

DOWNTOWN SLC APARTMENT LAND | APPROVED 202 UNITS

LENDER OWNED | MULTIFAMILY

LOCATION 25 N 1000 W, Salt Lake City, UT

ACRES ±1.11

PRICE \$4,250,000

ZONING Special Purpose Transit Station (TSA-SP-T)
Approved Units: 202
[Click to View TSA Land Use Table](#)
[Click to View TSA Design Standards](#)

CITY Nan Larsen
PLANNER (801) 535.7645

PARCELS

GROUP A	
Parcel	Size
08353780150000	±.52 (22,651 sqft)

GROUP B	
Parcel	Size
08353780040000	±.21 (9,148 sqft)
08353780030000	±.16 (6,970 sqft)
08353780130000	±.22 (9,583 sqft)

[CLICK HERE FOR MORE INFORMATION](#)



**SALE
FAILED**

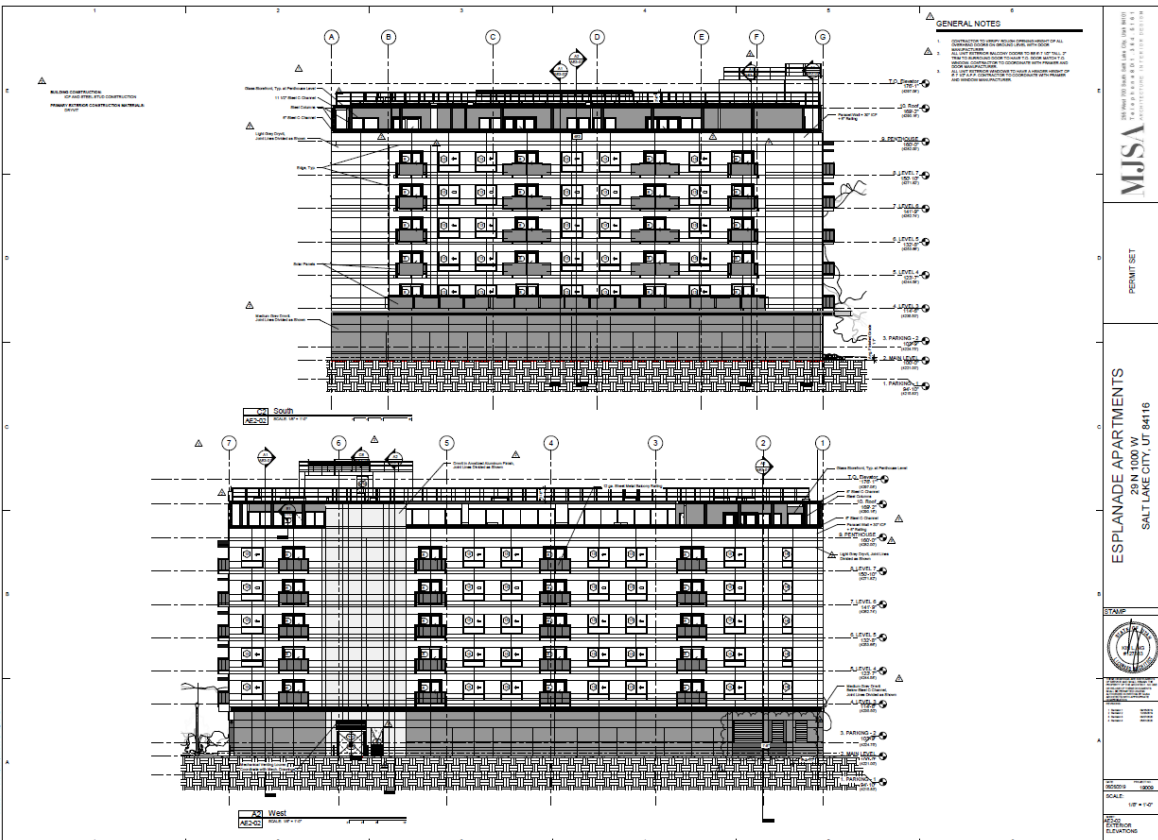
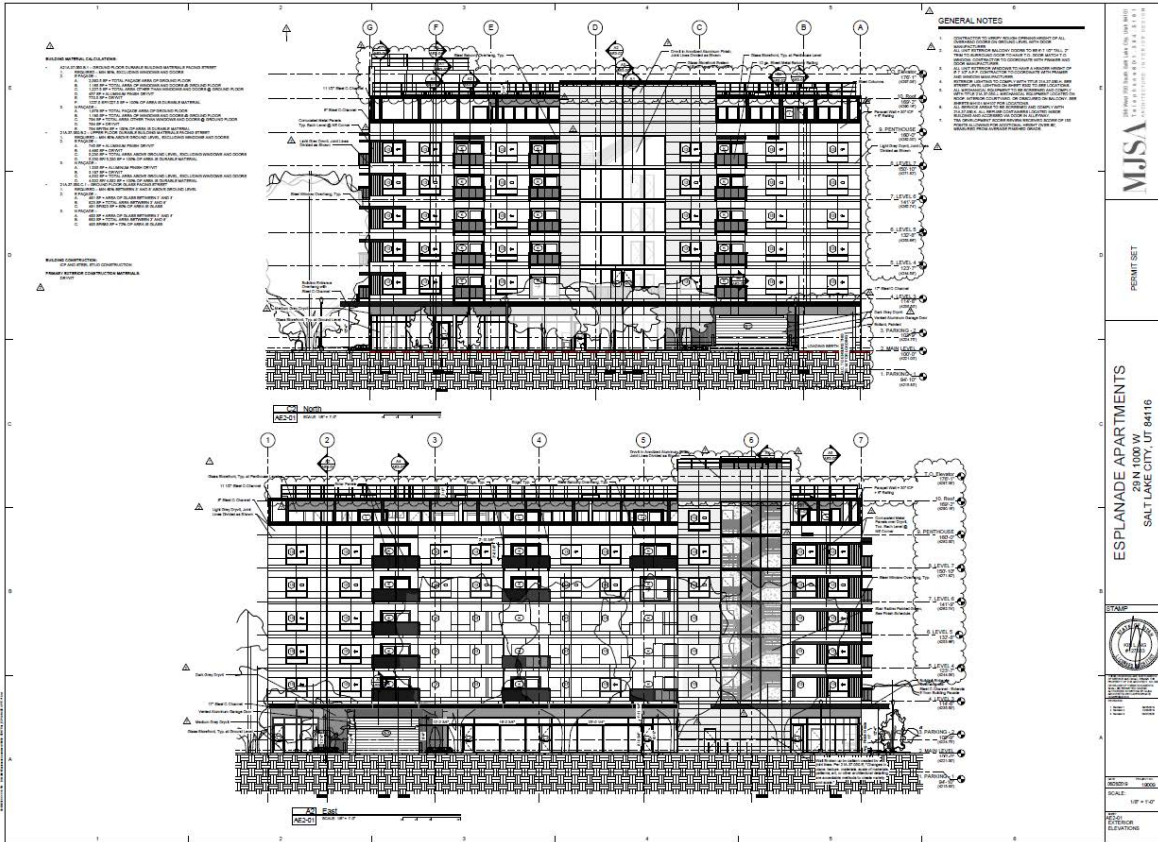
CONTACT FOR MORE INFORMATION

