

8475 S STATE ST

8475 S State St Sandy, UT 84070, UT 84070
Shovel Ready Land For Sale



Investment Realty
ADVISORS

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

For Sale | Subject To Offer

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This entitled land offering includes two adjoining parcels totaling 1.16 acres (.17 acres + .99 acres) of Commercial Neighborhood-zoned land, conveyed with fully entitled plans for a 15,149 SF Development. A 10,249 SF flex warehouse/office building and a 4,900 SF retail development. With entitlements already complete, a buyer can move directly into vertical construction. Along the Busy Sandy State Street, with average daily traffic (AADT) of 24,610 that benefits from the ~40,000 AADT of of 9000 south. The combination of flexible commercial zoning, strong surrounding demographics, and a high-exposure location, this site is a rare shovel-ready opportunity in one of Sandy's most active commercial areas—well suited for developers, investors, or owner-users looking for immediate execution capacity.

PROPERTY HIGHLIGHTS

- Fully Entitled Set of Plans
- Commercial Neighborhood zoning
- High-visibility location with strong traffic counts
- Ideal for developers, investors, or owner-users seeking a shovel-ready project

OFFERING SUMMARY

Sale Price:	Contact Agent
Lot Size:	1.17 Acres
Future Building Size:	15,149 SF
Retail SF:	approx. 4,900
Office/Flex Warehouse SF:	approx. 10,249
Zoning:	CN
AADT:	26,610
Entitlement:	Fully Permitted
Target Construction Date:	April 2026

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	910	2,489	7,257
Total Population	2,389	6,732	19,402
Average HH Income	\$94,103	\$87,387	\$88,124

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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.

8487 S STATE ST

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



SOUTHWEST (ABOVE)



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ADDITIONAL PHOTOS



SOUTHWEST STREET VIEW



SOUTHEAST - BUILDINGS 1 & 2



NORTHWEST STREET VIEW

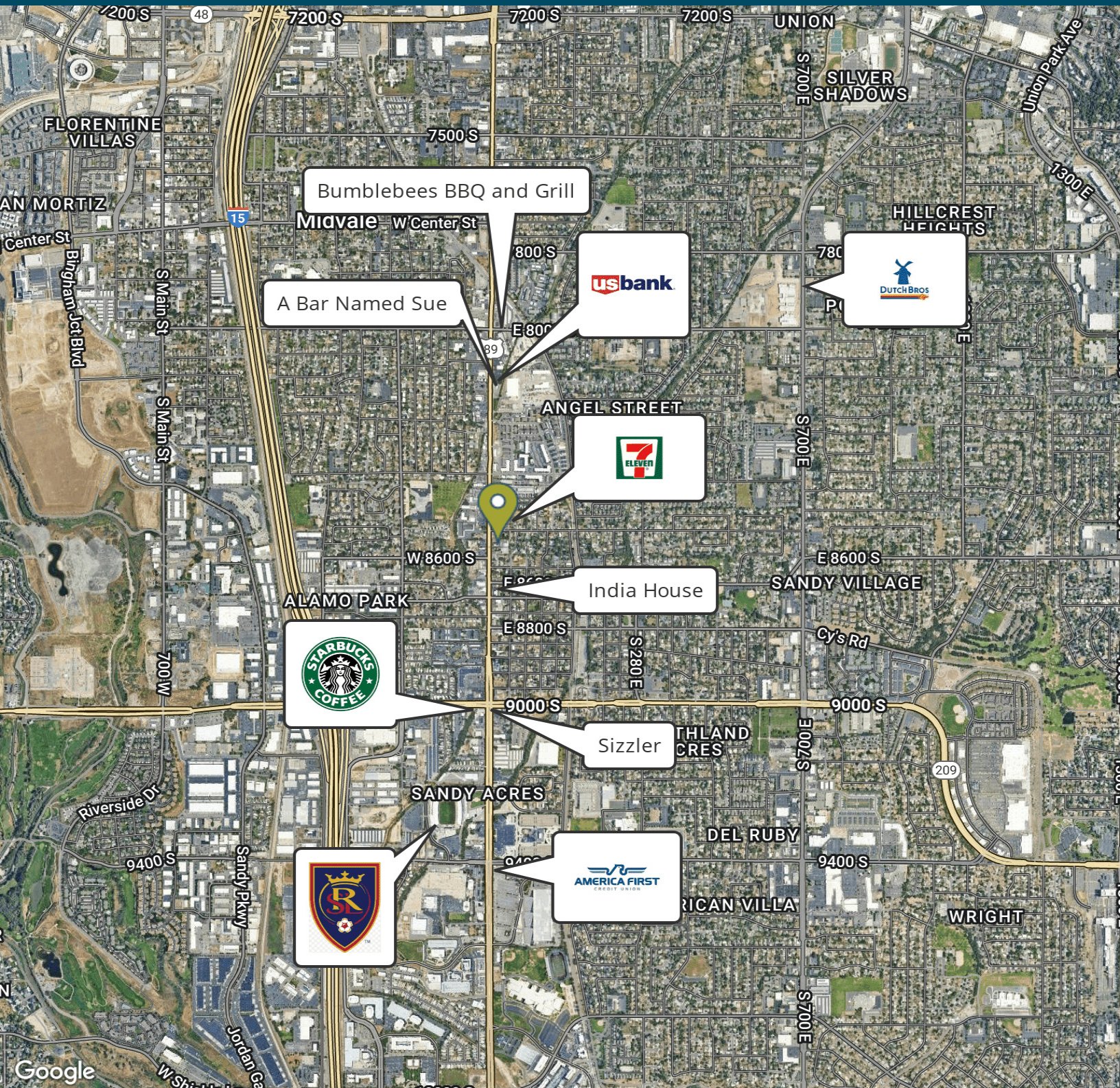
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LOCATION MAP



