



# 10456 S 3010 W

South Jordan, UT 84095



Investment Realty  
ADVISORS

**ELLIOT ABEL**

Associate Broker  
435.485.7070  
elliott@iraut.com

*For Sale | \$1,090,000*

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

TWO PARCLES FOR SALE - Rare opportunity in one of South Jordan's most sought-after established pockets, just south of South Jordan Parkway. This single-level home sits on a sprawling 0.93-acre lot that has ALREADY been subdivided, a city-approved second building lot, served by a private drive with a hammerhead turnaround. Live in the home now and build or sell the second lot: a true developer/investor special. Inside, enjoy 2,191 sq ft of easy single-level living with 3 bedrooms, a spa-style bath featuring a garden tub and dual vanity, a fireplace, central heat & A/C, and an oversized attached garage. Out back, a surprisingly large yard offers room for RVs, toys, and animals (R-1.8 horse property), plus a covered patio. It would be easy to add another bathroom and office / game room by converting the second family room. Buyers may walk the back lot. No showings of the home without a written offer. Do NOT disturb tenants in the home. Tucked among custom and million-dollar-plus homes on a quiet, tree-lined street. Bring your builder! Buyer/agent to verify all.

## OFFERING SUMMARY

|                 |                      |
|-----------------|----------------------|
| Sale Price:     | \$1,090,000          |
| Number of Lots: | 2                    |
| Lot A Size      | 14,522 SF            |
| Lot B Size      | 26,104 SF            |
| Total Lot Size: | 40,589 SF            |
| Home Size:      | 2,191 Sf             |
| Year Built:     | 1967 Eff 2002        |
| Zoning:         | R-1.8 Horse Property |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 197        | 850       | 3,737     |
| Total Population  | 672        | 2,736     | 12,506    |
| Average HH Income | \$212,302  | \$189,267 | \$186,939 |

## ELLIOT ABEL

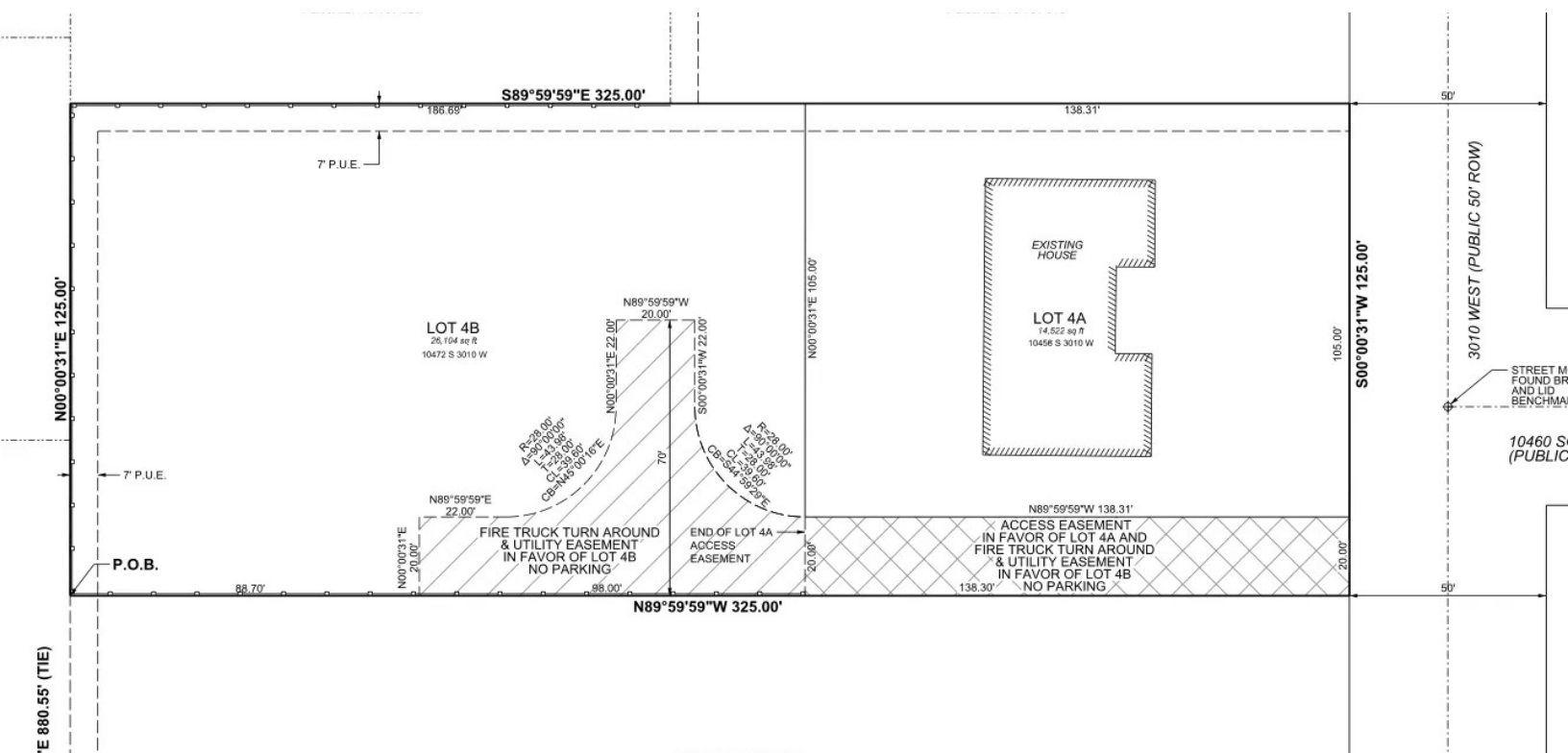
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Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.



