

— A RARE RESIDENTIAL OFFERING

5830 S. Wasatch Blvd.

View to the southwest overlooking the Old Mill Golf Course.

ACREAGE

2.10

Acres · Subdividable

ZONING

Residential

R-1-43 · 1 Lot / Acre

OFFERED

\$4,000,000

Buyer's Agents Welcomed

I. WELCOME

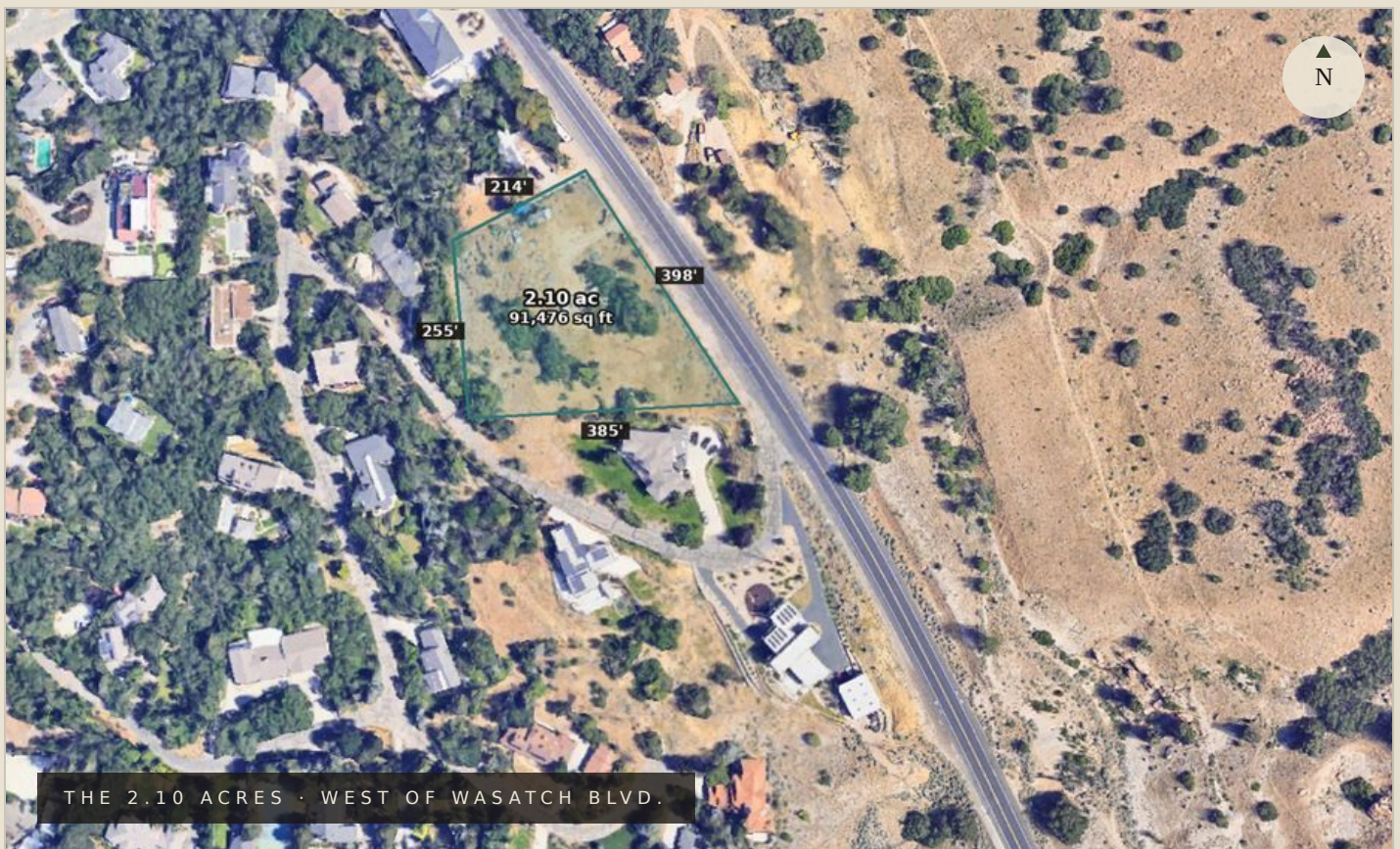
A rare Holladay opportunity — *two acres with panoramic views.*

W elcome to 5830 S. Wasatch Blvd. in the highly sought-after Holladay community. This remarkable 2.10-acre parcel offers a rare chance to build in one of Salt Lake Valley's most desirable locations. Situated on the west side of Wasatch Boulevard, the property features breathtaking panoramic views of the city skyline to the west and the majestic Wasatch Mountains rising immediately to the east.

