

COMMERCIAL LAND FOR SALE

13856 South 2700 West • Bluffdale, Utah 84065

HIGHLIGHTS

- PARCEL SIZE: 1.69 ACRES
- SALE PRICE: \$32 PSF
- ZONING: GC-1 (GENERAL COMMERCIAL)
- VERY HIGH-GROWTH AREA

NEW INTERCHANGE
UNDER CONSTRUCTION
OPENS Q4 2025

SITE

BANGERter HWY
45,000 ADT

2700 WEST 8,000 ADT

MOUNTAIN WEST
VETERINARY SPECIALISTS

Bowcutt's
FlooringAmerica.
SERENITY
FUNERAL HOME

Midvalley
Bible Church

The Children's
Courtyard

NORTH STAR ACADEMY

Smith's
Marketplace

REDWOOD RD



CHLOE CYPERS

801.644.6299 | ccybers@legendcommercial.com

HUNTER TODD

801.808.8146 | htodd@legendcommercial.com

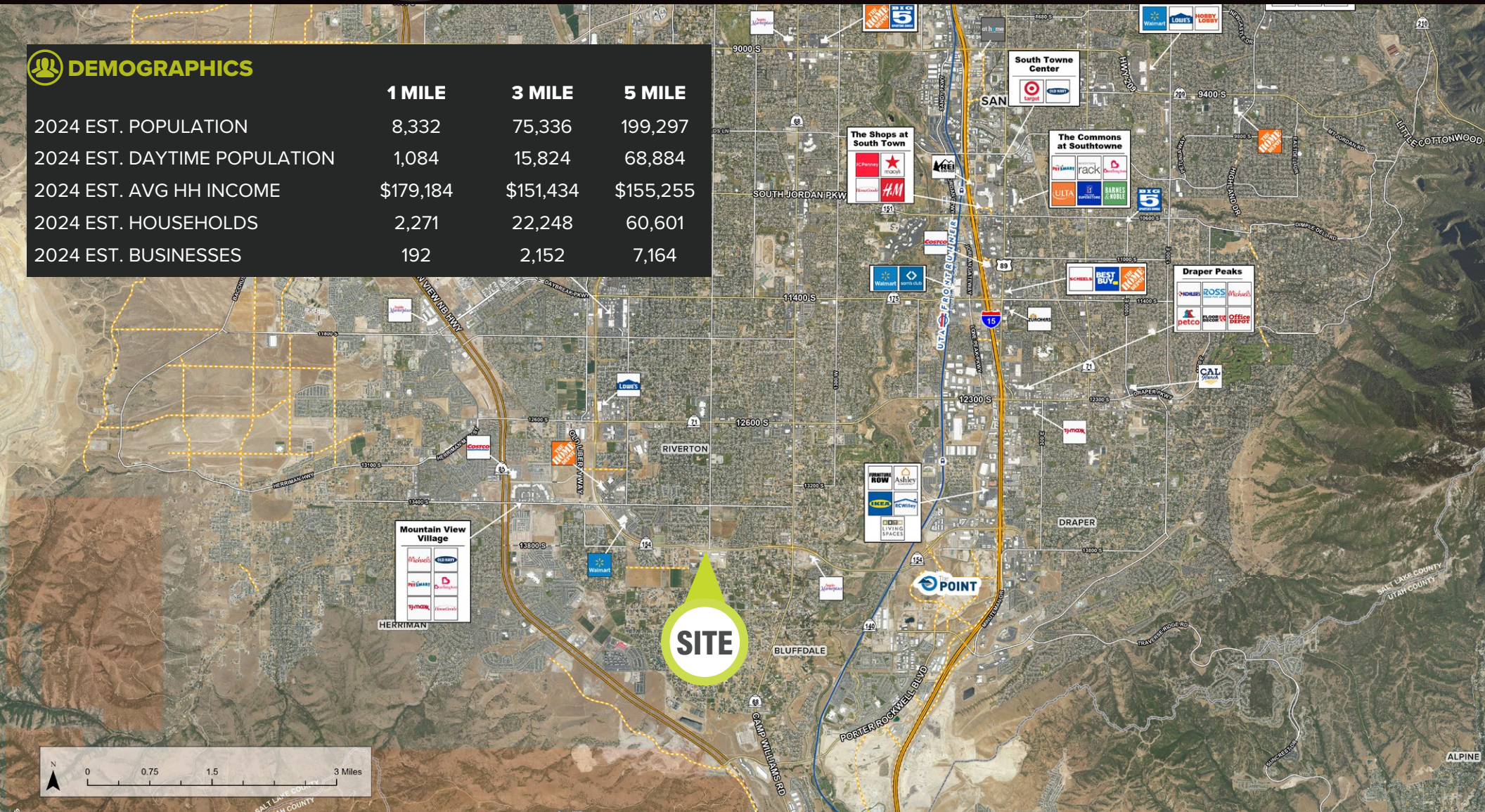
PARTNER XTEAM
RETAIL ADVISORS

LEGEND
COMMERCIAL

801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	8,332	75,336	199,297
2024 EST. DAYTIME POPULATION	1,084	15,824	68,884
2024 EST. AVG HH INCOME	\$179,184	\$151,434	\$155,255
2024 EST. HOUSEHOLDS	2,271	22,248	60,601
2024 EST. BUSINESSES	192	2,152	7,164



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