

CENTRAL BUSINESS DISTRICT DEVELOPMENT SITE

IN AN OPPORTUNITY ZONE

176 West 600 South - Salt Lake City, Utah

DEVELOPMENT SITE

200 West

600 South

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 area—the 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

Exclusively
Marketed by

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PARK CITY
DEER VALLEY RESORT
39 Minute Drivetime (approx.)

Brighton
Solitude
40 Minute Drivetime (approx.)

ALTA
snowbird
39 Minute Drivetime (approx.)

Historic **TROLLEY SQUARE**
WILLIAMS SONOMA
WHOLE FOODS MARKET
ACE
POTTERY BARN
corepower YOGA
Orangetheory FITNESS
Google Fiber
TRADER JOE'S®

9th & 9th District
Smith's FOOD & DRUG STORES
WARBY PARKER
Barbacoa
PAGO VESSEL
Publi. EAST LIBERTY TAP HOUSE

Sugar House
WHOLE FOODS MARKET
NORDSTROM
rack
WASATCH BREWERY

THE BREWING
BLUE COPPER
ORCHID DYNASTY
WATER WITCH
Publi. Laziz KITCHEN
TESLA
A BEER BREWED IN SALT LAKE CITY UTAH

COSTCO
HOME DEPOT

Walmart
Target
LOWE'S

CITY CREEK CENTER
ATHLETA
LOUIS VUITTON
ANTHROPOLOGIE
RH H&M
NORDSTROM
FOREVER 21
west elm
TIFFANY & CO.
HARMONS

vivint.SmartHomeArena

THE GATEWAY
MEGAPLEX
depot
DAVE & BUSTERS
CLARK PLANETARIUM
PUNCH BOWL SOCIAL
WISeguys LIVE & COMEDY
SKINNYFATS
discovery gateway children's museum

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Landsat/Copernicus

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