

2725 E 3300 S DEVELOPMENT SITE

2725 E 3300 S Salt Lake City, UT 84109-2818



Investment Realty
ADVISORS

ELLIOT ABEL

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For Sale | \$1,200,000

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare vacant residential parcel at 2725 E 3300 S offers unobstructed potential for a compact multi-family mixed use development. Zoned RM, this land can accommodate eight to nine units as of right, providing an efficient path to a high-demand housing product in Salt Lake City. The clean, flat site allows for immediate planning, engineering, and permitting efforts, while utility access is conveniently located along the public right-of-way. Investors can capitalize on the efficient footprint and growing demand for rental options in this corridor, turning the entitled opportunity into a strategic income-producing asset in short order.

PROPERTY HIGHLIGHTS

- Vacant residential land ready for multi-family development
- High Land Lease Interest - Currently Leased for \$1,500/Mo
- RM zoning supports eight to nine-unit mixed use configuration
- Compact lot ideal for efficient site planning
- Quick permitting potential
- Designed for modern rental product delivery

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.33 Acres
Zoning	RM
Possible Units	9
Current Land Lease:	\$1,500/Mo

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,247	5,237
Total Population	1,039	3,758	15,842
Average HH Income	\$182,311	\$185,002	\$166,392

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ADDITIONAL PHOTOS



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LOCATION MAP



Google

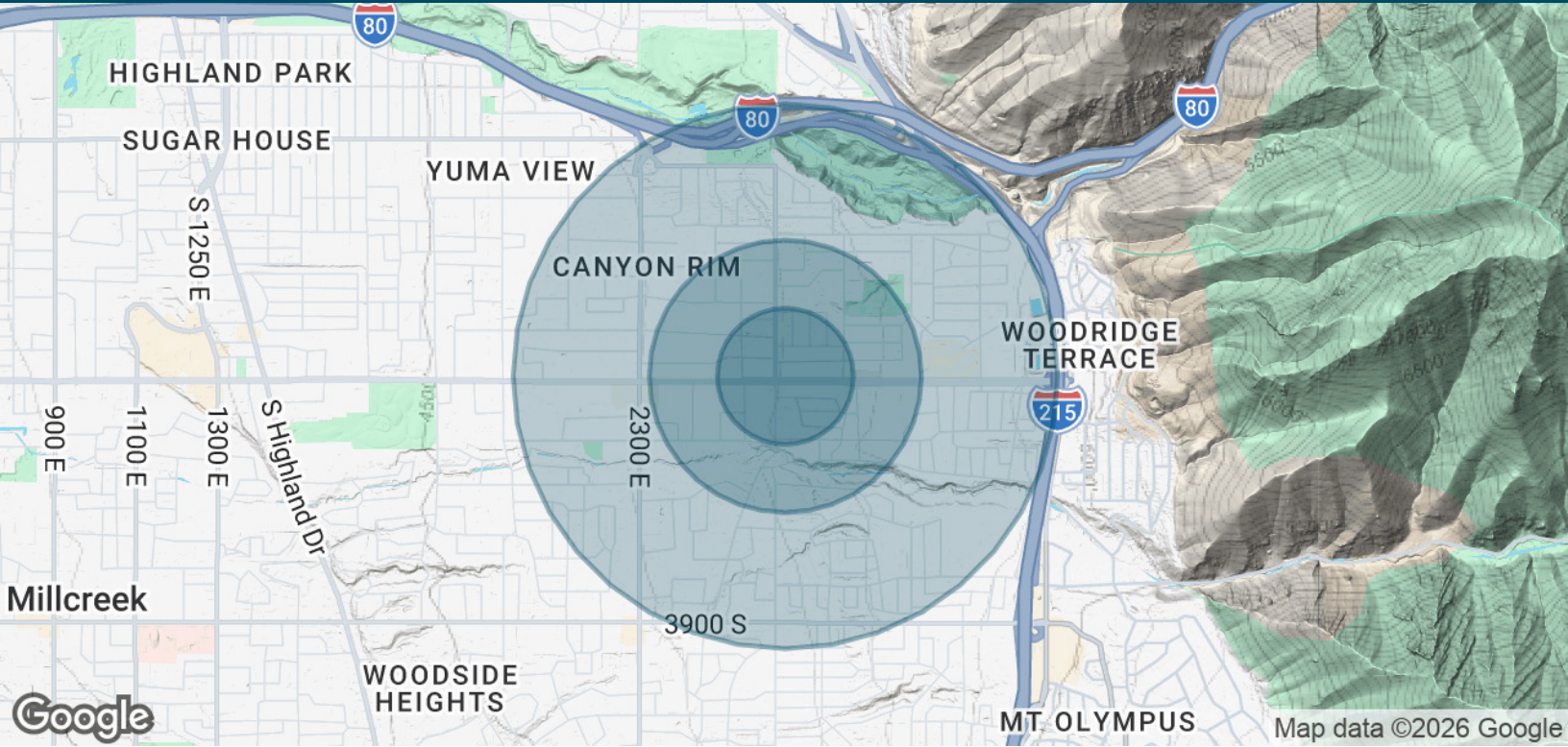
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,039	3,758	15,842
Average Age	35.9	36.8	35.6
Average Age (Male)	35.3	36.2	35.3
Average Age (Female)	36.0	37.6	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,247	5,237
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$182,311	\$185,002	\$166,392
Average House Value	\$636,896	\$645,305	\$659,943

2023 American Community Survey (ACS)

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