

EXCLUSIVE REDEVELOPMENT OFFERING

Downtown American Fork Assemblage

Two contiguous CC-1 parcels in the heart of the city

120 & 126 N Grant Ave • 173 E 100 N • American Fork, UT 84003

HARRIS
REAL ESTATE GROUP

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INVESTMENT OVERVIEW

A downtown redevelopment assemblage, offered as one

An opportunity to acquire two contiguous parcels in the heart of downtown American Fork, offered together as a single 0.73-acre assemblage. Both are zoned **CC-1 (Central Commercial)** — the city's highest-intensity downtown district, with no residential density cap, urban-scale height, and mixed-use development permitted by right. Each parcel holds a single-family home today, letting an investor hold for income while planning a ground-up project — or build now.

PACKAGE PRICE

\$1,275,000

PARCELS

2 • Contiguous

COMBINED LOT SIZE

0.729 Acre • 31,759 SF

ZONING

CC-1 • Central Commercial

ENTITLEMENT

Shovel-ready • no rezone

PRICE / SF (LAND)

± \$40

INVESTMENT HIGHLIGHTS

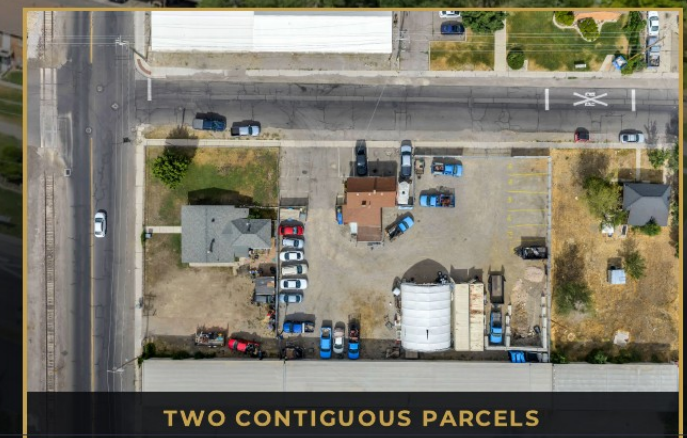
Why this assemblage

- ◆ **Heart of downtown.** Two contiguous parcels at the center of American Fork's CC-1 district — the city's designated commercial core and the focus of ongoing downtown revitalization.
- ◆ **No density cap, urban scale.** CC-1 sets no maximum residential density (parking-governed) and allows urban-scale height — the framework behind nearby multi-story mixed-use projects.
- ◆ **Build by right.** Retail, restaurant, office, hotel, and condominium or apartment uses over ground-floor commercial are all permitted — no rezone required.
- ◆ **Already entitled.** Both parcels are CC-1 today, removing the entitlement risk and timeline that competing downtown sites still carry.
- ◆ **Income while you plan.** Existing single-family homes generate holding income and keep 173 E 100 N a functioning rental until redevelopment begins.
- ◆ **Flexible acquisition.** Buy the full 0.73-acre assemblage, or either parcel on its own.
- ◆ **Redevelopment upside.** A rare contiguous, downtown-core footprint priced for the land — a clean teardown-to-build opportunity.
- ◆ **Utah County tailwind.** Located in one of the nation's fastest-growing counties, projected to nearly double in population by 2065.

AERIAL & SITE OVERVIEW

In the heart of the city

The subject assemblage sits in **downtown American Fork** — steps from Main Street, with rail frontage and quick access to I-15 via Main Street and Pioneer Crossing. The Wasatch Range rises to the east; Utah Lake lies to the west. Surrounding uses include retail, storage, light industrial, and established residential — a district in active transition toward higher-density mixed-use under CC-1.



TWO CONTIGUOUS PARCELS

PARCEL ONE · THE ANCHOR

120 & 126 N Grant Avenue

The larger of the two parcels and the anchor of the assemblage. The site currently holds a single-family home and is used by the owner's business; its highest and best use is redevelopment. With 0.487 acre of CC-1 land and frontage on Grant Avenue, it offers a clean redevelopment footprint in the downtown core — a prime teardown-to-build opportunity, with the option to combine with 173 E 100 N for a larger site. Lot area per ALTA/NSPS Land Title Survey.

PARCEL SUMMARY

ADDRESS	120 & 126 N Grant Ave
LOT SIZE	0.487 Acre · 21,217 SF
ZONING	CC-1 · Central Commercial
EXISTING USE	Single-family home
HIGHEST & BEST USE	Redevelopment
PRICE / SF (LAND)	± \$42
OFFERING PRICE	\$899,000



PARCEL TWO • FLEXIBLE INFILL

173 E 100 North

A single-family home, built in 1925, currently operated as a rental with a grandfathered residential use. The parcel adds contiguous frontage to the assemblage and offers rare flexibility: hold it as an income-producing rental while planning the larger redevelopment, or redevelop now as a prime CC-1 infill site. Either way, the CC-1 land value anchors the downside — this is a rental with genuine redevelopment upside, not a plain residential property. Lot area per Record of Survey.

PARCEL SUMMARY

ADDRESS	173 E 100 N
LOT SIZE	0.242 Acre • 10,542 SF
ZONING	CC-1 • Central Commercial
YEAR BUILT	1925
EXISTING USE	Single-family rental
OPTIONALITY	Hold & rent or redevelop
OFFERING PRICE	\$415,000



PRICING SUMMARY

Available together — or individually

120 & 126 N Grant Ave

Redevelopment land · 0.487 acre · CC-1

\$899,000

173 E 100 N

Rental home / infill · 0.242 acre · CC-1

\$415,000

BEST VALUE

Combined Package

Both parcels · 0.729 acre · a modest discount to encourage a single transaction

\$1,275,000

Offered as a package or individually. Package price reflects a slight discount to the two parcels sold separately. All measurements, lot sizes, zoning designations, and permitted uses are approximate and should be independently verified by the buyer with American Fork City.

AREA OVERVIEW

American Fork, Utah

American Fork sits at the foot of Mount Timpanogos in north Utah County, 32 miles southeast of Salt Lake City and within the Provo–Orem–Lehi metro — one of the fastest-growing regions in the country, and adjacent to the Silicon Slopes technology corridor along I-15.

±

40,000

City population (2026), up roughly 22% since 2019

1.5M

Utah County population projected by 2065 — nearly double today's

+8%

Local employment growth in a single year (2023–2024)

~28

Median age — a young, family-oriented, deep renter base



CONTACT

Offered exclusively by Harris Real Estate Group



Kyle Turner

REAL ESTATE INVESTMENT SPECIALIST

801-829-8900

Lic. #14280641-SA00



Lisa Turner

REAL ESTATE INVESTMENT SPECIALIST

801-362-0784

LLTurner003@gmail.com

Lic. #9415152-PB00

Harris Real Estate Group · Lic. #11066984-CN00

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