

BROOKSIDE VILLAS ON 33RD

155 1/2 & 155 West 3300 South
152 & 154 West Silver Avenue
South Salt Lake, UT 84115



UTA TRAX

Millcreek
Station

Downtown
Salt Lake City



3300 SOUTH ADT 46,000



WEST TEMPLE

**Property outline provided as courtesy, buyer to verify*

CONFIDENTIALITY & DISCLOSURE

Legend Commercial has prepared this material for limited use in the acquisition of certain Property, and it is to be used only for that purpose. Broker shall make no representations or warranties, express or implied, as to the condition of the property or about improvements on the Property, or their suitability or fitness for the purposes intended by any Purchaser. Purchaser acknowledges and agrees that Owner is selling the Property "as is, where is, and with all faults" and Purchaser further acknowledges they must conduct their own independent evaluation of the Property. The Offering Memorandum is not intended to provide a completely accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire. All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent, and therefore may be subject to variation. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the Contents (defined below), and no legal commitment or obligation shall arise by the reason of the Offering Memorandum or the Contents Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. The Owner and the Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The owners shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the Owner, and any conditions to the Owner obligations thereunder have been satisfied or waived.

Table of Contents

- 1 Property Overview
- 2 Sale Comps
- 3 Area Overview
- 4 Why Utah



FOR ILLUSTRATIVE PURPOSES
ONLY - DESIGN NOT FINAL

1

Property Overview

**Downtown
Salt Lake City**

UTA TRAX

**Millcreek
Station**



**BROOKSIDE VILLAS
ON 33RD**

WEST TEMPLE

3300 SOUTH ADT 46,000

Introduction

Brookside Villas on 33rd presents a rare infill development opportunity just south of Utah's capital city, offering 1.57 acres of Transit-Oriented Development Core (TOD-C) zoning across four contiguous parcels in the heart of South Salt Lake. Located seconds from the 3300 South interchange of I-15, the site delivers exceptional regional access and walkability, including a five-minute walk to the UTA TRAX Millcreek Station. Within minutes, residents are connected to Westminster University (6 minutes), Downtown Salt Lake City (8 minutes), Salt Lake Community College (9 minutes), and the University of Utah (12 minutes). Positioned in a rapidly growing, pro-development corridor, Brookside Villas on 33rd is ideally suited to deliver modern, for-sale housing to a strong and expanding base of college students, young professionals, and young families seeking attainable ownership in a highly accessible urban setting.

**Property outline provided as courtesy, buyer to verify*

Executive Summary



\$3,500,000
PURCHASE PRICE



15-25-476-004
15-25-476-005
15-25-476-016
15-25-476-017



1.57
TOTAL ACRES



TOD-C (TRANSIT ORIENTED DEVELOPMENT - CORE)

ZONING [CLICK HERE FOR MORE INFO](#)



MULTIFAMILY LAND
PROPERTY TYPE

OPPORTUNITY ZONE

[CLICK HERE FOR MORE INFO](#)



Seller's Proposed Concept:



