



OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY

1176 W 2100 S,
SALT LAKE CITY, UT

JONAH HORNSBY, CCIM
JONAH@ACRESUTAH.COM
801.580.4945

ALIGN
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

THE OFFERING

Align Real Estate is pleased to present this 6.64-acre multifamily development opportunity in Salt Lake City's emerging Glendale neighborhood. This development site features an approved preliminary plat for 163 townhome units.

Positioned along the Jordan River and visible from SR-201 Corridor with direct access via Redwood Road and 2100 S. Premium connectivity to SLC Airport, Downtown, Sugarhouse, and Park City.

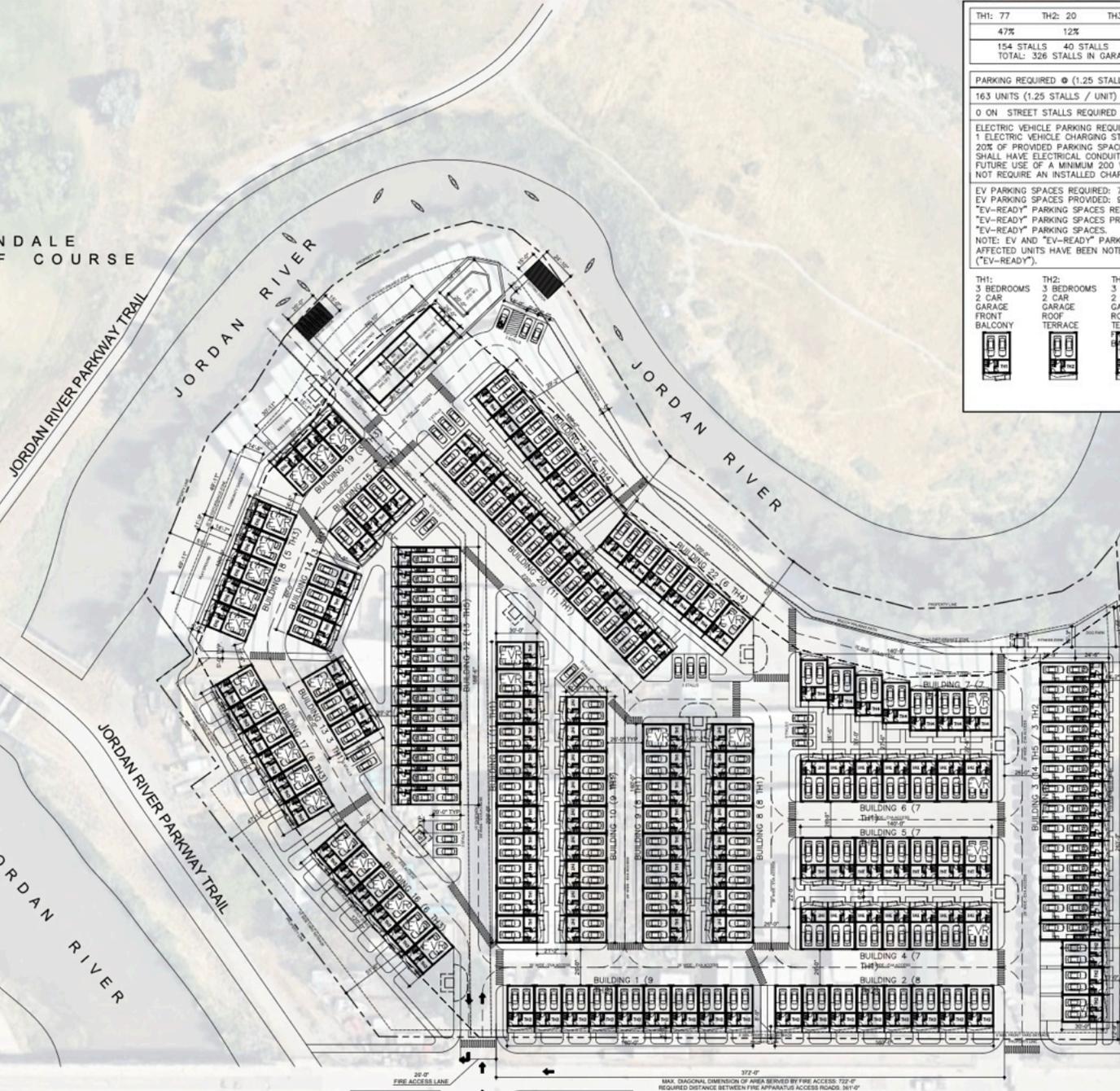
The due diligence package, available upon request, includes an ALTA Survey, Environmental report, Geotechnical report, Site plan, design renderings and DRT planning/zoning notes.