ELLIOT ABEL

Associate Broker

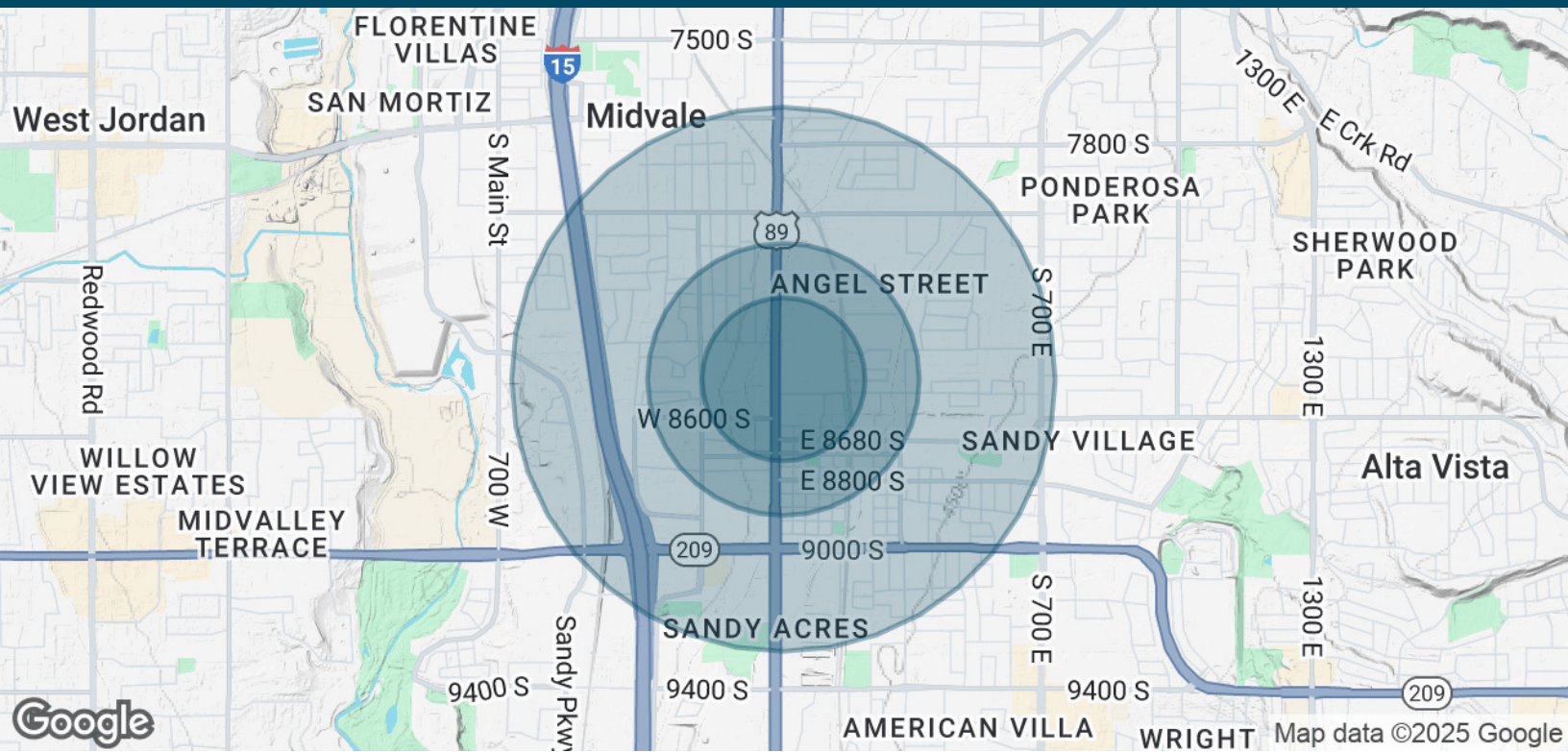
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,389	6,732	19,402
Average Age	35	34	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	910	2,489	7,257
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$94,103	\$87,387	\$88,124
Average House Value	\$480,806	\$432,532	\$443,846

Demographics data derived from AlphaMap

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