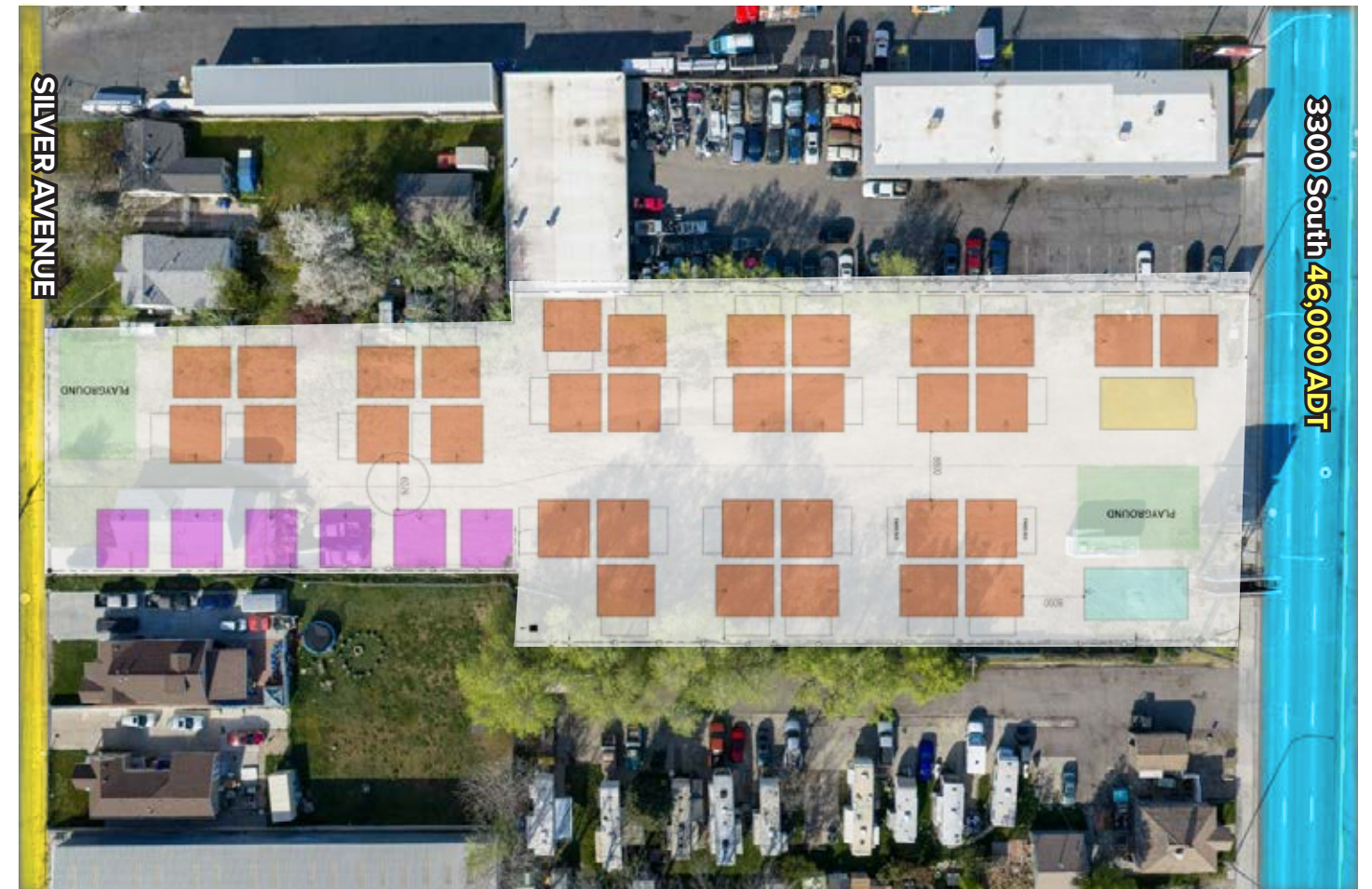
UP TO 47
SINGLE FAMILY HOUSES



TYPE:
2 BD/2 BTH - 4BD/3.5 BTH



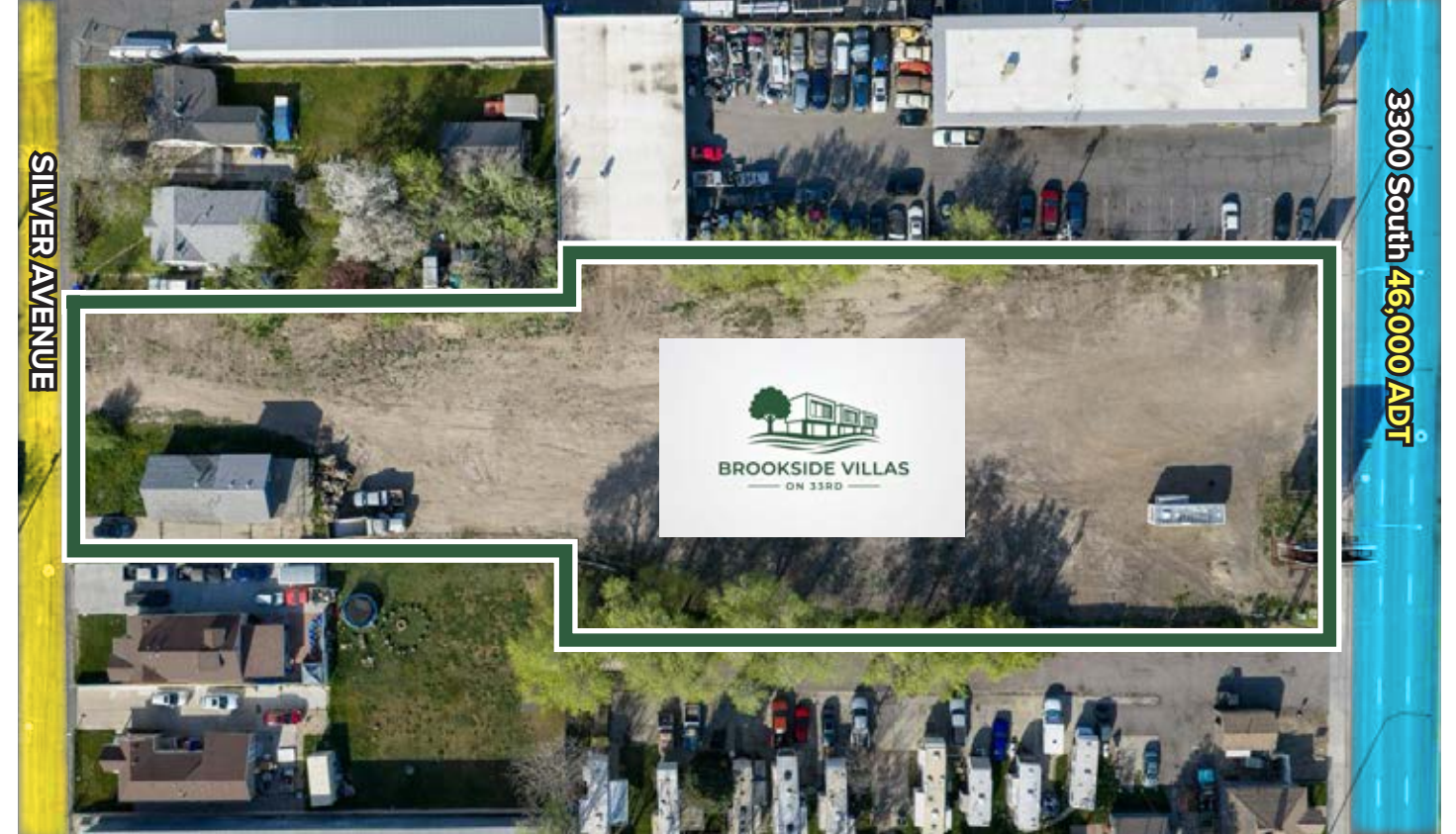
1,000 SF - 2,300 SF HOUSES WITH 2 CAR GARAGES



Renderings - Seller Proposed Concept



Aerial Photos



Seller's Proposed Floor Plans

1,000 SF House



1,500 SF House With Garage



1,000 SF House With Garage



2,300 SF House With Garage



Opportunity Zones

The Goal

The goal of the Opportunity Zones is to provide long-term private sector capital investment through Opportunity Funds in economically distressed communities with the benefit to investors of capital gains tax deferral and/or step-up in basis.