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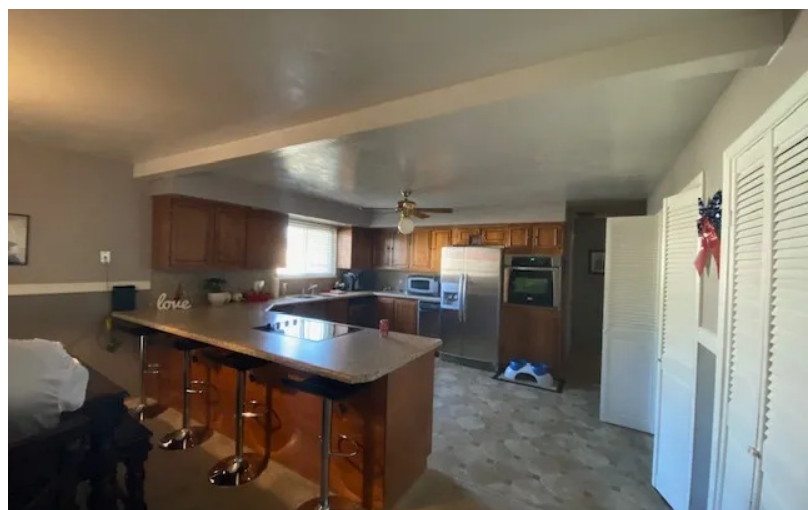


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# ADDITIONAL PHOTOS



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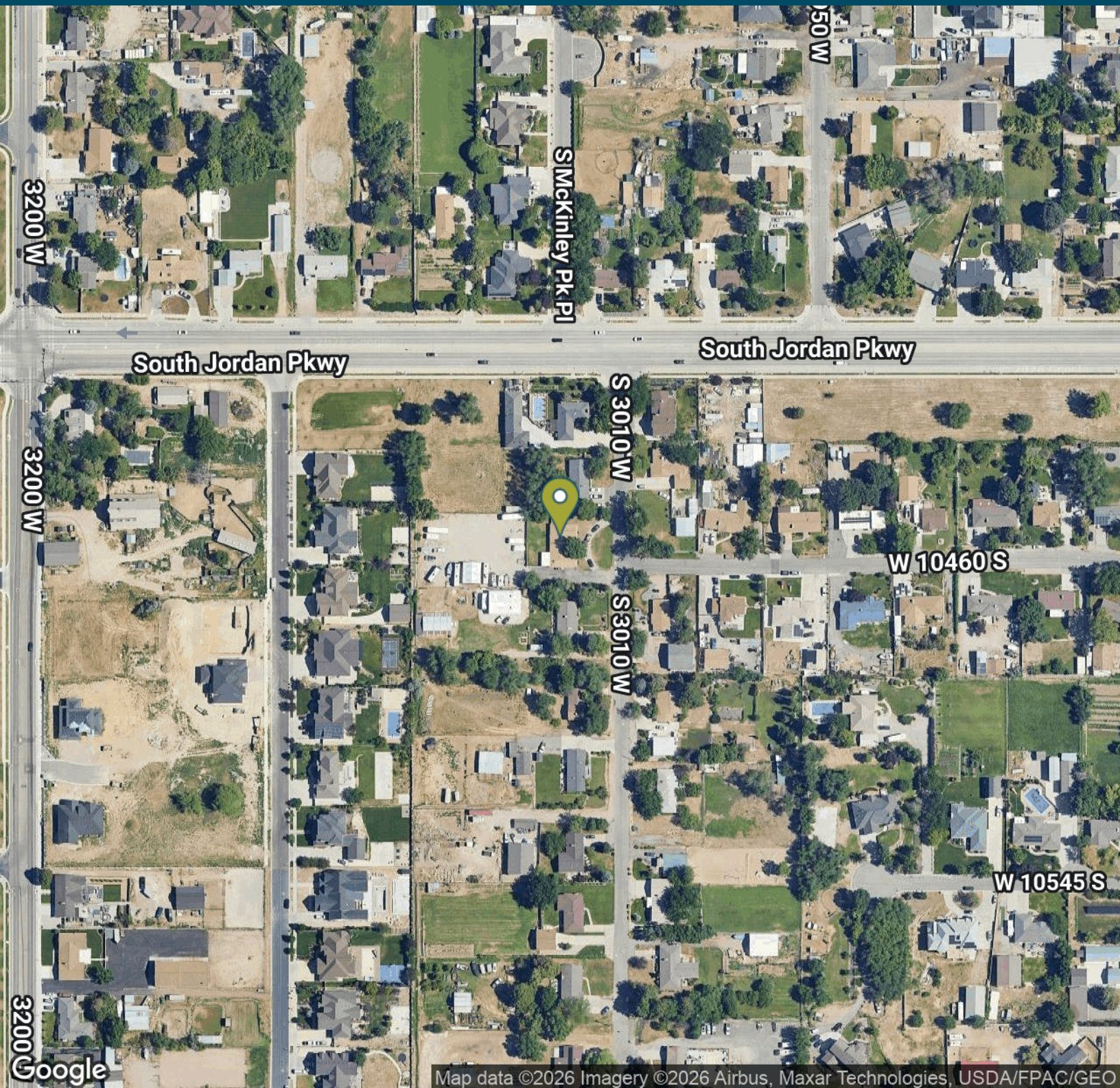
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# LOCATION MAP



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