



For Sale | 1.37 Acres

American Fork Land

576 South 330 East
American Fork, Utah 84003

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Property Overview

Details

Price	\$1,300,000
Cost per Rentable SF	\$21.78
Total Land Area	1.37 Acres
Property Type	Land
Zoning	TR-5 Transitional Residential Zone (Utah County) GC-2 Planned Commercial Zone (American Fork)

Highlights

- Property includes a 2,962 SF home (6 Bed, 3 Baths) - may be rented or sold
- I-15 freeway frontage
- Zoning – Currently TR-5, but could be incorporated into American Fork as GC-2
- New 6" water line is being added to the property
- Great value-add opportunity for owner-user or investors
- Located in an Opportunity Zone



Property Photos



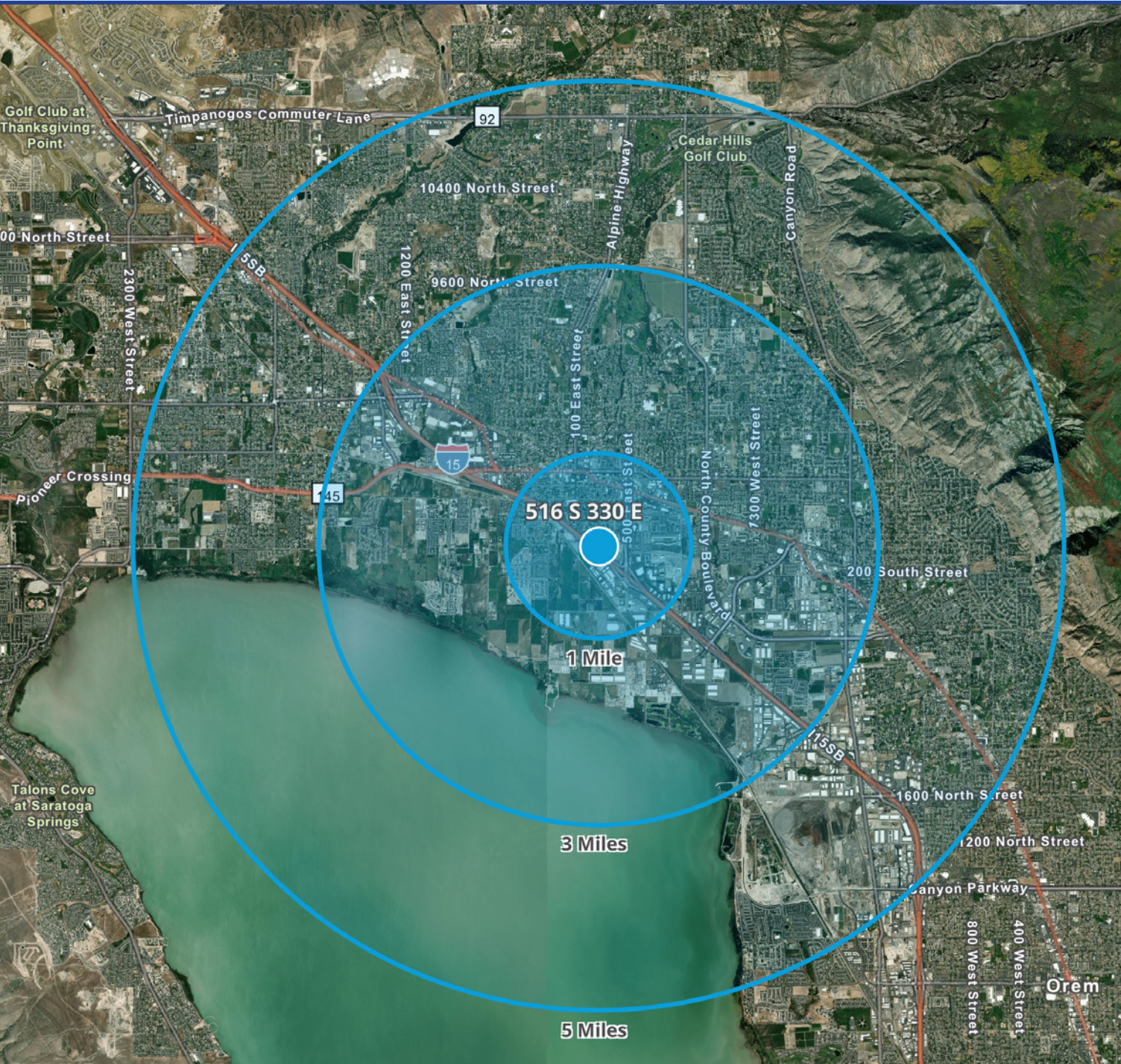


South View



North View

Demographics



2025



Population

1 Mile	11,574
3 Miles	72,065
5 Miles	160,962



2030 Projected Population

1 Mile	13,536
3 Miles	78,316
5 Miles	173,769



Median Household Income

1 Mile	\$90,170
3 Miles	\$104,638
5 Miles	\$114,178



Average Household Income

1 Mile	\$114,500
3 Miles	\$133,410
5 Miles	\$144,178



Median Age

1 Mile	29.0
3 Miles	30.1
5 Miles	29.6



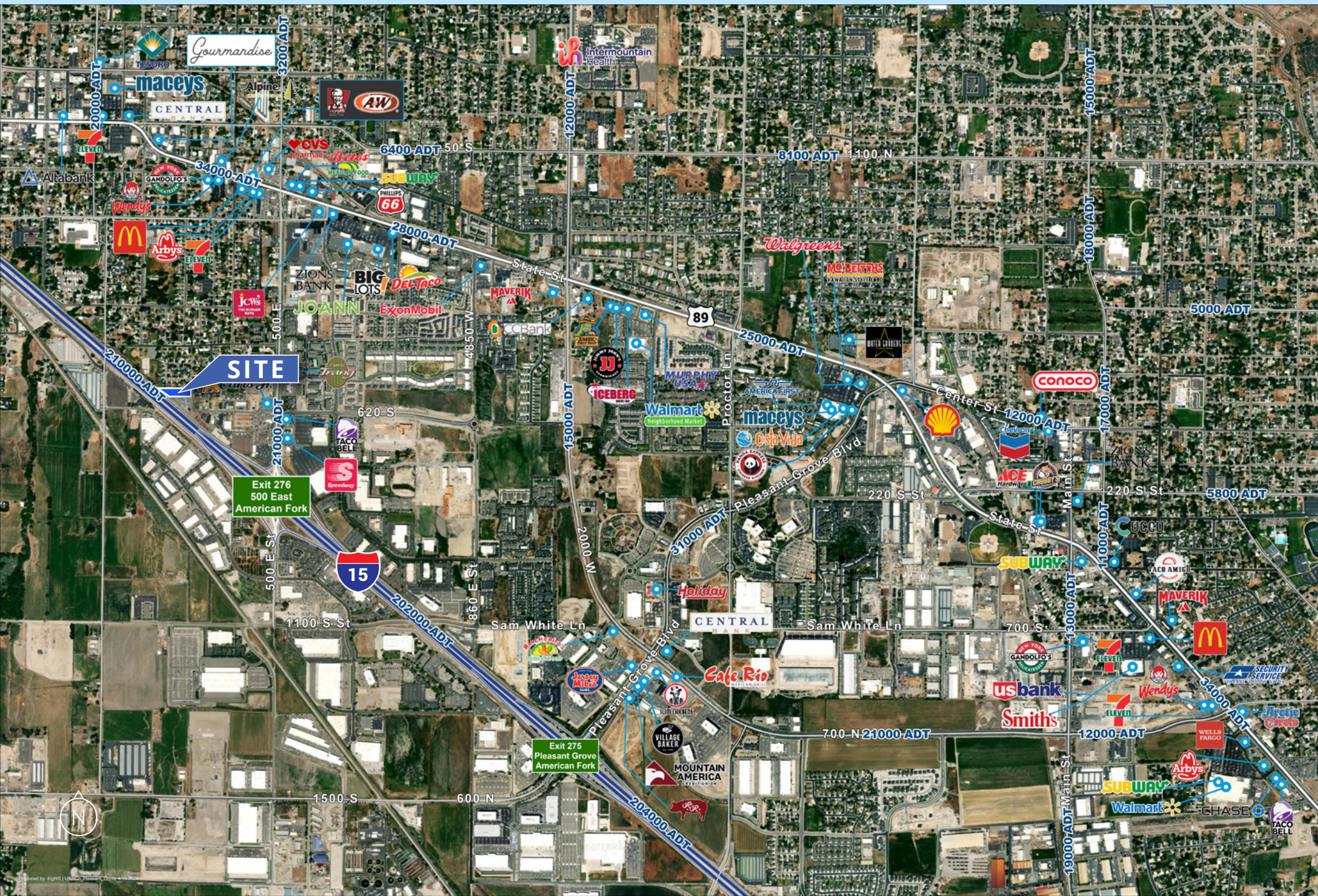
Households

1 Mile	5,123
3 Miles	25,639
5 Miles	52,908

Future Housing Map



Retail Tenant Aerial



Current Zoning (Utah County)

12.16 TR-5 Transitional Residential Zone

1. Declaration of Legislative Intent: The TR-5 Transitional Residential Zone covers land which abuts on or lies adjacent to the boundaries of existing municipalities. The area is characterized by open land that is interspersed with residential dwellings. It is hereby declared that the specific purposes and intent of the County Commission in establishing the TR-5 Transitional Residential Zone are:

To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Utah Code, as amended.

To provide for the conversion of open land by facilitating incorporation or annexation to a municipality.

To provide an efficient, economical development process for the change from rural to developed lands.

To more fully bring about the implementation of the Utah County general plan.

The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.

2. Permitted Uses: The following shall be permitted in the TR-5 zone upon compliance with the standards and requirements as set forth in this ordinance:

One-family dwellings and manufactured homes. Residential accessory structures, when located on the same lot as the dwelling to which such structures are appurtenant, subject to the maximum lot building coverage requirements

of this section.

