

# FOR SALE

1176 W 2100 S, SALT LAKE CITY, UT

REDEVELOPMENT SITE

# ALIGN

COMPLETE REAL ESTATE SERVICES



# ASSET SUMMARY

**Address:** 1176 West 2100 South  
Salt Lake City, UT 84119

**Site Size:** 6.64 Acres (289,238 SF)

**Zoning:** MU-11 - Multifamily Permitted By Right

**Status:** Approvals Underway

**Price:** \$11,900,000.00 (+/- \$41.00/SF)



Align Real Estate is pleased to present an exceptional 6.64-acre multifamily development opportunity in Salt Lake City's emerging Glendale neighborhood. This site offers development potential with no rezoning required, positioned strategically along the Jordan River corridor with unparalleled access to major transportation arteries and regional amenities.

Due diligence items, including an ALTA Survey, ESA Phase 1, Geotechnical Report, and DRT planning/zoning notes can be provided upon request.

Preliminary Plat is underway with the City

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# THE 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.

# LOCAL AREA MAP



# POTENTIAL PROJECT

## Planned Development Justification (Cont.)

### A1. Open Space and Natural Lands

Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.

Our project seeks to incorporate as many of these objectives as possible across the site. One of the site's best (and most marketable) features is its proximity to the Jordan River and the Jordan River Parkway Trail system. This, in addition to its adjacency to the Glendale Golf Course and the Glendale City Park, make the site a hotspot for outdoor recreation and a highly desirable location for those most interested in enjoying open space and natural lands. Our plans for the site seek to increase access to existing amenities and provide new amenities that afford additional opportunities for outdoor recreation. These include:

**Dog Park:** Space has been allocated on the northeast side of the property for an outdoor dog park, where residents will be allowed to let pets enjoy themselves outdoors and off-leash.

**Outdoor Fitness Zone:** an outdoor fitness zone is provided adjacent to the dog park on the northeast side of the property. This outdoor fitness zone will be equipped with several pieces of outdoor/weatherproof fitness equipment that will provide fitness opportunities beyond those afforded by the river and trail system.

**Sitting Dock:** The property has sufficient Jordan River frontage that current plans provide space for an additional dock on the north side of the property, away from the kayak dock and boat ramp. This dock will be intended primarily for users interested in enjoying the river without the use of boats.

**Fire Pit/Seating:** a large fire pit/seating area adjacent to the BBQ area will provide plenty of space for gatherings of families, friends, and communities; will also work well as an auxiliary space to the BBQ area.

**Kayak Dock:** Current plans provide space for a dock adjacent to the boat ramp for maintaining and launching kayaks or other self-propelled boats.



**Internal Circulation Connected to Public Trail System:** Our project aims to be pedestrian friendly. Each townhome will be connected to central walkways that will interconnect townhome buildings. These townhome buildings will be connected by additional pedestrian walkways across the entire site – including marked pedestrian walkways across private roads where necessary. This means that navigating properties and amenities on the site will be easy, convenient, and comfortable. These walkways also make it easy for pedestrians to access the Jordan River Parkway, which runs parallel to the property on its southwest side.

**BBQ Area:** a large BBQ area will be available for use, with space both for preparing food and serving food, as well as space for seating in the area (and adjacent areas), providing ample opportunities for community gatherings.

**Community Garden:** A sizeable area has been set aside on the northwest side of the property amidst other amenity spaces for a community garden. This piece of land will be fenced and maintained by the community, and will afford residents the opportunity to plant, grow, and harvest, and share homegrown fruits and vegetables.

**Playground:** an area has been set aside on the west side of the property for playground equipment. This playground area is adjacent to other amenity spaces, making it easy for parents to sit and/or enjoy other activities while the playground keeps their children occupied.

**Boat Ramp:** current plans provide space for a 16'-0" wide boat ramp on the west side of the property. Users will be able to use this ramp to back vehicles directly down to the Jordan river to launch kayaks or other self-propelled boats directly into the river, allowing for easy access to the river as an amenity space.

# POTENTIAL PROJECT

- 161 Units - All 2 bed
- 1944 SF up to 2783 SF
- 2 Car Garages
- Potential to increase count to 200+

