M-1**



**Developable
Rectangular Site
within Opportunity
Zone**



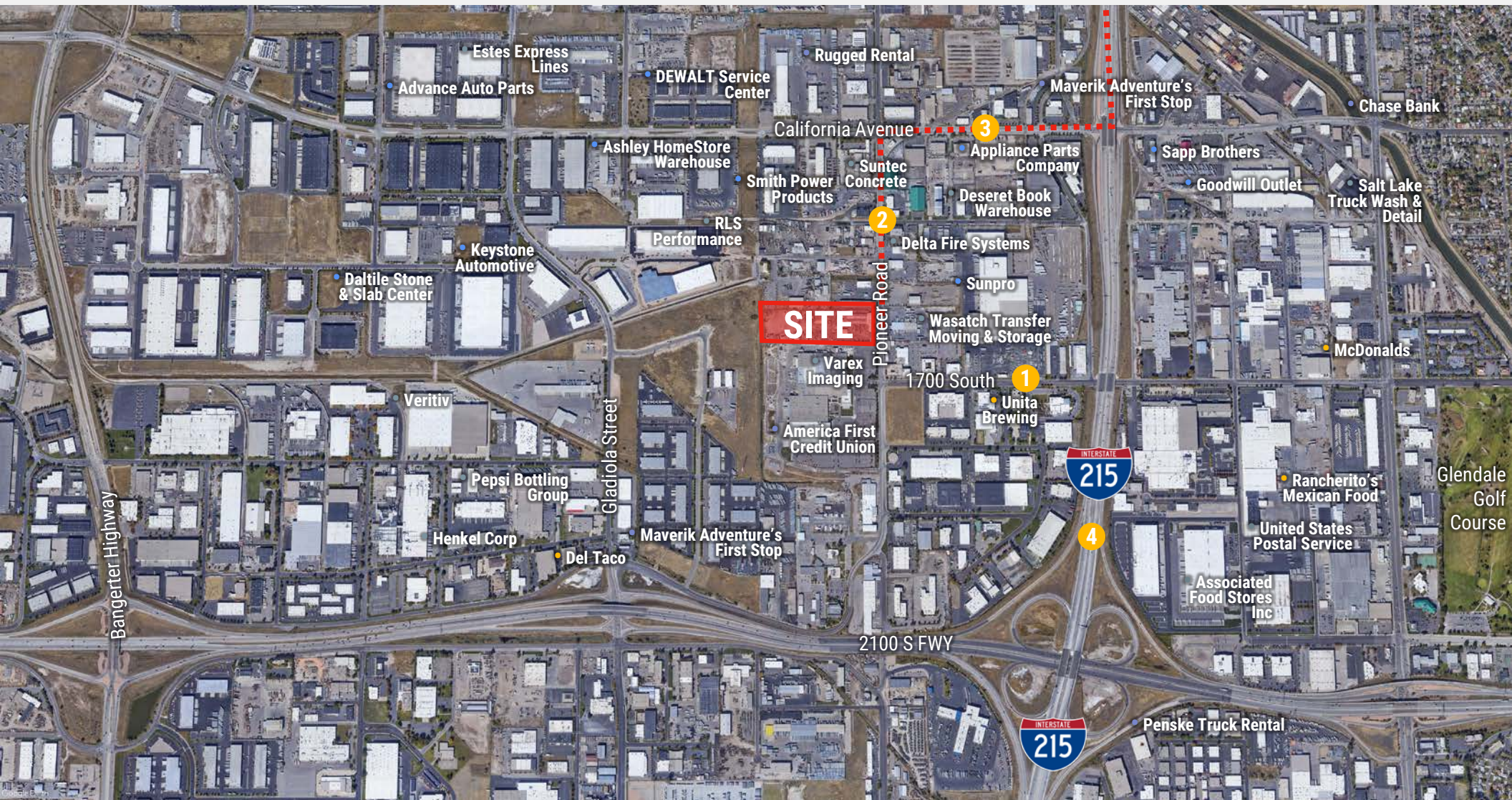
**10 minutes
(5.6 miles)
from Salt Lake City
International Airport**



**10 minutes
(6.1 miles)
to Downtown
Salt Lake City**



PIONEER ROAD REDEVELOPMENT



TRAFFIC COUNTS ① 8,000 AADT ② 12,000 AADT ③ 24,000 AADT ④ 119,000 AADT

WHY UTAH



esri

Population & Demographics

2.5+ million	Residents in market (Ogden to Provo)
21.7%	Population growth 2010-2021
30.9	Median age
8.8%	5-year projected population growth

Bureau of Labor Statistics

Employment & Employers

1.4%	Unemployment (national 3.9%)
2.7%	2020 average annual unemployment rate
664,506	Total labor force
5.5%	Year-over-year job growth (2020-2021)
31	Major Headquarters

Top private-sector employers

Intermountain Healthcare, Walmart, Zions Bank, Delta Airlines, ARUP Laboratories, Amazon Fulfillment Services Discover, Vivint, L3 Technologies, Wells Fargo

Education

esri

200,000+	Students
23.8%	25+ population with bachelor's degree
12.2%	Population with graduate degree
8	Technical colleges
10	Major universities and colleges



Opportunity Zone

Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States.

Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors.

Opportunity Zones were created under the Tax Cuts and Jobs Act of 2017 (Public Law No. 115-97). Thousands of low-income communities in all 50 states, the District of Columbia and five U.S. territories are designated as Qualified Opportunity Zones.