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zhartman@landadvisors.com
801.573.9181

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ORGANIZATION

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ELEVATIONS



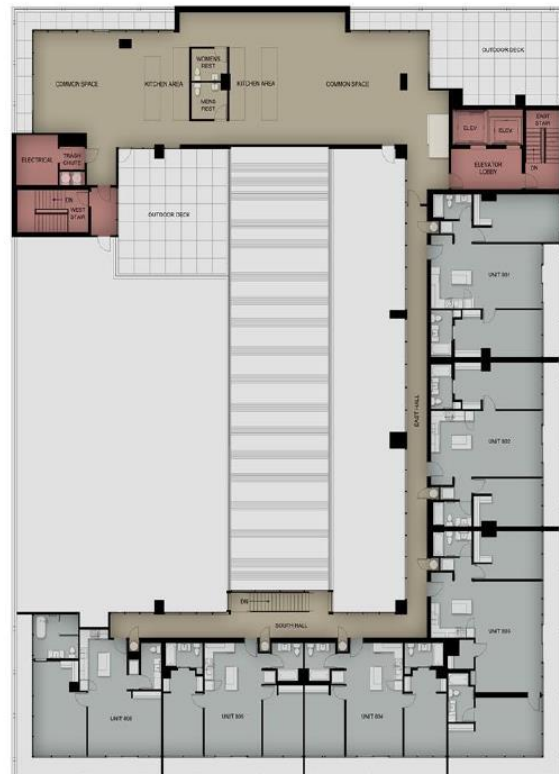
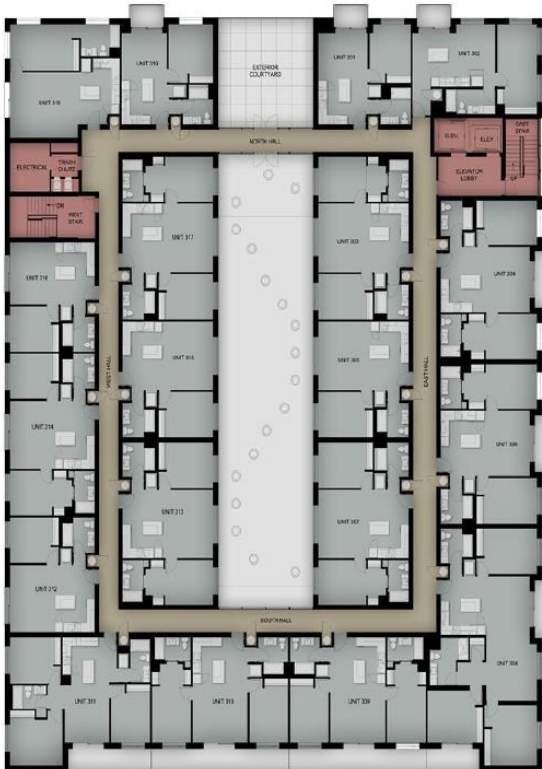
ESPLANADE APARTMENTS | POTENTIAL LAYOUT