Opportunity Zones Formation

- The Tax Cut and Jobs Act authorized state governors to assign 25% of all low-income census tracts (20% poverty rate) within each state to be an Opportunity Zone
- There are a few other ways a census tract can be designated an Opportunity Zone without having a poverty rate of 20% or higher

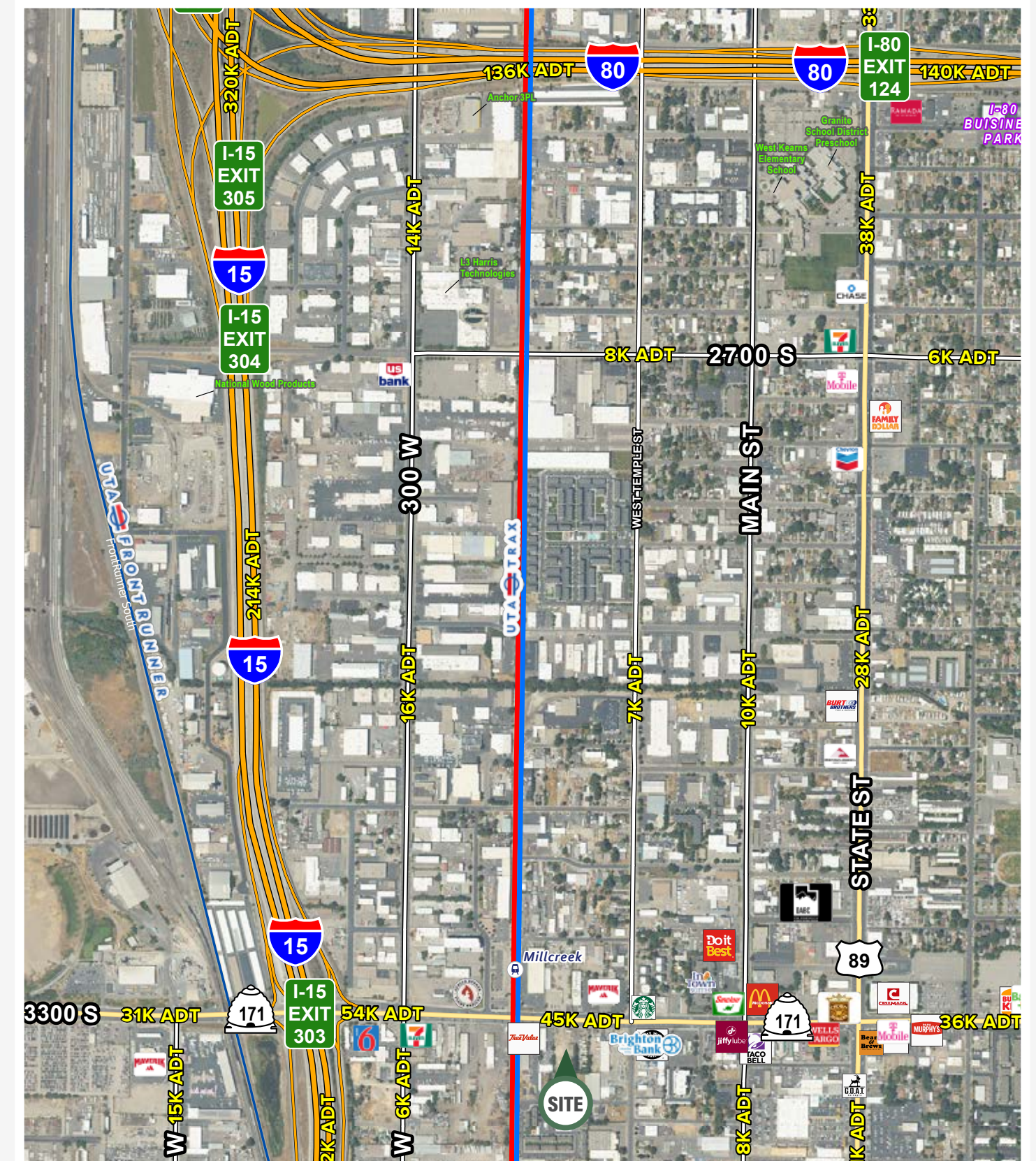
Opportunity Fund Requirements

- Must be organized as a corporation or partnership for the purpose of investing in Qualified Opportunity Zone property
- Opportunity Funds are the required investment vehicle to invest in Opportunity Zones
- Opportunity Fund must be certified by the U.S. Department of the Treasury
- Individuals and corporations can self-certify through the IRS by filling out a form
- Investors have 180 days to flip a capital gain into a Qualified Opportunity Fund that invests in Opportunity Zones
- Qualified Opportunity Zone Property is property that is:
 - Stock
 - Partnership Interests
 - Business Property
- Hold at least 90% of their assets in Qualified Opportunity Zone property
- Loans are not eligible for tax benefits
- Opportunity Fund investments in real estate are subject to a substantial improvement requirement
- There are carveouts for so-called "sin" businesses, i.e., casinos, golf courses, massage parlors, etc. and for financial companies that invest and lend as their core business

