

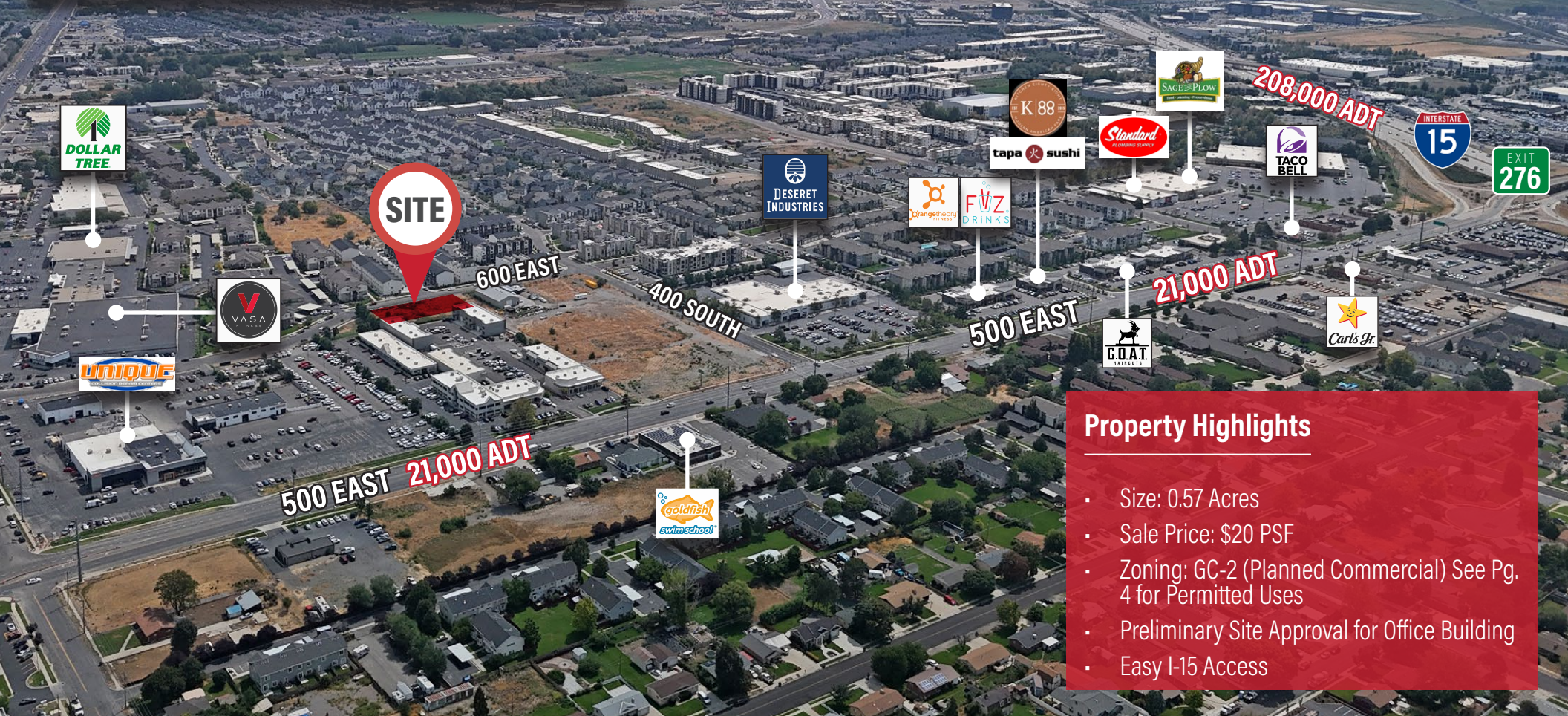
CONCEPTUAL OFFICE RENDERING



LAND FOR SALE

AMERICAN FORK LAND

342 South 600 East | American Fork, Utah 84003



- ### Property Highlights
- Size: 0.57 Acres
 - Sale Price: \$20 PSF
 - Zoning: GC-2 (Planned Commercial) See Pg. 4 for Permitted Uses
 - Preliminary Site Approval for Office Building
 - Easy I-15 Access

