

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**

NEWMARK

WW MOUNTAIN WEST

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