THE PROGRAM WILL BE MANAGED BY THE U.S. DEPARTMENT OF THE TREASURY AND THE IRS



Nearby Businesses



Local Drive Times



1 Minute



2 Minutes



5 Minutes

DOWNTOWN
SALT LAKE
CITY

9 Minutes

FASHION PLACE MALL

10 Minutes

CITY
CREEK
CENTER

12 Minutes



32 Minutes



14 Minutes



15 Minutes



27 Minutes



31 Minutes



32 Minutes



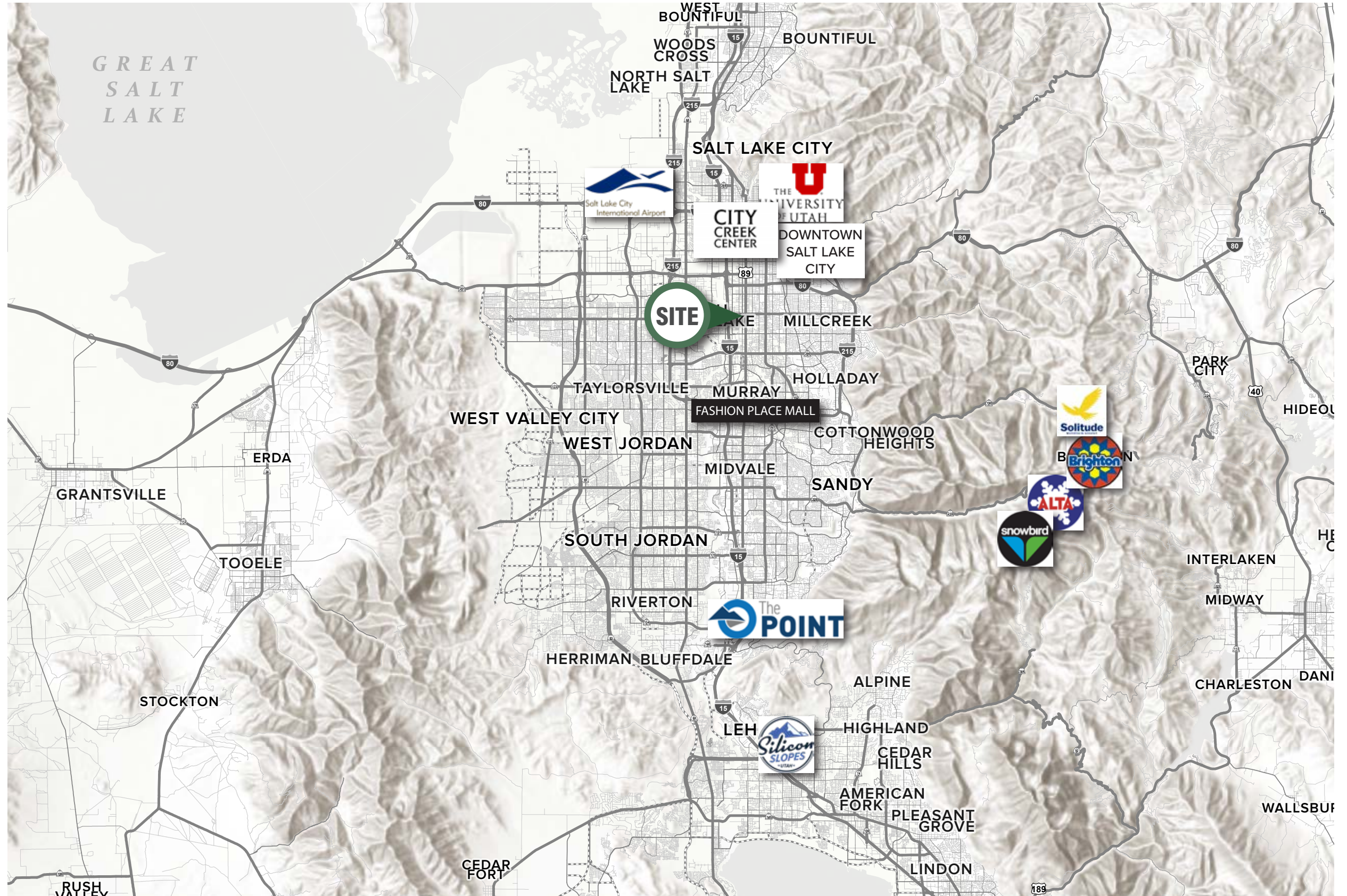
32 Minutes



36 Minutes

PARK CITY

37 Minutes



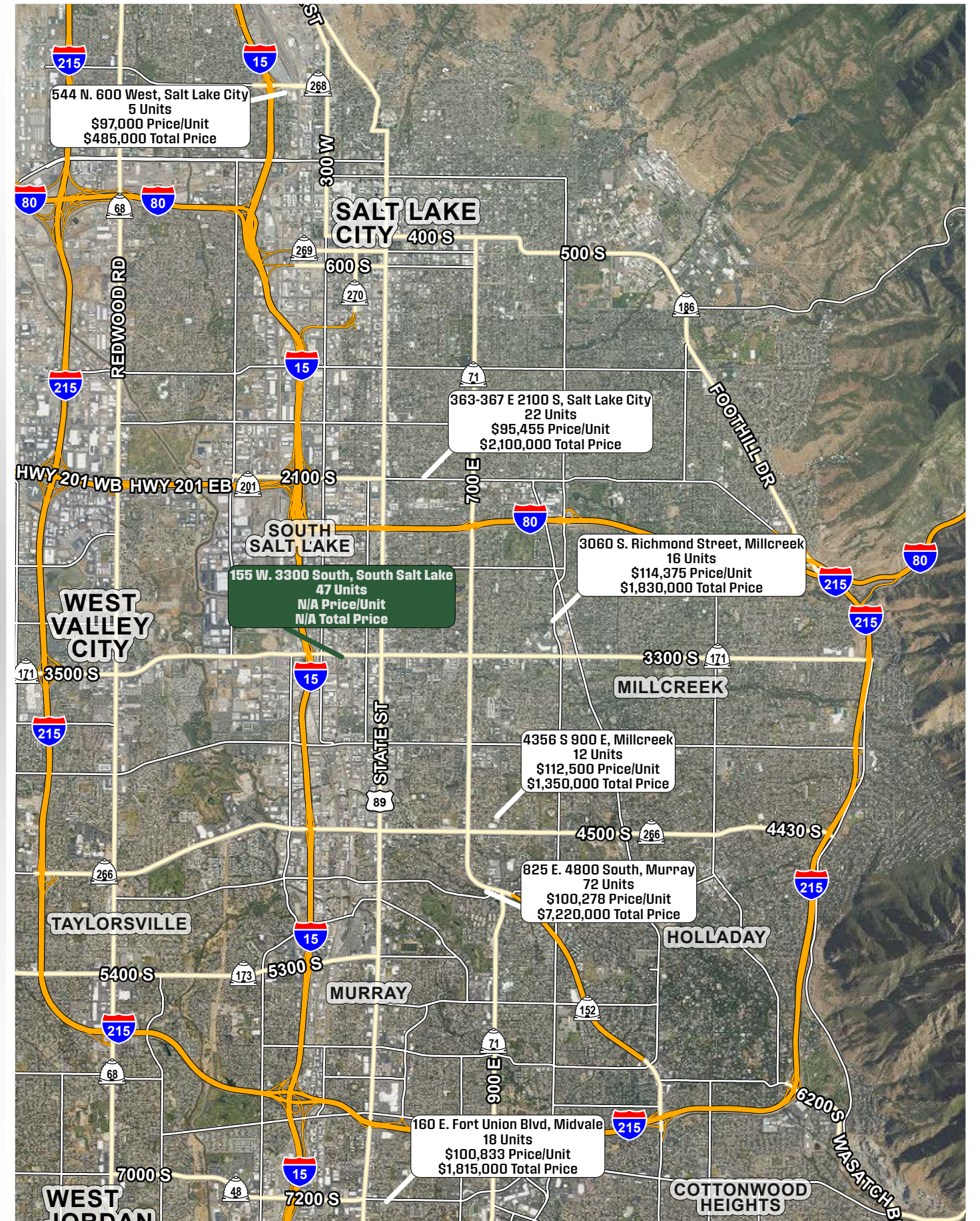


2

Sale Comps

Sale Comparables

LAND SALE COMPARABLES SUMMARY						
#	Sale Date	Location	Total Price	#of Units	Price/ Unit	Density/ Acre
1	U/C	3060 S. Richmond Street, Millcreek	\$1,830,000	16	\$114,375	18.40
2	05/25	160 E. Fort Union Blvd, Midvale	\$1,815,000	18	\$100,833	24.00
3	05/25	825 E. 4800 South, Murray	\$7,220,000	72	\$100,278	18.23
4	03/24	544 N. 600 West, Salt Lake City	\$485,000	5	\$97,000	45.45
5	7/25	363-367 E 2100 S Salt Lake City	\$2,100,000	22	\$95,455	34.40
	03/26	4356 S 900 E Millcreek	\$1,350,000	12	\$112,500	18.00
	Subject	155 W. 3300 South, South Salt Lake	-	47	-	29.94





3

Area
Overview

Area Overview

South Salt Lake is one of the most dynamic and rapidly evolving submarkets in the Salt Lake Valley, positioned at the crossroads of accessibility, redevelopment, and economic growth. Strategically located just minutes from downtown Salt Lake City with immediate access to I-15, I-80, and multiple TRAX light rail lines, South Salt Lake has become a focal point for urban infill and transit-oriented development. The city has embraced a progressive vision for growth, highlighted by its TOD Core zoning, which encourages higher-density residential, mixed-use, and pedestrian-oriented projects. This forward-thinking approach has attracted a wave of new investment, creative office users, and residential development, transforming the area into a vibrant live-work-play environment. Supported by a business-friendly municipality, a diverse and growing population, and continued public and private investment, South Salt Lake offers a compelling opportunity for investors seeking to capitalize on one of the region's most active and promising redevelopment corridors.