Taxpayers can invest in these zones through Qualified Opportunity Funds.

For more information please visit:
[IRS Opportunity Zones](https://www.irs.gov/qualified-opportunity-zones)

Culture

22	Museums
10+	Performing arts venues
5	National Parks within half day drive
172	Nearby biking trails
10+	World-class ski resorts
3	Major league sports teams
27th	Best foodies cities (WalletHub)
735	Acres of parkland in Salt Lake City

Infrastructure



99 Daily non-stop flights from Salt Lake City International Airport



5G Utah Inland Port Authority has established first 5G supply chain network in U.S.



89 MILES Regional FrontRunner commuter train connects Provo, Salt Lake City and Ogden



20 MILLION Annual rides on TRAX light rail

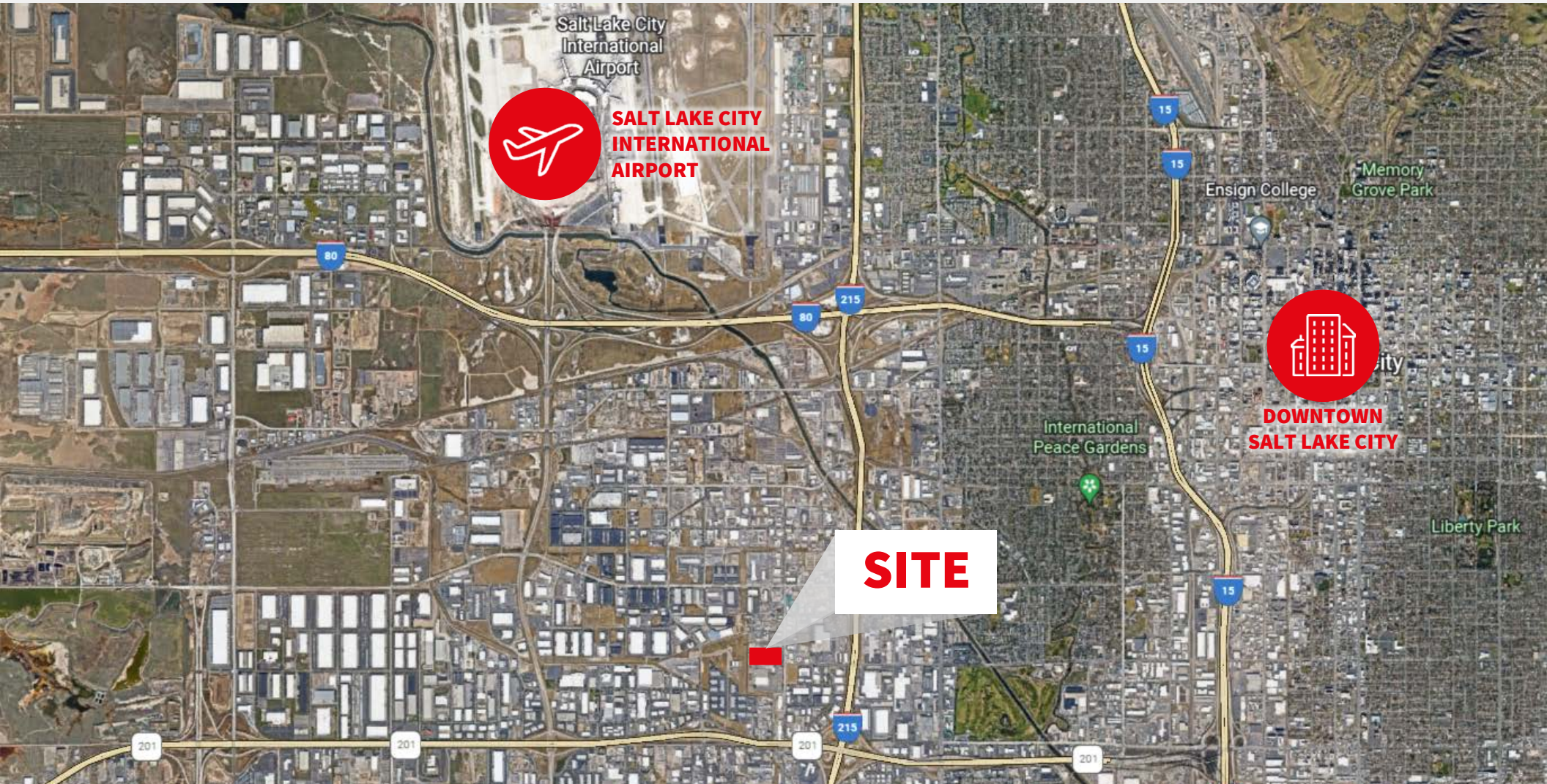


3 Cross-country interstates: I-70, I-80 and I-15



TOP 5 West coast ports are within 1-2 days of Utah

PIONEER ROAD REDEVELOPMENT



For more information, please contact:

Culum J. Mills

T +1 801 456 9526

culum.mills@am.jll.com

Wick Udy

T +1 801 456 9523

wick.udy@am.jll.com

Rhett Rasmussen

T +1 480 828 1528

rhett.rasmussen@am.jll.com



STONEMONT
FINANCIAL GROUP

Jones Lang LaSalle Americas, Inc.

©2022 Jones Lang LaSalle LP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.