ESPLANADE APARTMENTS - PARKING LEVEL 1



ESPLANADE APARTMENTS - PARKING LEVEL 2



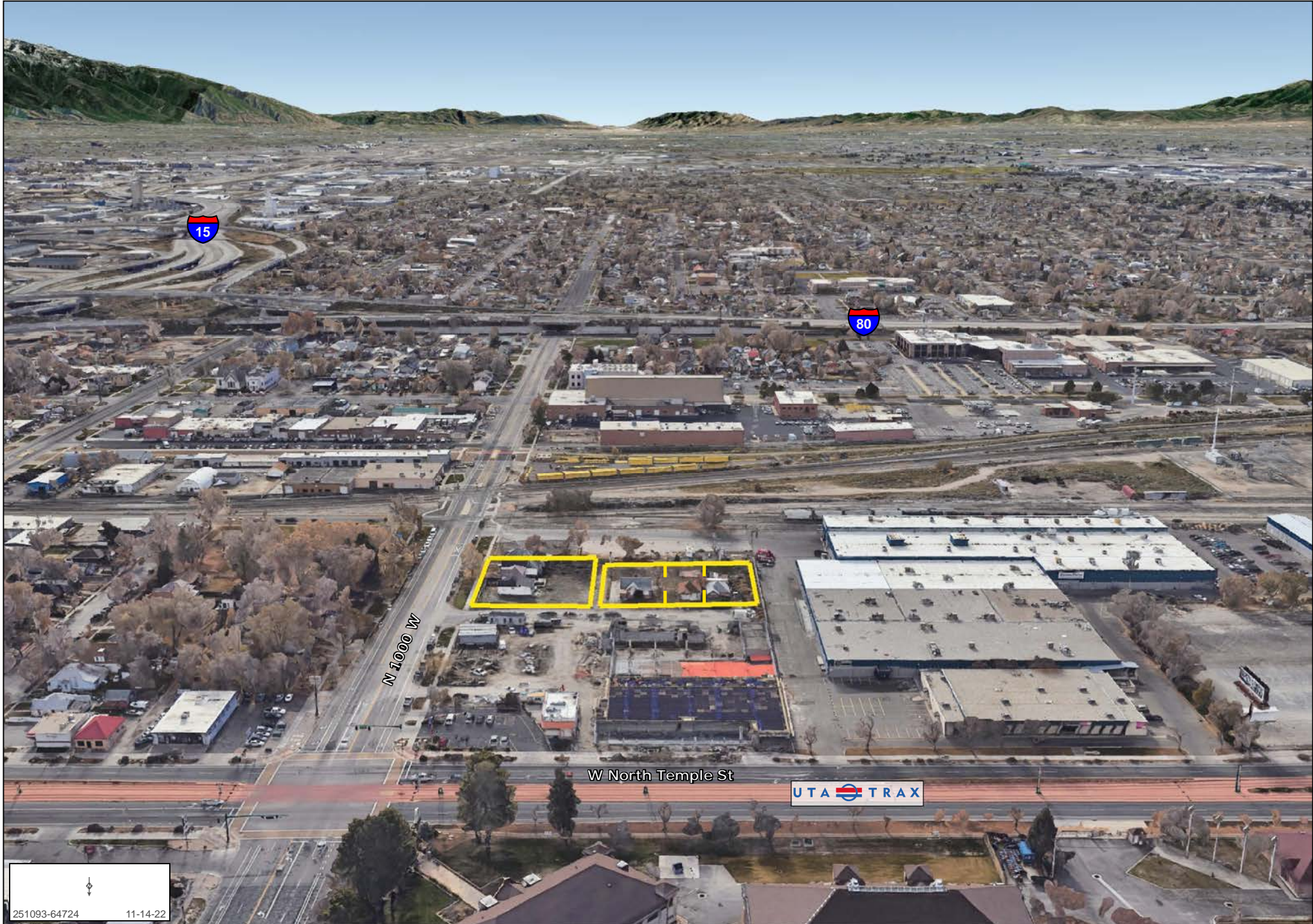
OBLIQUE FACING NORTH | NORTH TEMPLE SLC MULTIFAMILY SITE

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OBLIQUE FACING SOUTH | NORTH TEMPLE SLC MULTIFAMILY SITE

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251093-64724 11-14-22

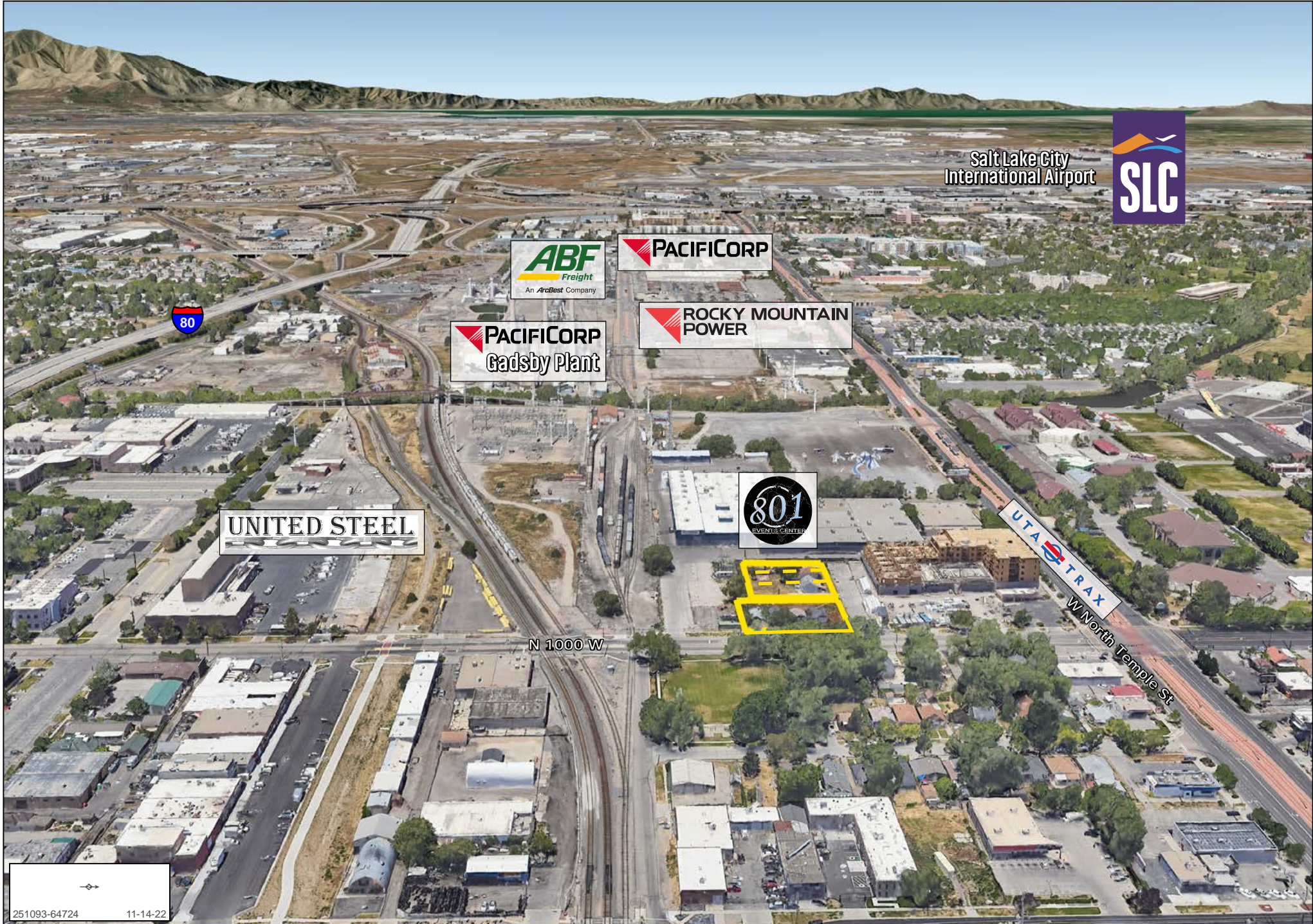