TOP EMPLOYERS:



• Intermountain Health – Utah's largest private employer and leading healthcare system, providing integrated medical services across the region (±43,000 employees)



• Amazon – A rapidly expanding logistics and distribution employer with multiple fulfillment centers across the Salt Lake Valley (±8,000–10,000+ employees regionally)



• University of Utah / U of U Health – A premier research university and healthcare network driving innovation, education, and employment (±30,000 employees)



• Granite School District – One of Utah's largest school districts, employing thousands across education and administrative roles (±10,000 employees)



• The Church of Jesus Christ of Latter-day Saints – A global organization headquartered in Salt Lake City with extensive administrative and operational employment (±20,000–25,000 employees locally)



• Goldman Sachs – A global financial services firm with a major operations hub in Salt Lake City (±3,000–4,000 employees)



• State of Utah – A major public sector employer supporting a wide range of government services and institutions (±25,000+ employees statewide)



• Zions Bancorporation – A Utah-based regional bank providing comprehensive financial services across the western U.S. (±3,000 employees locally)

Demographics

Population

2025 Total Population	13,312	153,787	402,470
2030 Total Population	13,808	161,170	414,966
2010 Total Population	10,835	130,059	363,754
2020-2025 Growth Rate: Population	1.00%	0.81%	0.41%
2025-2030 Growth Rate: Population	0.73%	0.94%	0.61%
2025 Total Daytime Population	21,776	202,900	532,840
2025 Median Age	32.8	34.0	34.5