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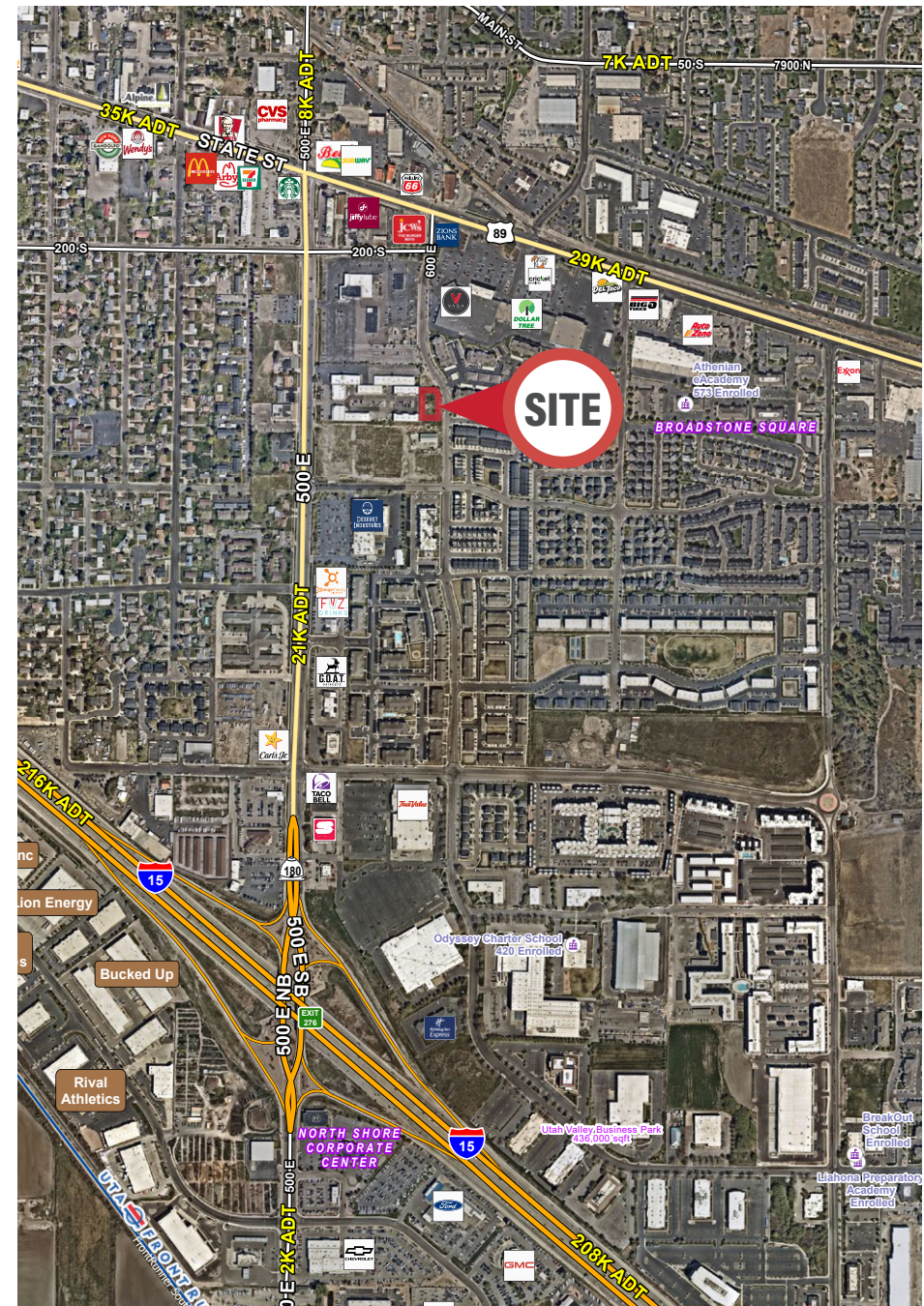
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	14,414	81,709	168,468
2031 PROJECTED POPULATION	16,453	89,980	178,366
2026 HOUSEHOLDS	5,450	25,990	49,967
2026 AVG HH INCOME	\$122,559	\$142,512	\$158,209
2026 BUSINESSES	871	3,344	6,727
2026 DAYTIME POPULATION	8,857	35,674	62,249



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SITE

600 EAST

340 SOUTH

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LEGEND
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CONCEPTUAL 2-STORY OFFICE BUILDING SITE PLAN



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PERMITTED USES

Sec 17.7.601 Planned Commercial Development Projects

INTENT

The intent of these provisions shall be:

- To facilitate the development of the below enumerated general commercial and related activities situated in an harmonious, integrated, safe, spacious and aesthetically pleasing environment.
- To establish guidelines pertaining to the design, approval, construction and maintenance of such projects.

ALLOWED USES

Each planned commercial development project may include one or a combination of the following:

- General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.
 - Sexually oriented businesses.
 - Body art establishments.
- Office buildings, but not including office/warehouse structures.
- Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair

of the products sold, when included as an integral part of the sales activity.

- Retail and service commercial structures, but not including office/warehouse structures.
- Hotels and motels.
- Eating establishments including food drive-ins.
- Laundries and dry cleaning establishments - self-help and commercial.
- Motor fuel dispensing stations (gas stations)- retail only.
- Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses specifically allowed in the zone and which will harmonize with the intent of the GC-2 general commercial zone.
- Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.
- Accessory signs in accordance with the applicable provisions of Section 17.5.128.
- Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.
- Pre-schools and day care nurseries, subject to approval of a site plan.
- Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
- Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
- Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
- Medical office or clinic.

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