OBLIQUE FACING EAST | NORTH TEMPLE SLC MULTIFAMILY SITE

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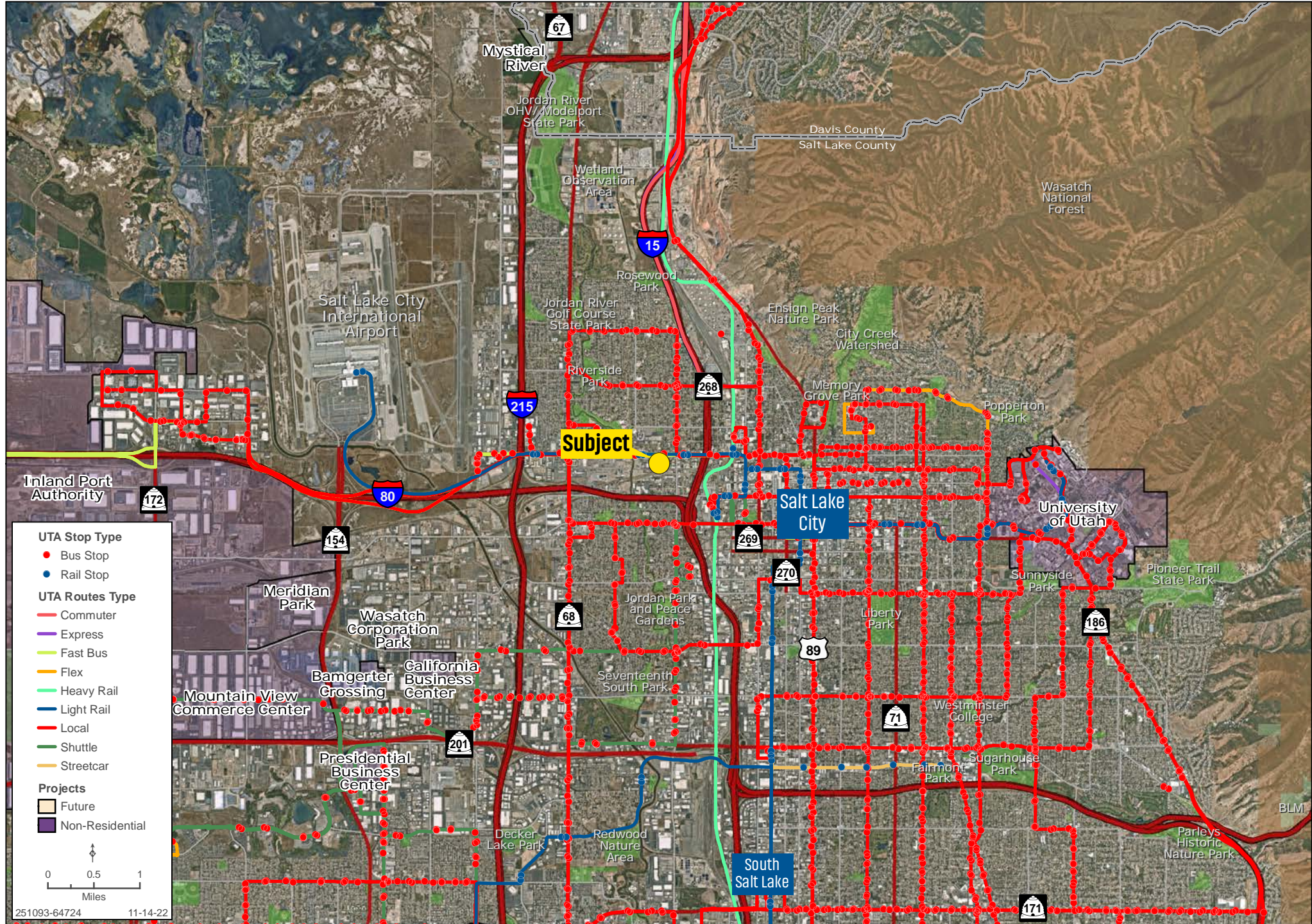
OBLIQUE FACING WEST | NORTH TEMPLE SLC MULTIFAMILY SITE

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NEARBY TRANSPORTATION MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

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AMENITIES MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

