

HIGH DENSITY - MIXED USE - TRANSIT ANCHORED

FOR SALE



Station Square

Transportation Oriented Development (TOD)
1100 W 200 S, American Fork

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16.63 Acres - Station Square

1100 W 200 S, AMERICAN FORK, UT 84003

Property Highlights

- Zoned - Transit Core - Mixed Use Core
- Minimum 55 du/acre
- Rare, large contiguous 16.63 acres of land
- Immediately adjacent to the American Fork FrontRunner station
- Water Rights Included (Density may require additional water rights.)
- **Price: \$30 SF**

ZONING SNAPSHOT — TRANSIT CORE / MU-C

Zone Designation	Transit-Oriented Development (TOD) — \$17.4.608 (form-based code)
Character District	Transit Core
Sub-District	Mixed Use Core (MU-C)
Governing Code Note	TOD chapter is the exclusive and mandatory zoning regulation once mapped (Sec 2.A.5)
Permitted Block Types	BT-5 (30–60% of district), BT-6 (0–50%) per Table 4B
Permitted Lot Types	LT-6, LT-7, LT-8, LT-9 (Table 6A)
Min. Density (MU-C)	55 DU/gross acre — REQUIRED FLOOR (Sec 6.E.1.c)
Max. Density	65 DU/gross acre at LT-9 (1 DU = 1 unit OR 1,100 SF non-residential)
Max. Height	Up to 10 stories (LT-9); 7 stories (LT-8); 5 stories (LT-7)
Lot Coverage	Up to 100% (LT-8 & LT-9); 80% (LT-7); 70% (LT-6)
Front Setback	0–8 ft (LT-7/8/9) — build-to-line, urban frontage
Frontage Buildout	70–80% min. at setback line
Required GF Use — 200 S	100% ground floor office/retail abutting 200 South (Sec 6.E.4)
Required GF Use — Other	25% ground floor office/retail across project area
Parking Ratios	Multifamily 1.5/DU • Non-residential 1/350 SF • Liner bldgs <30 ft deep, ≤2 stories: exempt

DENSITY YIELD MATRIX — SITE ±16.63 GROSS ACRES

Lot Type	Max Stories	Lot Coverage	DU / Gross Acre	Theoretical Yield (16.63 ac)
LT-6	2–4	70%	30	≈ 498 DU
LT-7	2–5	80%	42	≈ 698 DU
LT-8	3–7	100%	50	≈ 831 DU
LT-9 (max)	4–10	100%	65	≈ 1,080 DU
MU-C MIN	—	—	55 (floor)	≈ 914 DU minimum

A "DU" (development unit) equals one residential unit OR 1,100 SF of non-residential space. Density is calculated against GROSS acreage (lot area + adjacent ROW, alleys, and passages) — more generous than typical net-acre calculations. Yield figures are theoretical maximums; actual achievable yield depends on Block Plan approvals, build-to-line/frontage compliance, parking, and infrastructure capacity.

Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	12,699	69,302	173,382
2030 Projected	14,000	74,993	188,045
Households			
2025 Estimated	4,138	21,261	50,263
2030 Projected	4,716	23,731	55,865
Income			
2025 Median HHI	\$121,529	\$112,088	\$122,984
2025 Average HHI	\$145,913	\$137,017	\$150,947
2025 Per Capita	\$47,518	\$41,905	\$43,876