Households

2025 Total Households	5,031	65,481	166,070
2030 Total Households	5,357	70,482	176,727
2010 Households (Esri 2025)	3,767	52,230	139,571
2020-2025 Growth Rate: Households	1.98%	1.61%	1.30%
2025 Average Household Income	\$85,746	\$99,321	\$116,648
2025 Average Household Size	2.47	2.28	2.37

Income

2030 Average Household Income	\$99,660	\$114,059	\$131,901
2025 Median Household Income	\$59,182	\$74,280	\$82,674
2030 Median Household Income	\$71,123	\$85,321	\$96,792
2025 Per Capita Income	\$35,948	\$42,354	\$48,289
2030 Per Capita Income	\$42,898	\$49,934	\$56,324

Housing

2025 Total Housing Units	5,365	70,621	178,954
2025 Owner Occupied HUs	1,533	26,300	79,920
2025 Vacant Housing Units	334	5,140	12,884
2025 Renter Occupied HUs	3,498	39,181	86,150
2025 Median Home Value	\$467,215	\$515,605	\$584,316

Employees

2025 Employed Civilian Pop 16+	7,443	91,846	233,063
White Collar	4,322	56,497	152,552
Blue Collar	1,638	20,651	46,487
Services	1,483	14,696	34,026

DELTA CENTER



1991/2017

Opened/Renovated



18,206

Capacity



320

Events Each Year

Delta Center is home of the Utah Jazz NBA franchise and serves as the region's premier sports and entertainment venue in downtown Salt Lake City. It hosts more than 320 days of sports and entertainment events each year – ranging from NBA games to concerts by world-renowned musicians and other acts, welcoming approximately 1.8 million guests annually.

Delta Center has hosted iconic events such as the 1993 and 2023 NBA All-Star Weekends, two NBA Finals, and the 1999 U.S. Figure Skating Championships, as well as figure skating and short track speed skating events at the 2002 Olympic Winter Games. Delta Center has also featured some of the biggest names in the entertainment world with Garth Brooks, Taylor Swift, U2, and The Rolling Stones among its most prominent concert draws.

The state-of-the-art arena, which completed a \$125 million renovation in 2017, features six upgraded seating levels and notable features such as a 12,000-foot atrium with a plaza that greets guests with a supersized Jazz note as the centerpiece, energy-generating solar panels, revamped locker rooms, LED technology on the videoboards, and its first-ever premium seating area in the upper bowl.

Source: deltacenter.com



SALT LAKE CITY INTERNATIONAL AIRPORT



300+

Daily Flights



90+

Nonstop Destinations



\$5.1B

Redevelopment

Salt Lake City International Airport is the 21st busiest airport in the United States and the 47th busiest in the world. Over 26 million passengers per year fly through the airport on one of the 13 different airlines that operate there. The majority of flights at the airport are operated by Delta or Delta Connection.

The airport is located about four miles west of Downtown Salt Lake City, has two concourses, 51 gates and four runways. Unlike most major airports, Salt Lake City International Airport also maintains a large general aviation presence, operated separately from the commercial traffic. The airport can be easily accessed by vehicle using I-80, I-215 or Bangerter Highway and by TRAX light rail or bus service.

In 2014, the Airport Redevelopment Program broke ground on construction to redevelop the existing, aging facilities with all new facilities, including a rental car center, a parking garage, a terminal with two linear concourses, two tunnels and an elevated roadway. Phase 1 of the new terminal opened in 2020 with construction continuing in phases through 2027. The new airport was planned with the goal of achieving LEED Gold Certification.

Sources: Salt Lake City International Airport, Wikipedia



THE GATEWAY



3M

Annual Visitors



1.4M

Square Feet

The Gateway is Salt Lake City's downtown destination for dining, entertainment, community-driven events, urban living, and creative office space. With direct access to public transit, The Gateway serves up a one-of-a-kind blend of unique retail, hip nightlife, a cutting-edge arts and culture scene, an innovative technology hub, and more. There's no place quite like The Gateway, and there's so much more on the way.

Sources: *The Gateway, Wikipedia, Placer.ai*

CITY CREEK CENTER



4.9M

Annual Visitors



700K

Square Feet

Spanning two city blocks, City Creek Center is a one-of-a-kind shopping and dining destination in the heart of Salt Lake City. The Center features a fully retractable glass roof for a climatecontrolled, open-air shopping experience year-round. Anchored by the region's flagship Nordstrom and Macy's, the Center features over 100 shops and restaurants including luxury retailers, unique-to-market stores, and emerging brands.

Sources: *City Creek Center, Wikipedia, Placer.ai*



2034 WINTER OLYMPICS

With the ambition to extend the transformative benefits of Salt Lake City 2002 to a new generation, Utah 2034 will offer an exceptional experience for athletes and visitors, in state-of-the-art venues. The vision for 2034 is to elevate communities, sport and the Games experience.

UNIFIED SUPPORT & UNMATCHED PASSION

Utah loves the Games with recent polls showing 82% of residents favor hosting a future Olympic and Paralympic Winter Games. That passion and support extends to political unity with support across state and local representatives.

EXPANDED INFRASTRUCTURE & UNRIVALED EXPERIENCE

A new airport and expanded public transportation enhance the Games experience for visitors. An experienced 2002 team with a wealth of knowledge is in place to plan a future Games. Utah's volunteer base is the best in the world and is ready to welcome the international community.

Sources: Olympics.com, SLC-UT2034.org



The University of Utah is Utah's premier research institution and a catalyst for innovation, education, and economic development in the region.

Located on a scenic 1,500-acre campus in the heart of Salt Lake City, just minutes from downtown and the Wasatch Mountain foothills, the university serves as an intellectual and cultural anchor for the state while playing a vital role in the nation's research enterprise.

