

# CENTERVILLE

## DEVELOPMENT OPPORTUNITY

**ADDRESS:** 701 W 400 S, Centerville, UT 84014

**ZONING:** Commercial - High | **ACRES:** 7.57 Acres



Investment Sales

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**BERKADIA**

# Prime Centerville Development Opportunity – 7.57 Acres

Berkadia is pleased to present a premier land development opportunity in Centerville, Utah: a 7.57-acre site with strong local fundamentals and significant upside in one of Davis County's most affluent and dynamic submarkets. The property offers exceptional access, as it is fully bordered by a major thoroughfare on the west and has additional available ingress/egress from smaller streets on the north and south, and an easement to the east. Strategically located near key retail, employment, and transportation corridors, this offering is perfectly positioned to capitalize on robust rent growth, quality of life, and future demographic trends. Currently, the land is zoned as commercial high, ideally poised for a mixed-use project. However, a portion of the property is eligible for residential rezoning; in the case of residential construction, the property is primed for townhomes.

**PRIME LOCATION ADVANTAGES:** Near major retailers and employers, with connectivity via I-15 and U.S. Route 89, accessing over 880,000 jobs

## DEMOGRAPHIC AND ECONOMIC HIGHLIGHTS:

Projected median income of \$119,284 by 2030, 41% with bachelor's degrees, strong housing demand, and rising home values.

## QUALITY OF LIFE AND LOCAL ATTRACTIONS:

Centerville offers retail, schools, parks, and attractions, including Downtown Salt Lake City, Antelope Island, and nearby ski resorts.

**INVESTMENT SUMMARY:** Prime location with affluent demographics, excellent connectivity, and high development potential as multifamily deliveries slow.