PROPERTY ADDRESS	1176 W 2100 S, Salt Lake City, UT
SQUARE FEET	289,238 SF Land
LOT SIZE	6.664 Acres
PARCEL NUMBERS	15-14-376-014 & 15-14-354-007
ASKING PRICE	\$11,900,000.00 (+/- \$41.00/SF)
ZONING	MU-11 (Multifamily Permitted By Right)
STATUS	Approvals Underway



POTENTIAL PROJECT

GLENDALE GOLF COURSE



TH1: 77	TH2: 20	TH3: 20	TH4: 19	TH5: 27	TOTAL: 163
47%	12%	12%	12%	17%	TOTAL: 100%
154 STALLS 40 STALLS 40 STALLS 38 STALLS 54 STALLS					
TOTAL: 326 STALLS IN GARAGES					

PARKING REQUIRED @ (1.25 STALLS / UNIT)
 163 UNITS (1.25 STALLS / UNIT) = 202 STALLS REQUIRED
 0 ON STREET STALLS REQUIRED / 21 STALLS PROVIDED

ELECTRIC VEHICLE PARKING REQUIREMENT:
 1 ELECTRIC VEHICLE CHARGING STATION INSTALLED PER 25 PARKING SPACES
 20% OF PROVIDED PARKING SPACES MUST BE "EV-READY" (EV-READY PARKING SPACES SHALL HAVE ELECTRICAL CONDUIT AND SUFFICIENT ELECTRICAL CAPACITY FOR THE FUTURE USE OF A MINIMUM 200 VOLT ELECTRIC VEHICLE CHARGING STATION, BUT DO NOT REQUIRE AN INSTALLED CHARGING STATION.)

EV PARKING SPACES REQUIRED: 7
 EV PARKING SPACES PROVIDED: 9
 "EV-READY" PARKING SPACES REQUIRED: 33
 "EV-READY" PARKING SPACES PROVIDED: 33 = 9 EV PARKING SPACES + 24 "EV-READY" PARKING SPACES.

NOTE: EV AND "EV-READY" PARKING SPACES WILL BE PROVIDED VIA IN-UNIT GARAGES. AFFECTED UNITS HAVE BEEN NOTED ON SITE PLAN AS EITHER "EV" OR "EV-R" ("EV-READY").

TH1: 3 BEDROOMS 2 CAR GARAGE FRONT BALCONY	TH2: 3 BEDROOMS 2 CAR GARAGE ROOF TERRACE	TH3: 3 BEDROOMS 2 CAR GARAGE ROOF TERRACE	TH4: 3 BEDROOMS 2 CAR GARAGE FLIPPED UPPER LEVELS	TH5: 3 BEDROOMS 2 CAR GARAGE ROOF TERRACE
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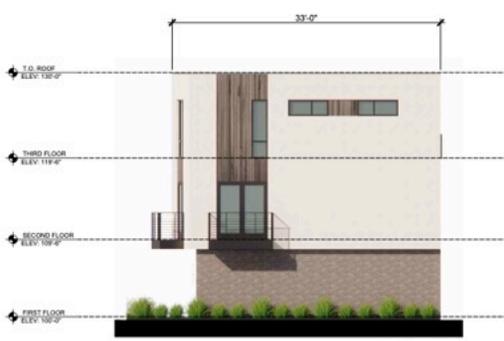
20' 0" FIRE ACCESS LANE

372' 0" MAX. DIAGONAL DIMENSION OF AREA SERVED BY FIRE ACCESS: 722' 0" REQUIRED DISTANCE BETWEEN FIRE APPARATUS ACCESS ROADS: 341' 0"

CONCRETE MEDIAN TO PROVIDE SITE ACCESS TO BOTH EAST AND WEST BOUND TRAFFIC. SEE ENGINEERING.

2100 SOUTH

ELEVATIONS



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION

ELEVATIONS



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



FIG. 1: CLUBHOUSE & POOL



PROPERTY PHOTOS





FIG. 2: CLUBHOUSE & AMENITY SPACES

GLENDALE NEIGHBORHOOD

The Glendale district represents one of Salt Lake City's most compelling growth stories. It is a neighborhood in transformation. Strategically positioned between downtown Salt Lake City and the rapidly expanding west side communities, Glendale offers the perfect balance of urban accessibility and suburban tranquility.

Jordan River Parkway Access: The property provides direct access to the Jordan River Parkway, a 45-mile trail system that serves as the backbone of Salt Lake Valley's outdoor recreation network. This amenity significantly enhances the marketability and rental premiums achievable for multifamily developments.

Glendale Golf Course: The adjacent Glendale Golf Course provides residents with immediate access to recreational amenities and ensures permanent open space that protects property values and enhances quality of life.

Transportation: The site's location provides unmatched connectivity to Salt Lake City's major employment centers: I-15, I-201 Proximity, Redwood Road, and Public Transit Ready.

New Regional Park Development: The former Raging Waters site is being transformed into a major regional park, accessible via the Jordan River Parkway. This significant public investment will drive increased foot traffic, recreational opportunities, and property values throughout the corridor.

Major Employment Centers: The site provides convenient access to multiple major employment hubs, including downtown Salt Lake City, the Salt Lake City International Airport corridor, and the rapidly growing Silicon Slopes technology corridor to the south.

Population Growth: Salt Lake County continues to experience robust population growth, with particular strength in the key demographic cohorts that drive multifamily demand.



AERIAL

DOWNTOWN SLC

INDUSTRIAL DISTRICT

GLENDALE PARK

GLENDALE GOLF COURSE

900 WEST

JORDAN RIVER

SITE

JORDAN RIVER PKWY

2100 SOUTH



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1075 EAST HOLLYWOOD AVENUE
SALT LAKE CITY, UT. 84105

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