

For Sale

South Jordan Land Parcel

3497 West 11400 South
South Jordan, Utah 84065

Property Information

- Size: 0.75 Acre for Sale
- Purchase Price: \$1,150,000 (\$35 PSF)
- Drive-thru Opportunity
- High Traffic Counts: 32,000 ADT
- Adjacent to over 1 Million SF of Retail at the District
- Surrounding Tenants:



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Mixed-Use Zoning Information

The objective of the **Mixed Use – Village (MU-V)** zone is to facilitate the development of walkable, village-style neighborhoods that integrate medium-density residential areas with commercial and recreational spaces. This zoning district aims to create vibrant communities where residents can live, work, and shop within close proximity.

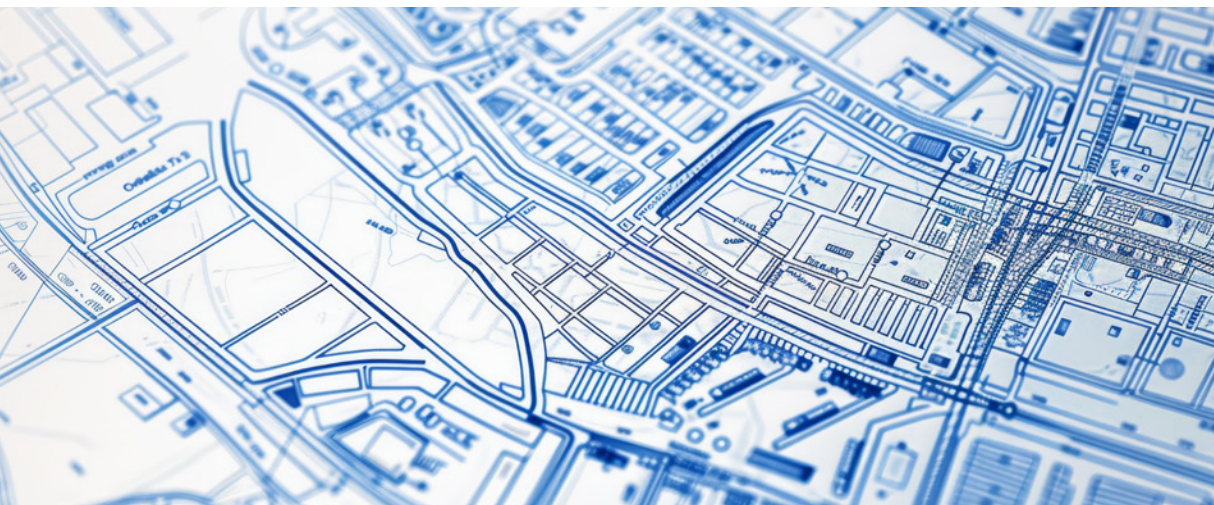
Master Planned Developments are required in this zone to ensure cohesive planning of open spaces, landscaping, architectural standards, trails, and other community amenities. A site plan review is mandated for each phase prior to the issuance of any building permits. Developments within the MU-V zone should harmoniously integrate residential and commercial components, ensuring compatibility with existing or anticipated uses on surrounding properties.

The City evaluates proposals individually to determine an acceptable ratio of residential to commercial components. As a guideline, a mix of **thirty percent (30%) commercial and seventy percent (70%) residential** uses is encouraged. However, the City may adjust this ratio based on the quality and creativity of each project. High standards in site design and architecture are expected, and projects that fail to effectively integrate commercial and residential uses in a functional and attractive manner may not receive approval.

This zoning district aligns with the City's Comprehensive General Plan, recognizing the need for diverse housing types and sizes to create a well-rounded community. Residential densities in this zone should not exceed **ten (10) dwelling units per acre** for the residential portion of the project.

Permitted Uses:

- Single-Family Residences (Attached and Detached)
- Multifamily Residences
- Retail Sales (excluding retail tobacco specialty businesses, as defined by UCA §10-8-41.6)
- Grocery Stores
- Dry Cleaners and Laundromats
- Banks and Other Financial Institutions
- Restaurants, Cafes, Ice Cream Parlors, Coffee Shops, and Similar Establishments
- Beauty Shops, Barber Shops, Hair Salons
- Small Appliance Sales and Repairs
- Convenience Stores and Gas Stations
- Professional Offices
- Parking Lots
- Health and Fitness Centers
- Dance Studios, Music Schools, and Other Arts Enhancement Schools
- Post Offices
- Public and Private Utility Buildings and/or Facilities
- Reception Centers
- Funeral Homes
- Tutorial and Training Services
- Personal Services





South Jordan, Utah

South Jordan is approximately 20 miles southwest of downtown Salt Lake City. With picturesque views of the Oquirrh Mountains and Jordan River, it's recognized for its clean, well-planned neighborhoods, numerous parks and extensive trail systems that create a vibrant and family-friendly atmosphere.

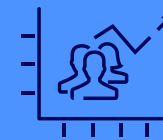
South Jordan has grown from an agricultural community into a thriving suburb. It's home to Daybreak, one of the largest master-planned communities in the state, which features lakes, community centers, and a mix of retail and dining options. Despite its growth, South Jordan maintains a close-knit feel and places a high value on community involvement and quality of life.

South Jordan employs over 40,000 people and the largest industries include Health Care & Social Assistance, Retail Trade and Professional, Scientific, & Technical Services. Its strategic location and rapid development have made it one of the most desirable places to live and work in the Salt Lake Valley.

Key Points



86.3k+
Population
(2024)



1.11%
Population Growth
2024-2029



34.1
Median Age

South Jordan, Utah



Demographics



Key Points



86.3k+
Population
(2024)



1.11%
Population Growth
2024-2029



34.1
Median Age



3.17
Average Household
Size



\$134k
Median Household
Income

Demographics



Population

2024 Population 86,272

2029 Projected 87,226



Households

2024 Households 27,182

2029 Projected 28,237



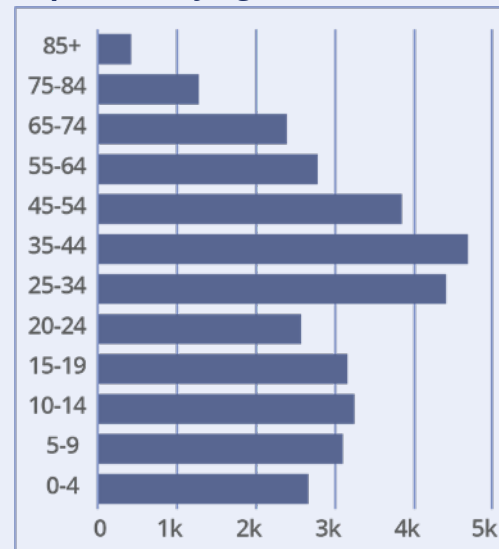
Income

2024 Median HHI \$134,190

2024 Average HHI \$169,039

Per Capita Income \$53,264

Population by Age





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Exclusively marketed by:

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