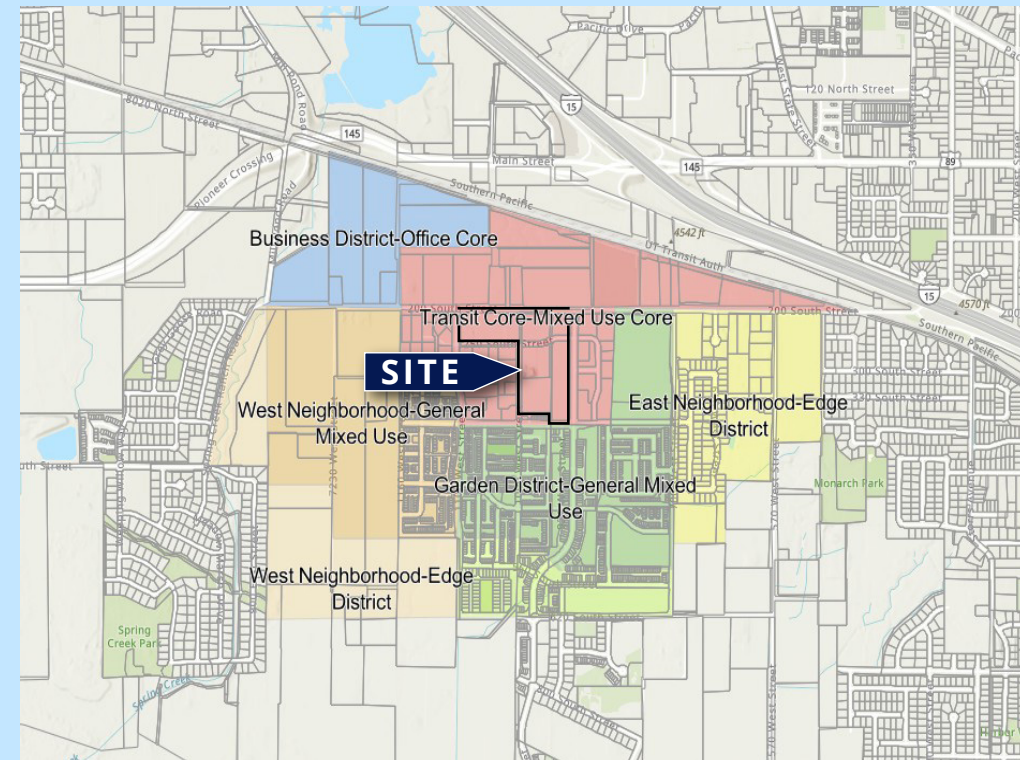


Photo Gallery

1100 W 200 S | American Fork, Utah



Concept Rendering

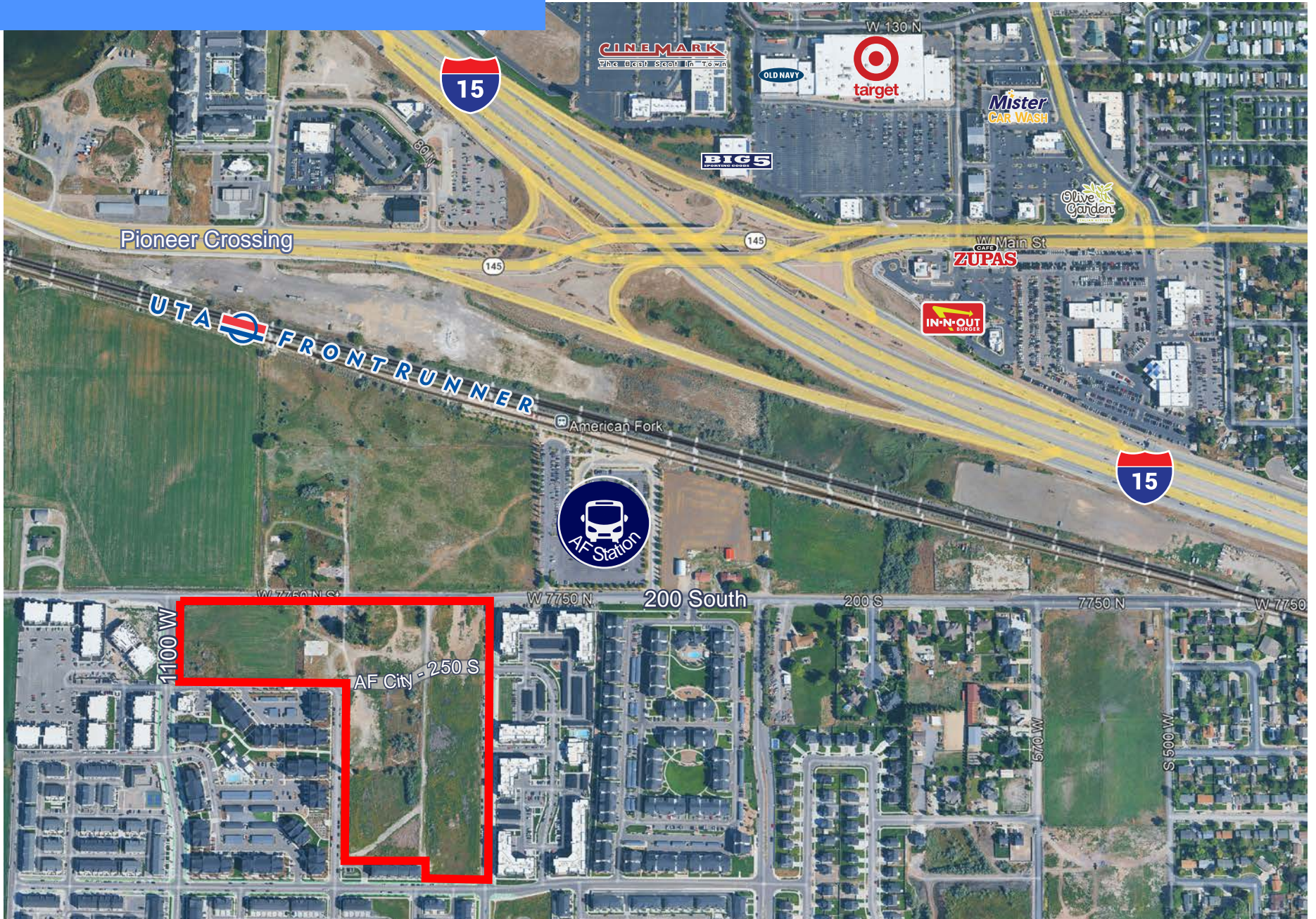


Concept Rendering



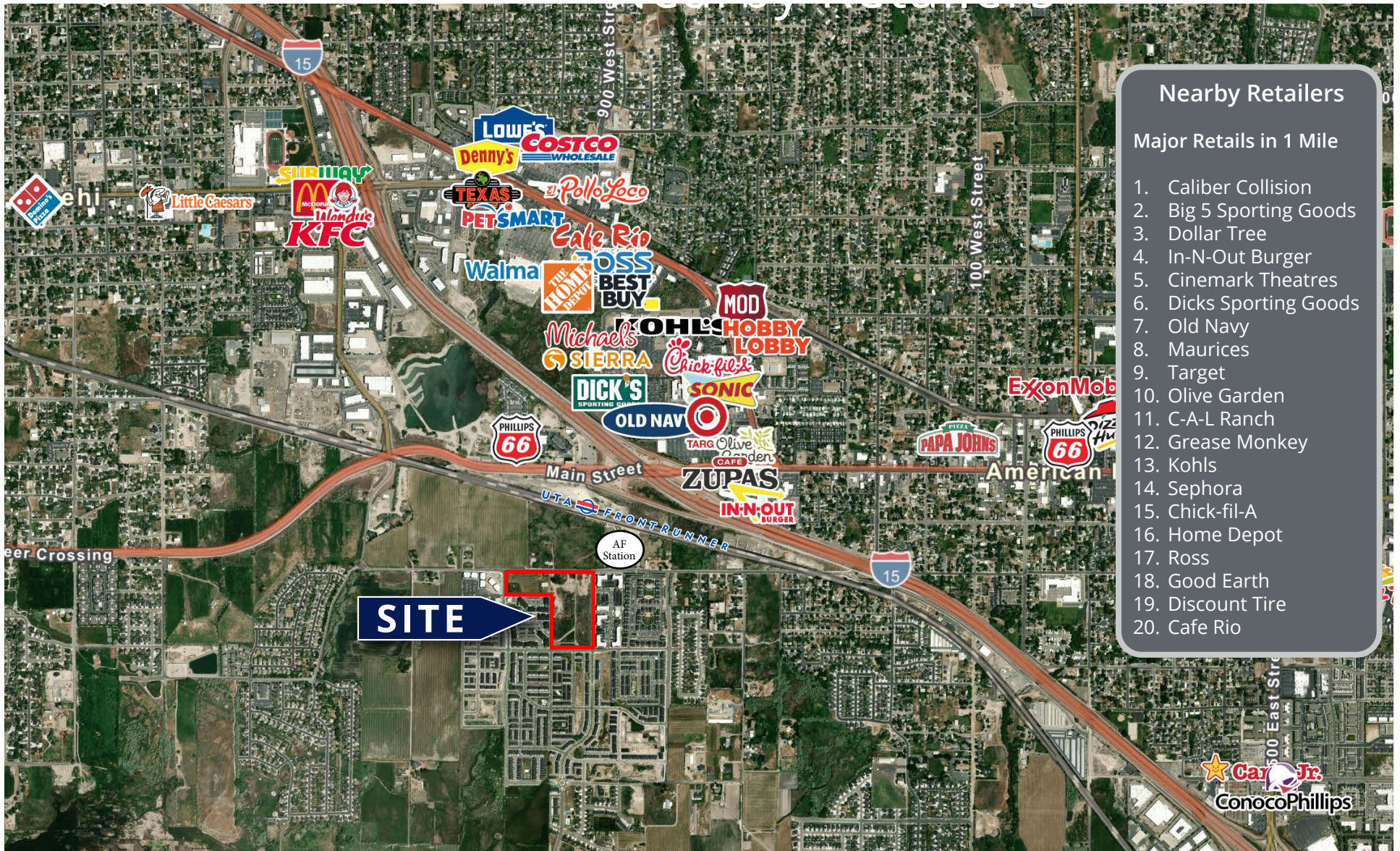
Property Location

1100 W 200 S | American Fork, Utah 84003



Nearby Retailers

1100 W 200 S | American Fork, Utah



- ### Nearby Retailers
- #### Major Retailers in 1 Mile
1. Caliber Collision
 2. Big 5 Sporting Goods
 3. Dollar Tree
 4. In-N-Out Burger
 5. Cinemark Theatres
 6. Dicks Sporting Goods
 7. Old Navy
 8. Maurices
 9. Target
 10. Olive Garden
 11. C-A-L Ranch
 12. Grease Monkey
 13. Kohls
 14. Sephora
 15. Chick-fil-A
 16. Home Depot
 17. Ross
 18. Good Earth
 19. Discount Tire
 20. Cafe Rio



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