Home child care and/or private preschools.

Home occupations, subject to the provisions of UCLUO 8.20.

Churches and other structures for religious worship, and churches with a parsonage.

The pasturing of domestic livestock and the keeping of fowl for personal use. Also barns, sheds, pens and coops for keeping such livestock and fowl, subject to the maximum lot building coverage requirements of this section.

The production of fruits and crops in the field and produce stands, subject to the provisions of UCLUO 8.28.

Agricultural structures for the storage and keeping of farm products and farm machinery, subject to the maximum lot building coverage requirements of this section.

Plant and tree nurseries and greenhouses, subject to the maximum lot building coverage requirements of this section.

Public parks and public park facilities, and public historical monuments.

Landscape parks.

Man-made lakes, ponds, dams and other uncovered impoundments if such are under ten (10) acre feet in capacity; and covered water tanks which do not extend over twenty (20) feet, measured from average natural grade to the highest point of the structure including any object mounted or attached to the water tank.

Fences, walls, and landscaping, subject to the provisions of UCLUO 4.76.

Signs, subject to the provisions of UCLUO 8.24.

Water wells and appurtenant pipelines, pumps and pump houses.

Camping on private property by property owners and their permitted guests. In this zone, permitted guests do not include those individuals who arrange to camp overnight on the owner's property through a reservation system regardless of whether the individual making the reservation paid to camp overnight on the property.

Accessory dwelling unit located on the same lot or parcel as the dwelling to which it is accessory to, subject to the provisions of UCLUO 8.116.

Temporary uses and structures subject to the provisions of UCLUO 8.16.

A planned subdivision which has been approved according to the provisions of UCLUO 14.

3. Permitted Conditional Uses: In the TR-5 zone the following shall not be permitted by the Zoning Administrator unless approval of a conditional use permit has been authorized in accordance with the land use ordinance by the designated reviewing agency:

A man-made lake, pond, dam or other uncovered water reservoir over ten (10) acre feet in capacity, or a covered water tank which extends over twenty (20) feet above average natural grade, when approved by the Planning Commission as a conditional use according to the provisions of UCLUO 16.

A preschool, primary school, or secondary school which the Planning Commission has approved as a conditional use according to the provisions of UCLUO 16.

A nursing home which the Planning Commission has approved as a conditional use according to the provisions of UCLUO 16.

[Utah County Municipal Code](#)

New Potential Zoning (American Fork)

Sec 17.4.404 GC-2 Planned Commercial Zone

Intent. The intent in establishing the GC-2 planned commercial zone is to provide an area in which a congruous mixture of retail and wholesale commercial, warehousing and related uses may be located in a coordinated design environment.

The zone is generally located along major transportation arteries in the fringe areas of the city where land ownership is in relatively large blocks permitting integrated design and development and the sharing of amenities and facilities.

It is intended that the zone also function as a transition zone.

Permitted uses. Uses within this zone shall be limited to planned commercial projects which are designed, approved, constructed and maintained in accordance with the applicable provisions of Section 17.7.601 of this code.

Sec 17.4.403 CC-2 Central Commercial Zone

Intent. It is the intent of this zone to: (1) facilitate the orderly development of property within and adjacent to the built-up central business area of the city for commercial purposes but to do so in a manner to minimize the adverse impacts of such commercial activity on existing residents and residential uses in the zone area and, (2) encourage and facilitate the preservation and restoration of homes in the zone area having unique historic significance.

The zone is to be applied to the existing built-up areas within and adjacent to the existing

central commercial areas of the city which were initially developed for residential purposes, but which have more recently experienced a trend toward conversion in use for office and commercial purposes.

The zone is characterized by a mixture of relatively small commercial structures and existing residences converted for office and retail and service commercial purposes and located in pleasant landscaped settings, interspersed with older residential structures, still occupied as dwellings. Many of the dwellings and converted dwellings qualify for historic building status.

Permitted and conditional uses. The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this code:

Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.

Home occupations, when conducted as an incidental part of a residence permitted pursuant to paragraph 1 above, and subject to the provisions of Section 17.5.123.

General retail stores and shops providing goods and services for sale at retail in the customary manner.

Office buildings, medical clinics.

Commercial recreation enterprises including movie theaters, bowling alleys, recreation centers, athletic clubs, etc.

Accessory signs in accordance with the

provisions of Section 17.5.128.

Historic building conservation projects, subject to the applicable provisions of Section 17.7.801 of this code.

Specialty schools subject to the approval of a site plan in accordance with the provisions of section 17.6.101.

Pre-schools and day-care nurseries subject to approval of a site plan in accordance with the provisions of section 17.6.111.

Residential facility for handicapped persons, when occupying a residential structure constructed prior to the classification of the property into the CC-2 zone and subject to the standards and conditions set forth under Section 17.6.107.

Residential facilities for elderly persons and residential health care facilities (small scale), when occupying a residential structure constructed prior to the classification of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.108.

Youth group housing facilities, when occupying a residential structure constructed prior to the zoning of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.109.

Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.

Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service).

[American Fork Municipal Code](#)

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