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Projects

- Non-Residential

0 0.5 1
Miles

251093-64724 11-14-22

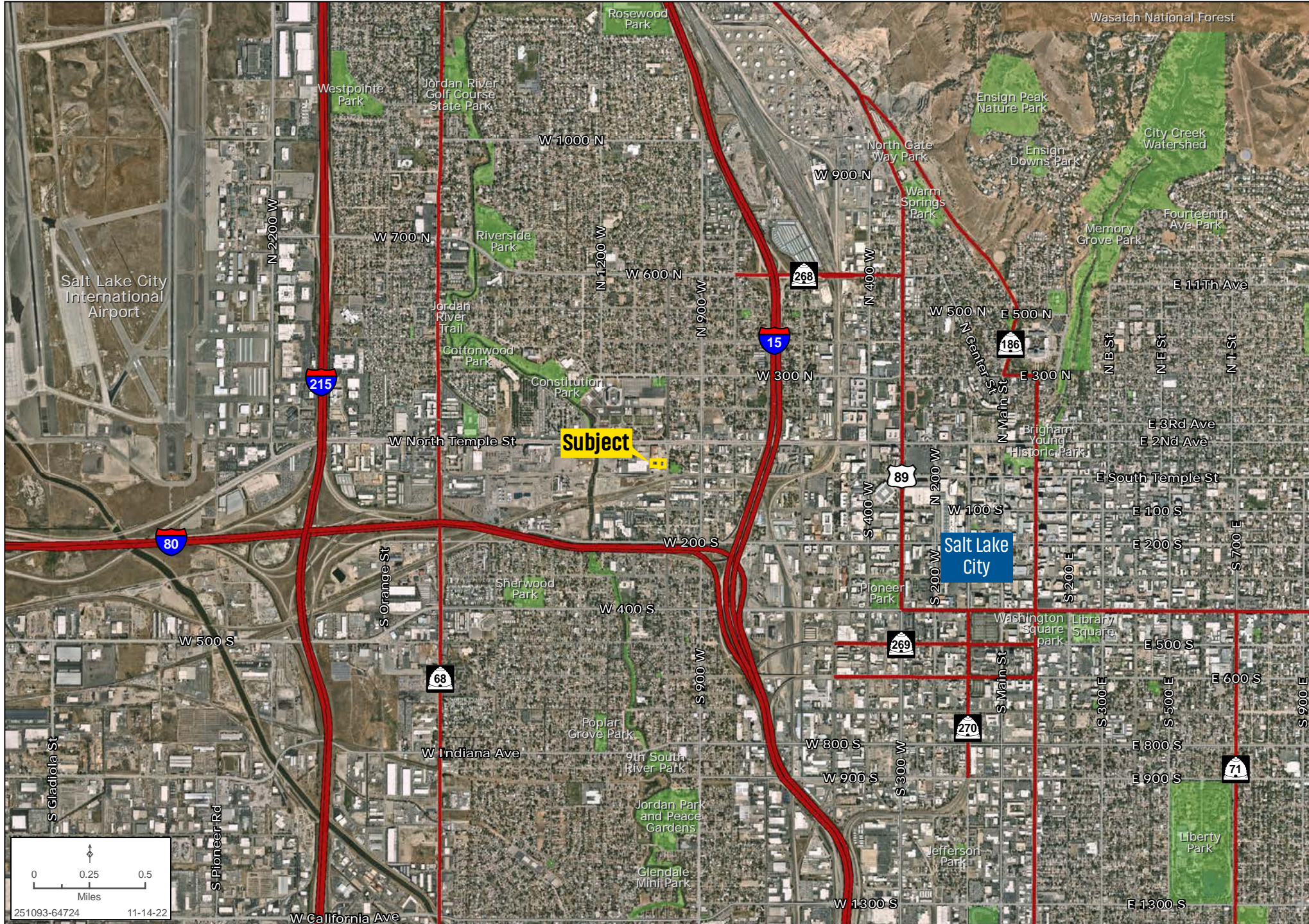
DETAIL MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

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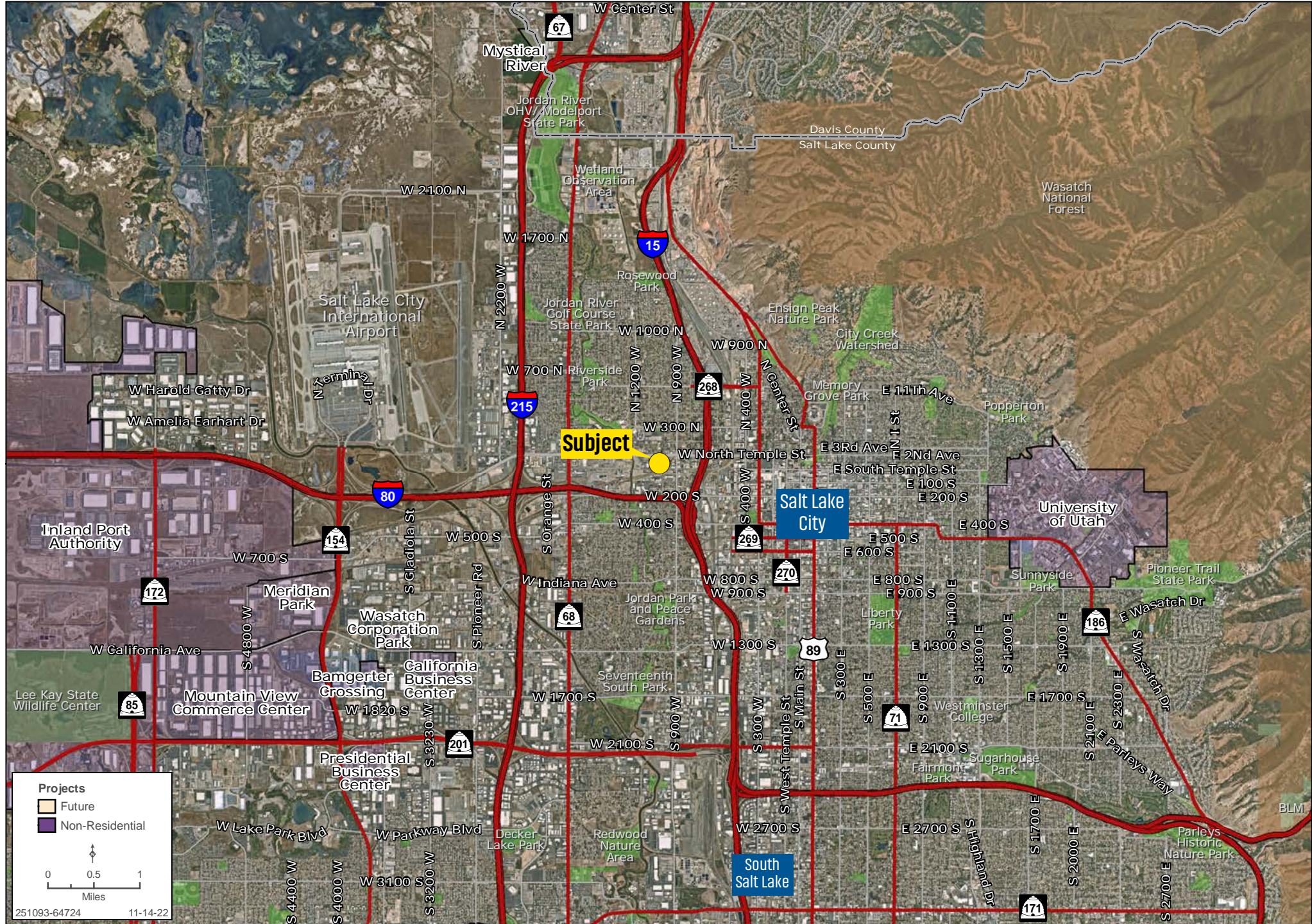
AREA MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