Record-Breaking Growth and Academic Excellence

The University of Utah experienced its highest enrollment in institutional history during Fall 2025, with 38,257 students representing a 3.48% increase from the previous year. The university offers over 280 undergraduate and graduate degree programs across 17 schools and colleges, providing students with access to world-class education across diverse fields including engineering, medicine, business, law, sciences, humanities, and fine arts.

The David Eccles School of Business, founded in 1917, educates over 6,000 students annually and is recognized nationally for its entrepreneurial focus and real-world learning approach. The university's strong academic reputation is reflected in its diverse student body, with students representing all 50 states and over 100 countries.

UNIVERSITY OF UTAH



280+

Undergraduate & Graduate Degrees



38,257

Total Enrollment



\$782M

Annual Research Funding





FASHIONPLACE MALL



7.8 M

Annual Visitors



965,464K

Square Feet

Fashion Place features the most distinct collection of shopping, dining, and entertainment in the Salt Lake City area. Surround yourself with options for a day of entertainment that's perfect for the whole family. Offering sit-down restaurants, fast food, and a wide variety of stores, visit Fashion Place Mall today for the best Murray and ultimate Utah shopping experience.

Sources: <https://www.fashionplace.com/en/>, Placer.ai

Outdoor Recreation



With an average of 500 annual inches of Utah dry, powder snow, you can be assured you will find great snow conditions on some of the most challenging slopes in the world at any of the 15 ski areas. Whether you like deep fluffy powder or nicely groomed slopes, Utah has it.

The majority of the resorts are located within one hour of the Salt Lake City International Airport. Brian Head, in Southern Utah, is just 2.5 hours from Las Vegas. You can arrive in the morning and ski the afternoon. Most resorts have ski-in, ski-out accommodations so you can make best use of your vacation time. Stay at one resort (with ski-in, ski-out you never have to leave), or resort hop and ski several in one trip.

Great access to Utah's parks and outdoors begins within 30 minutes of the Salt Lake City Airport in Northern Utah, which includes national forests and monuments that cross high-alpine adventure, tranquil lakes, mountain ranges and hidden caverns.

Utah's golf courses are famous for their scenery, conditions, and variety. In every corner of the state, golf retreats offer spectacular surroundings at affordable prices. The cool Alpine greens of golf courses in Heber Valley and Park City provide a perfect summer escape, while the many courses near St. George are popular in both summer and winter months for year-round golf in Utah.

Sources: Utah Office of Tourism, Utah.com



4

Why Utah

Why Invest In Utah?

The State of Utah offers one of the most compelling environments in the country for business expansion and long-term real estate investment. The state combines a deeply rooted culture of entrepreneurship with a consistently top-ranked pro-business climate, supported by disciplined fiscal policy, strong public-private collaboration, and a highly educated, growing workforce. Utah's ability to attract and retain companies is reinforced by its young and expanding population, strong higher-education and workforce pipeline, and quality of life advantages that translate into sustained labor availability and tenant stability. These fundamentals—paired with competitive operating costs and strategic Intermountain West connectivity—have positioned Utah as one of the nation's most resilient and investable commercial real estate markets.

Utah by the Numbers

UTAH POPULATION

2025 Population	3.43 M
2030 Projected Population	3.58 M
2025 Households	1.15 M
2029 Projected Households	1.25 M

UTAH INCOME

2025 Average Household Income	\$123,683
2025 Median Household Income	\$89,360

10 Key Ranked Market Drivers



#1 Economic Outlook in the United States (18 Consecutive Years)

Source: American Legislative Exchange Council – Rich States, Poor States (2026)



#1 Best State in America (Overall)

Source: U.S. News & World Report (2025)



#1 State Economy (Overall Ranking)

Source: American Legislative Exchange Council (2026)



#1 Youngest State in America (Median Age)

Source: U.S. Census Bureau (2025)



#1 Fiscal Stability

Source: U.S. News & World Report (2025)



#1 Highest Volunteerism Rate in the United States

Source: AmeriCorps / U.S. Census Bureau (2024-2025)



#2 Best State to Start a Business

Source: WalletHub (2026)



#3 Best Business Tax Climate

Source: Tax Foundation – State Business Tax Climate Index (2025)



#4 Top Job Market in the United States

Source: The Wall Street Journal (2025)



AAA State Credit Rating (Highest Possible – All Three Agencies)

Source: Moody's, S&P Global, Fitch Ratings (2025)

Utah's Top Employers



Economic Overview

As a whole, Utah continues to rank among the strongest state economies in the United States, supported by sustained growth, fiscal discipline, and a diversified employment base. Utah's nominal gross state product exceeded \$315 billion in 2025, with real GDP growth consistently outperforming the national average, and statewide employment expanding at a faster pace than the U.S. overall. Unemployment has remained below the national rate, while wages, personal income, and taxable sales continue to trend upward—reflecting broad-based economic strength rather than single-sector reliance. Key growth industries include technology, life sciences, defense, financial services, logistics, and advanced manufacturing, anchoring demand across industrial, office, and multifamily real estate.

Utah's economic momentum is reinforced by long-term structural advantages that support durable commercial real estate fundamentals. The state maintains the youngest population in the nation, strong labor force participation, and a growing higher-education and technical workforce pipeline that continues to attract and retain employers. Utah is home to major national and global firms such as Adobe, Qualtrics, Goldman Sachs, Northrop Grumman, and a deep bench of mid-market and emerging companies across the Silicon Slopes corridor. Combined with disciplined state finances, an AAA credit profile, and sustained population and household growth, these factors position Utah as one of the most resilient and institutionally attractive markets for long-term commercial real estate investment.

