

FOR SALE



PROPERTY DETAILS

681 E. Pioneer Rd., Draper UT 84020

- Sale price: \$1,200,000
- 0.99 acres (consisting of two lots)
- Two houses on the property with month to month tenants - must be evicted before development can occur
- Tenants can provide minimal cash flow during planning phase of redevelopment
- Zoned CN (Commercial Neighborhood) allowing for small-scale, low-intensity businesses (cafes, salons, small grocers, offices)
- Excellent visibility along 700 East with strong exposure to nearby established neighborhoods

2025 DEMOS

EST. POPULATION

- 1 MILE » 9,699
- 3 MILE » 90,992
- 5 MILE » 219,277

EST. HOUSEHOLDS

- 1 MILE » 3,452
- 3 MILE » 29,099
- 5 MILE » 71,718

EST. AVERAGE HH INCOME

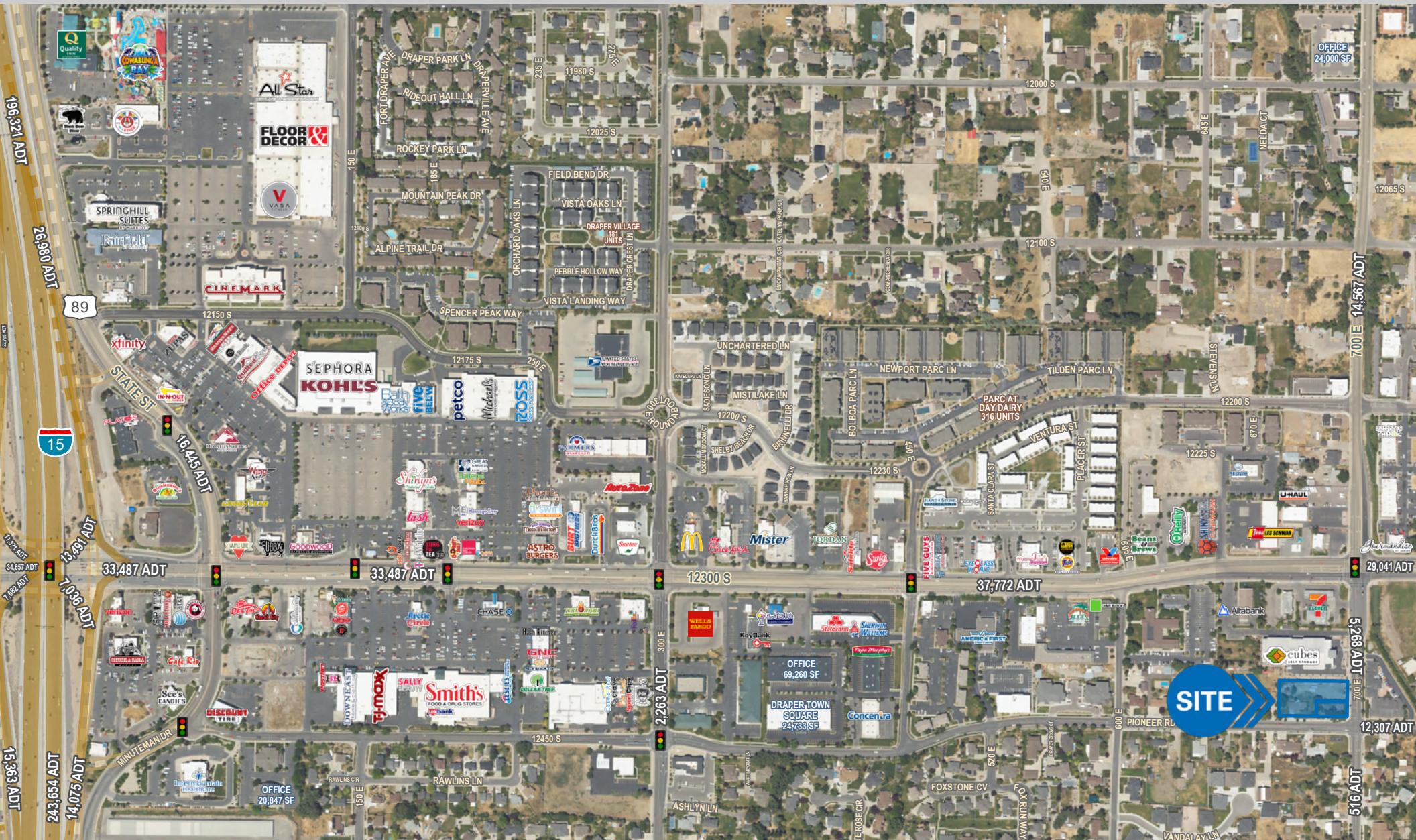
- 1 MILE » \$130,276
- 3 MILE » \$159,165
- 5 MILE » \$162,465

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 **MOUNTAIN WEST**

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