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DEVELOPMENT MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

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PROPERTY PHOTOS



LIFESTYLE



UTAH

MARKET INSIGHTS • 4Q23

UTAH



2.5%

SLC Unemployment Rate



10,678

Annual SF New Home Starts



12,374

Annual SF New Home Closings

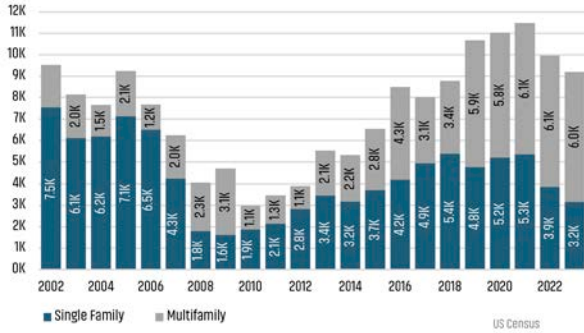


\$618,235

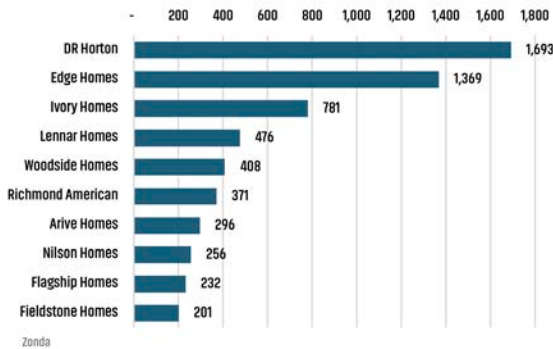
Median SF New Home Price

NEW HOUSING TRENDS¹

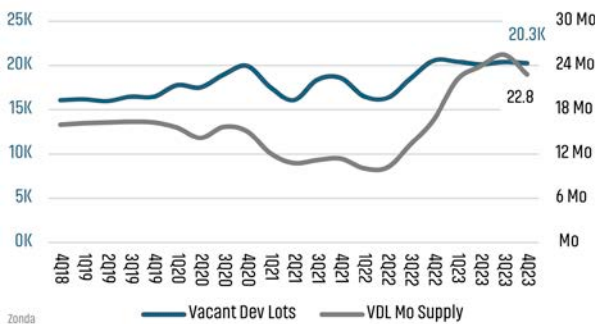
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



