



# GARDNER LANE DEVELOPMENT SITE

WEST JORDAN, UT

# 3.95

ACRES

## STRATEGIC CORRIDOR REDEVELOPMENT OPPORTUNITY IN ONE OF WEST JORDAN'S PRIMARY GROWTH CORRIDORS

Located at 1825 W Gardner Ln, this 3.95-acre assemblage sits along the highly trafficked Redwood Road corridor and falls within the City's designated "**Corridor Zone**" future land use area - intended to encourage higher-intensity, mixed-use development.

While currently zoned for single-family residential (R-1-10D), the property's placement within the City's **Corridor Zone** creates a compelling rezoning opportunity. This makes the site particularly attractive for developers seeking to capitalize on:

- Strong visibility and access
- Higher-density residential potential
- Live/work or neighborhood-scale mixed-use concepts
- Phased redevelopment while generating holding income

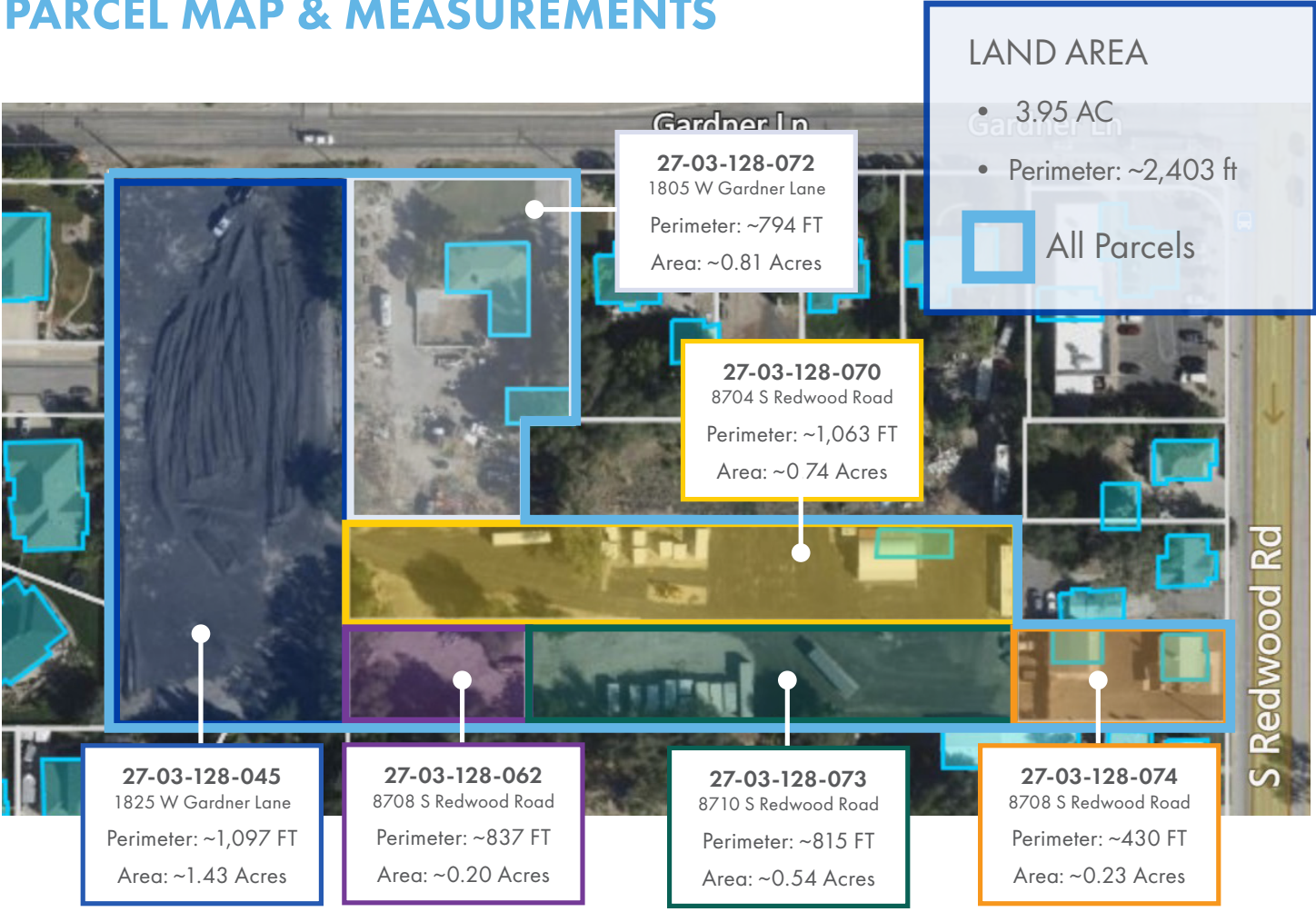
The Redwood Road corridor continues to serve as a primary north-south spine through West Jordan, supporting retail, service, office, and residential uses. As the City advances corridor-focused planning strategies, well-located, assembled sites like 1825 W Gardner Ln offer rare scale and flexibility. This is a value-add opportunity to control nearly four acres within a city-supported growth corridor - ideal for developers seeking long-term upside through rezoning and redevelopment.

## PROPERTY OVERVIEW

<b>Addresses</b>	Multiple - West Jordan, UT
<b>Price</b>	Priced by Market
<b>Land Area</b>	3.95 Total Acres
<b>APN</b>	27-03-128-045 27-03-128-072 27-03-128-070 27-03-128-062 27-03-128-073 27-03-128-074
<b>Zoning</b>	R-1



# PARCEL MAP & MEASUREMENTS



## ZONING: R-1 SINGLE-FAMILY RESIDENTIAL

Purpose: R-1 zones are meant to establish single-family neighborhoods to provide residents a comfortable, healthy, safe and pleasant environment. Minimum lot sizes on this parcel should be 8,000 SF and must include a yard. R-1-8 allows for up to 4.5 units per acre.

[CLICK HERE FOR MORE ZONING INFORMATION](#)



# WEST JORDAN UTAH

West Jordan, Utah, nestled in the picturesque Salt Lake Valley, combines the charm of a tight-knit community with the convenience of urban amenities. Boasting stunning mountain vistas and a thriving economy, West Jordan offers residents and visitors alike a rich tapestry of recreational opportunities, cultural events, and modern conveniences. With its family-friendly neighborhoods, excellent schools, and diverse culinary scene, West Jordan embodies the perfect blend of small-town warmth and big-city vibrancy, making it a sought-after destination for those seeking an exceptional quality of life in the heart of Utah.

**118,965**

2055 POPULATION

**14.8%**

POPULATION GROWTH RATE (2010-2025)

**32.9**

MEDIAN AGE

**\$108,633**

MEDIAN HOUSEHOLD INCOME

**\$569,861**

MEDIAN HOME VALUE

## DRIVE TIMES TO POPULAR DESTINATIONS

- Jordan Landing Shopping Center: 10 minutes
- Fashion Place Mall: 15 minutes
- Downtown Salt Lake City: 25 minutes
- Salt Lake International Airport: 30 minutes



## INVESTMENT SALES

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