The land is undeveloped and vacant — historically used as horse pasture — offering an unobstructed, rural-feeling canvas on one of the valley's most prestigious addresses. Zoned Residential (R-1-43), the parcel allows for one lot per acre, making it possible to subdivide into two residential lots.

Whether you're looking to create a private estate or develop two custom homes, this property provides the flexibility and potential to bring your vision to life. With its prime location, large lot size, and commanding views, the property is an exceptional opportunity for builders, developers, or anyone dreaming of a luxury custom residence in Holladay.

One of the few remaining parcels of its kind on the Holladay bench — a true once-on-the-market opportunity.



THE 2.10 ACRES · WEST OF WASATCH BLVD.

II. SPECIFICATIONS

ADDRESS	5830 S. Wasatch Blvd., Holladay, UT 84121	COUNTY	Salt Lake · City of Holladay
PARCEL SIZE	2.10 acres · ±91,476 sq. ft.	ZONING	Residential · R-1-43
MIN. LOT SIZE	43,000 sq. ft. (hence R-1-43)	POTENTIAL LOTS	Two residential lots by current entitlement
PERMITTED USE	Single-family · guesthouse allowed	FRONTAGE	Wasatch Blvd. — west side
LAND CONDITION	Undeveloped & vacant · no structures	PREVIOUS USE	Horse pasture
TOPOGRAPHY	Bench-line · west-facing view orientation	SCHOOL DISTRICT	Granite School District · buyer to verify
OFFERING PRICE	\$4,000,000	UTILITIES	Buyer to verify availability at street

III. DISTINGUISHING FEATURES

- | | |
|---|---|
| <p><i>i.</i> Panoramic valley & city views
West-facing to the Salt Lake skyline and sunset line.</p> | <p><i>ii.</i> Wasatch mountain backdrop
Foothills rise directly east of the parcel.</p> |
| <p><i>iii.</i> Adjacent to Old Mill Golf Course
Championship course & protected green frontage.</p> | <p><i>iv.</i> Subdivision-ready R-1-43 zoning
Current entitlement permits two one-acre lots.</p> |
| <p><i>v.</i> Undeveloped & vacant
Blank canvas; historically used as horse pasture.</p> | <p><i>vi.</i> Minutes to I-215 & the canyons
Downtown, airport, Big Cottonwood within reach.</p> |

IV. NEARBY & OF NOTE

Old Mill Golf Course 18-hole championship course	Adjacent	Solitude Mountain Resort Big Cottonwood Canyon	25 min
I-215 Interchange Direct SLC / airport / canyons	2 min	Brighton Resort Top of Big Cottonwood	28 min
Big Cottonwood Canyon Gateway to world-class alpine	5 min	SLC International Airport Delta hub · 90+ cities direct	22 min
Historic Holladay Core Boutiques, restaurants, services	6 min	Park City / Deer Valley Via I-80 or Guardsman Pass	40 min
Holladay Village Developing mixed-use · shopping & dining	8 min	Downtown Salt Lake City Business district, Temple Square	15 min

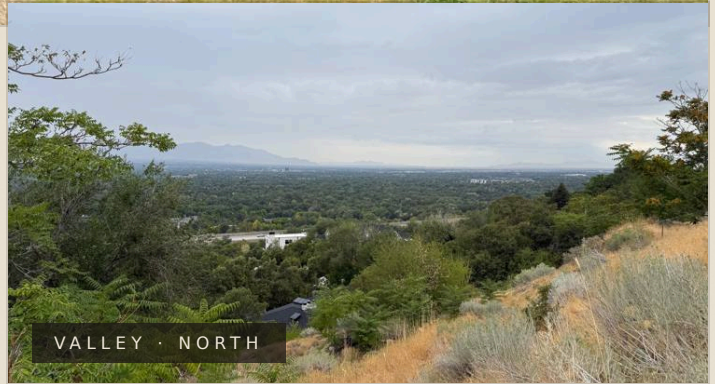
V. THE SETTING



ON THE PARCEL · LOOKING WEST



THE WASATCH · EAST



VALLEY · NORTH

“Land like this along the Holladay bench does not come to market twice. What it becomes next is entirely up to you.”

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All information contained herein is deemed reliable but is not guaranteed. Buyer and buyer's counsel to independently verify acreage, zoning, entitlements, utilities, and all material representations. Negotiations concerning this property are to be conducted through the listing brokers.