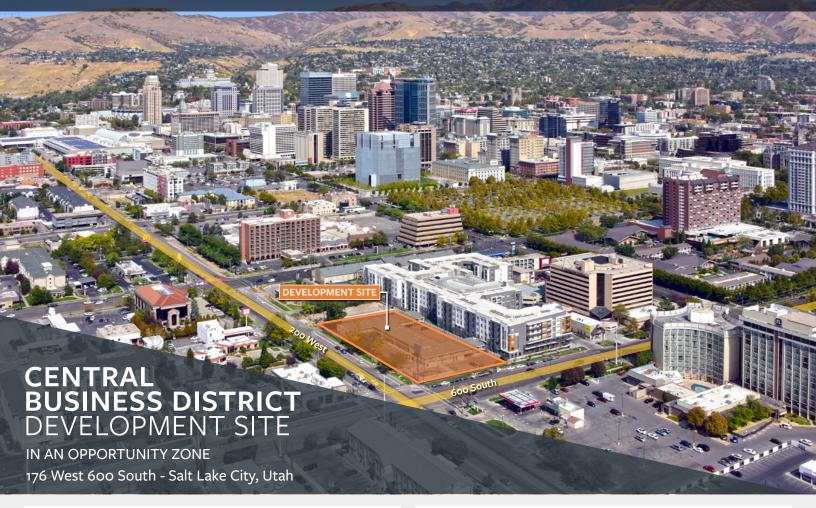
# **DEVELOPMENT OFFERING**



This offering provides the ability to acquire a **DEVELOPMENT SITE in an Opportunity Zone in the Central Business District** of Salt Lake City, Utah.

Downtown Salt Lake City's growth continues to expand across all fronts with numerous high-rise residential, office and hotel developments under construction.

## **HIGHLIGHTS INCLUDE:**

- Registered Opportunity Zone Property
- D-1 Zoning (Central Business District) allows for maximum flexibility and the highest density possible in Salt Lake, supporting by-right, non-discretionary approvals for residential/ commercial development up to 375', with minimal parking requirements
- The property is the furthest west D-1 zoning, making it a landmark location in the downtown skyline
- Corner location on 600 South main entrance to downtown promotes iconic design and encourages diverse residential, office, retail and hotel concepts
- Unparalleled I-15 Freeway access via 400, 500 and 600 South, along with access to the 200 West corridor, University Boulevard, and State & Main Streets
- The TRAX Light Rail system (60,000-70,000 daily riders) is located within a 10-minute walk from the site

#### **PROPERTY INFORMATION**

Parcel Number: 15-01-476-006

Site Size: 1.34 acres

Zoning: D-1 (Central Business District)

Asking Price: No established asking price (contact brokers)

## **PROXIMITY TO MAJOR DEVELOPMENTS:**

- Adjacent to 650 Main a 10-story, 320,000 sq. ft. Class-A office building currently under construction; set to be completed in spring 2022
- One block to The Post District a transformative \$300MM development underway to include 580 units and 300,000 SF of commercial/public space
- 4 blocks from The Fleet Block, which is considered the heart of The Granary District and is at the core of revitalizing the areathe development will feature multifamily, creative office, retail, parking and community gathering areas
- Situated centrally between the CBD and downtown's electrifying new frontier, The Granary District, which is quickly emerging along 900 South with breweries, coffee shops, restaurants, creative office and residential projects estimated for \$1-2 billion in value creation over the next 5 years



# **CENTRAL BUSINESS DISTRICT**DEVELOPMENT SITE



Exclusively Marketed by

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