

BLUFFDALE LAND

OFFERING MEMORANDUM

15200 South Pony Express Road, Bluffdale, Utah 84065



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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COMMERCIAL REAL ESTATE**

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TABLE OF CONTENTS

PORTER ROCKWELL BLVD PROPOSED TRAFFIC COUNTS 2030 - 36,580 AADT

POINT CROSSING MASTER PLAN



Point Crossing is the 1,000+ acre Master Plan at the Point of the Mountain. It consists of Salt Lake and Utah Counties as well as Lehi, Draper and Bluffdale Cities. The Bluff at Point Crossing is the Northwestern corner of the Master Plan within Bluffdale City

DEVELOPMENT TOTALS

SYMBOL	NOTES	QTY
[Yellow]	RESIDENTIAL - LARGE LOT (5,000+ SF)	37 LOTS
[Light Brown]	RESIDENTIAL - MEDIUM LOT (3,500-5,000 SF)	150 LOTS
[Light Orange]	RESIDENTIAL - SMALL LOT (1,000-3,500 SF)	105 LOTS
[Dark Brown]	RESIDENTIAL - TOWNHOME	460 UNITS
[Orange]	RESIDENTIAL - APARTMENT	871,428 SF
[Light Blue]	CIVIC	120,158 SF
[Red]	COMMERCIAL	248,561 SF
[Dark Blue]	LIGHT INDUSTRIAL	71,950 SF
[Purple]	MIXED USE	76,184 SF
[Cyan]	OFFICE	702,458 SF



This Property was recently approved for a special development zone.
APPROVED BLUFFDALE MUNICIPAL CODE

THE BLUFF AT POINT CROSSING – SITE PLAN



LISTING PRICE

\$10,680,000

TOTAL LAND

20 Acres (\$12.26/SF)

EST. BUILDABLE LAND

10.66 Acres (\$23.00/SF)

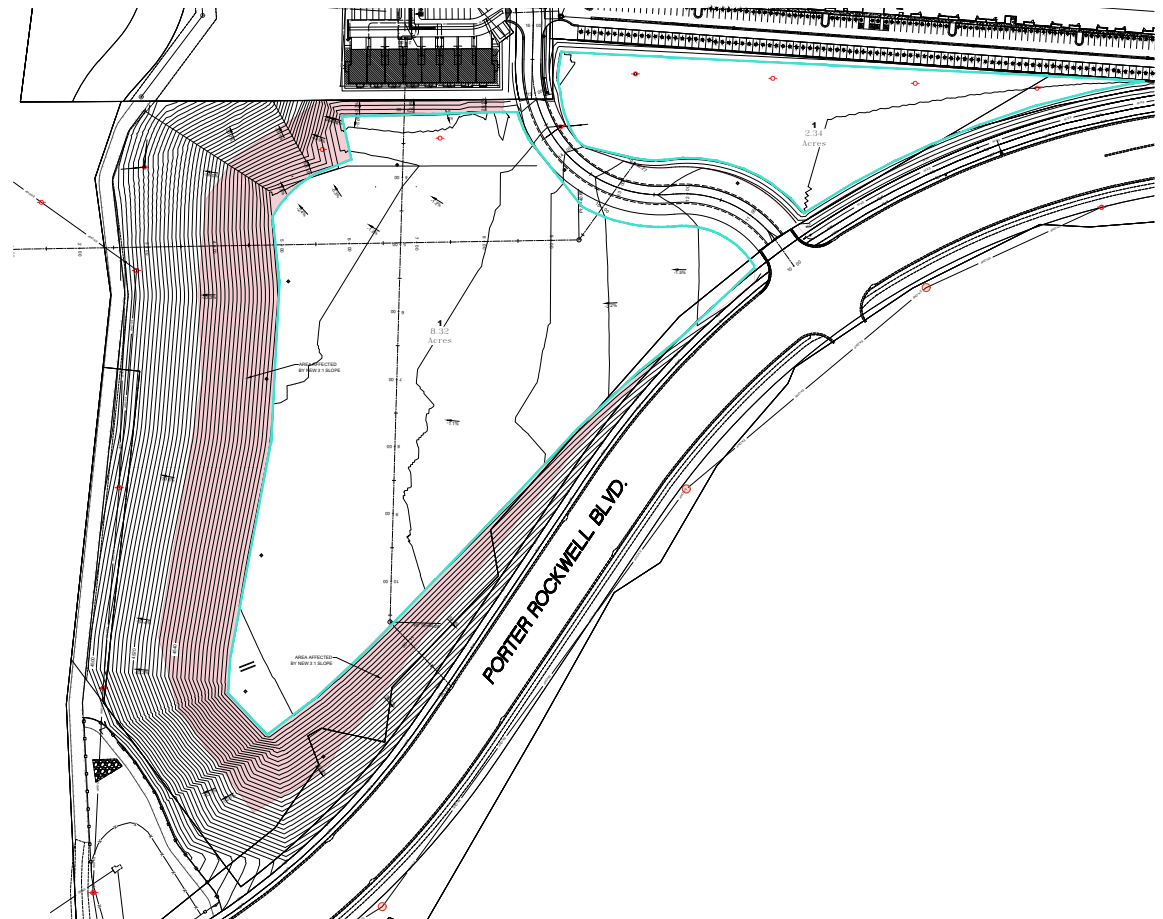
The Bluff at Point Crossing is a 20-Acre parcel along Porter Rockwell Blvd, just east of the recently completed bridge spanning the Jordan River.

The site has been rezoned for a mixed use of commercial retail and low density multi-family.

The rezone requires a minimum of 65,000 SF of commercial retail and allows for up to 50 townhomes.

Applicants can submit site plan, preliminary plat, and final plats through Bluffdale City concurrently.

Slope Stability requires a 3:1 Slope. GWC will be finishing mass grading of site in the next 60-90 days. With this mass grading complete the Geotech recommends standard footings and foundations.



PROPERTY PHOTOS



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
2024 EST. POPULATION		5,052	39,837	142,218
2029 EST. POPULATION		5,144	41,053	146,284
2024 EST. HOUSEHOLDS		1,560	11,302	42,121
2024 EST. AVERAGE HOUSEHOLD INCOME		\$137,476	\$161,807	\$158,713
2024 EST. MEDIAN HOUSEHOLD INCOME		\$109,656	\$118,938	\$124,512

why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.

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CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 15200 South Pony Express Road, Bluffdale, Utah 84065. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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