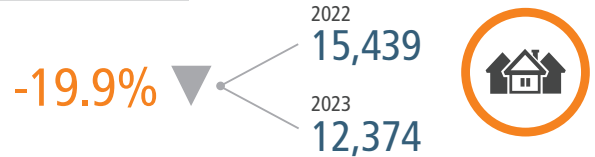
Vacant Developed Lot Supply



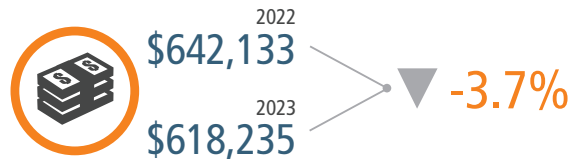
ANNUALIZED SF NEW HOME STARTS



SF NEW HOME CLOSINGS



MEDIAN SINGLE FAMILY NEW HOME PRICE

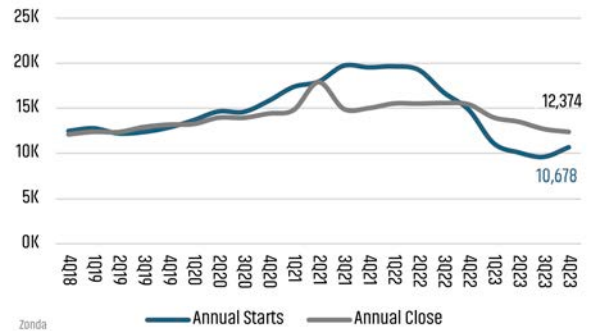


MEDIAN FAMILY INCOME - SALT LAKE CITY

2022 Q3: \$93,800
2023 Q3: \$103,600



Annual Starts vs Closings



MLS RESALE STATISTICS²

CLOSED SF SALES YTD

2022: 29,566
2023: 25,232
Change: -14.7%

SF DAYS ON MARKET

2022: 31 Days
2023: 40 Days
Change: +9 Days

SF MEDIAN SALE PRICE

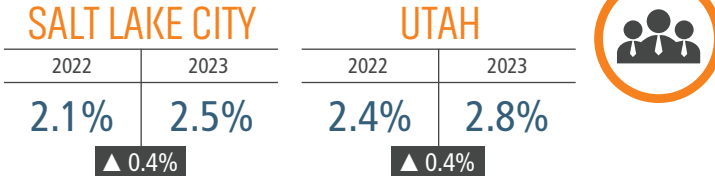
2022: \$520,628
2023: \$530,000
Change: +1.8%

NEW LISTINGS YTD

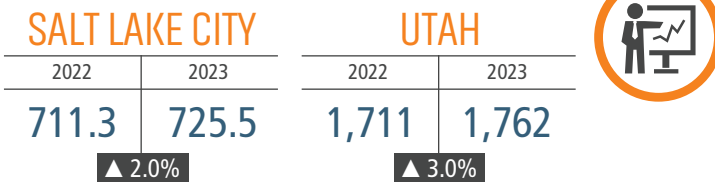
2022: 56,900
2023: 47,733
Change: -16.1%

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



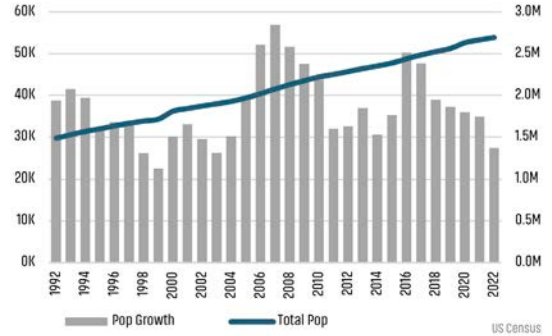
TOTAL NONFARM EMPLOYMENT (in thousands)



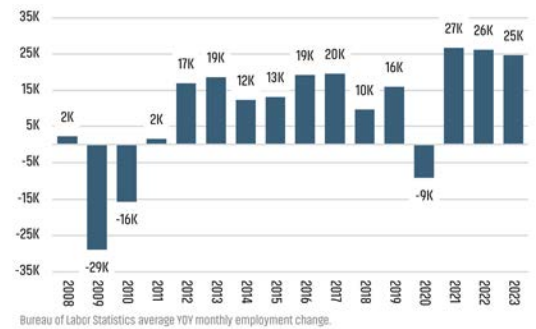
EMPLOYMENT CHANGE



Population Growth & Total Population



Change in Employment



30 Year Fixed Mortgage Rate

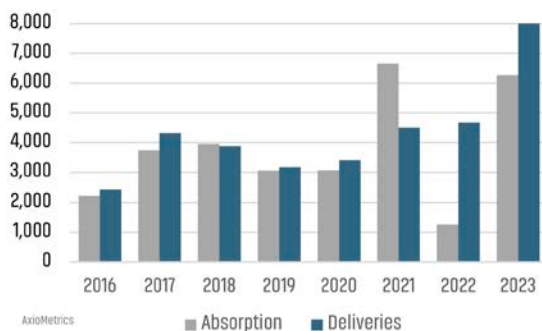


US Inflation Rate

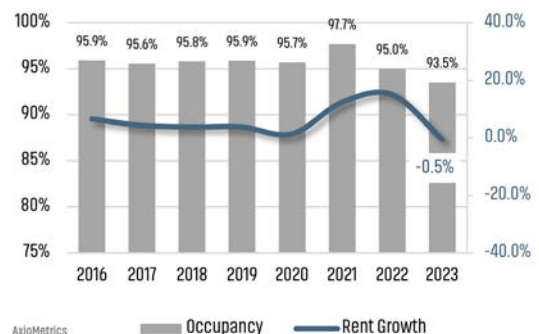


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



Sources: (3) Bureau of Labor Statistics
*Seasonally Adjusted

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