Lifestyle

The beautiful State of Utah consistently ranks among the top destinations in the nation to live, work, and build a career, offering a rare balance of economic opportunity and quality of life. Residents benefit from safe, well-run communities, strong public services, nationally recognized healthcare systems, and access to affordable higher education, all while enjoying a cost-of-living profile that remains competitive relative to major coastal metros. What truly differentiates Utah is its unmatched lifestyle offering: world-class outdoor recreation—including skiing, hiking, biking, and national parks—paired seamlessly with a growing urban culture of dining, entertainment, arts, and professional sports. This combination of lifestyle, accessibility, and livability continues to attract and retain talent from across the country, reinforcing Utah’s reputation as one of the most desirable and sustainable places to live and work in the United States.



5 National Parks

Source: National Park Service (2025)

43 State Parks

Source: Utah Division of State Parks (2025)



9+ Million Acres of National Forest Land

Source: U.S. Forest Service (2025)



15 World Class Ski Resort Within The State

Source: Ski Utah Association (2025)

Salt Lake City Ranked Among Healthiest Metro Areas In The U.S.

Source: U.S. News & World Report – Healthiest Communities (2025)



Utah Ranked #1 For Future Livability

Source: Gallup National Health and Well-Being Index (2024–2025)

Salt Lake City Ranked Among Best Places To Live

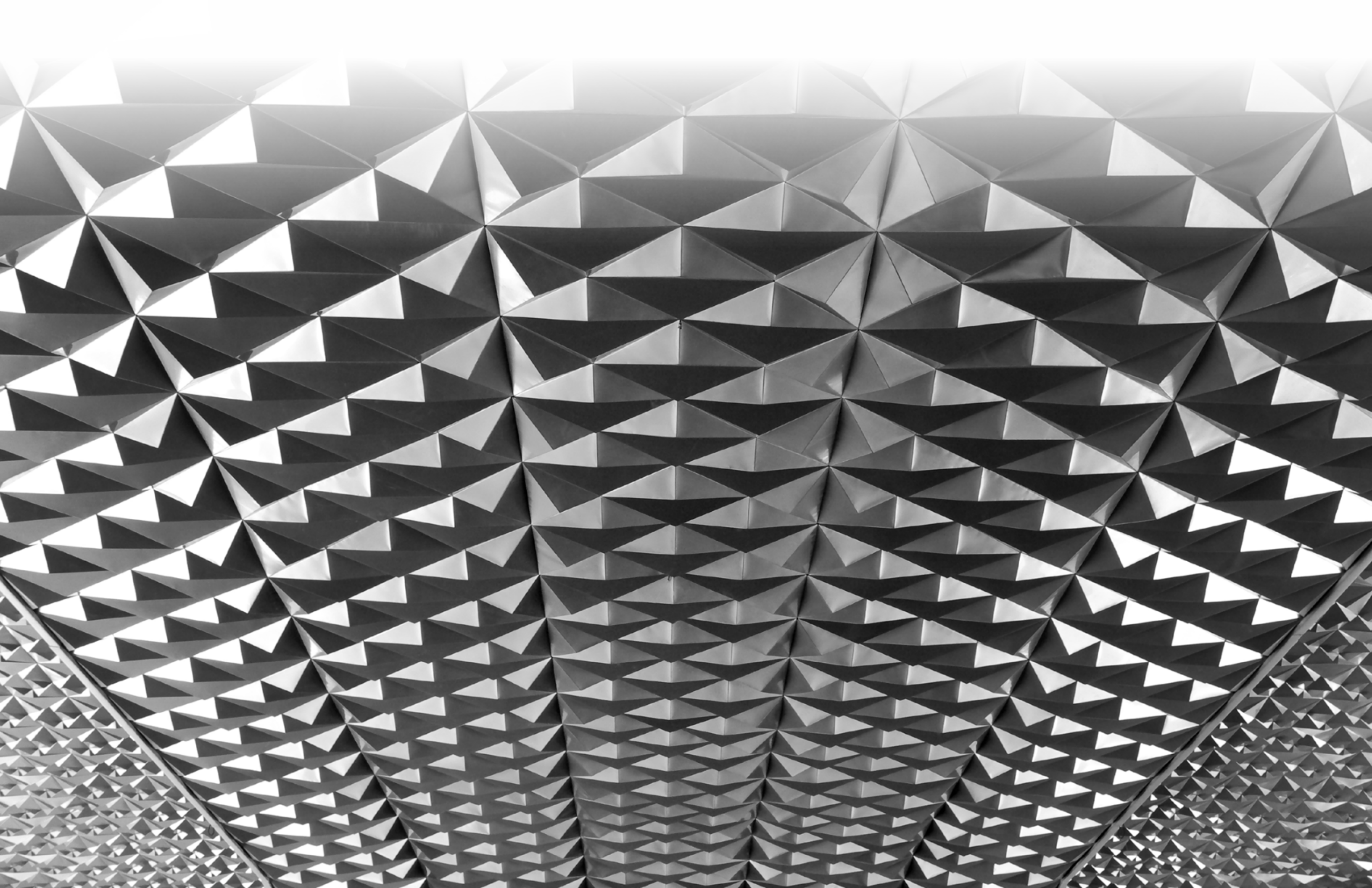
Source: U.S. News & World Report – Best Places to Live (2025)



Outdoor Recreation Contributes ~\$9.5 Billion Annually to Utah’s Economy

Source: Utah Office of Outdoor Recreation / U.S. Bureau of Economic Analysis (2024 data, reported 2025)





BROOKSIDE VILLAS ON 33RD

155 1/2 & 155 West 3300 South
152 & 154 West Silver Avenue
South Salt Lake, UT 84115



FOR ILLUSTRATIVE PURPOSES
ONLY - DESIGN NOT FINAL