



32ND STREET DEVELOPMENT SITE

OGDEN, UTAH | 1.01 ACRES

Situated in Ogden, Utah, the 32nd Street Development Site **provides a ready to go infill townhome opportunity** in the heart of Ogden. Currently zoned as a Multiple-Family Residential Zone/ Conditional Overlay Zone, the property **allows for up to 26 townhomes**. A development agreement is already in place with the city, and much of the due diligence work has been completed. The entitlement process is procedural. Conveniently located less than 10 minutes from Weber State University, the UTA Ogden FrontRunner station, and Ogden Regional Airport, this site provides excellent accessibility.

1.01 ACRES

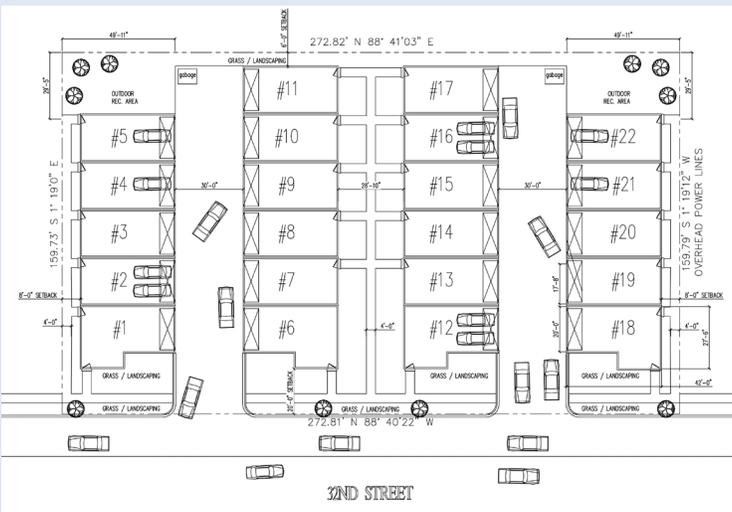
ALLOWS UP TO 26 TOWNHOMES

PROPERTY OVERVIEW

Price	\$975,000
APN	04-062-0024
Land Area	1.01 Acres
Zoning	Multiple-Family Residential/ Conditional Overlay

POTENTIAL SITE PLANS

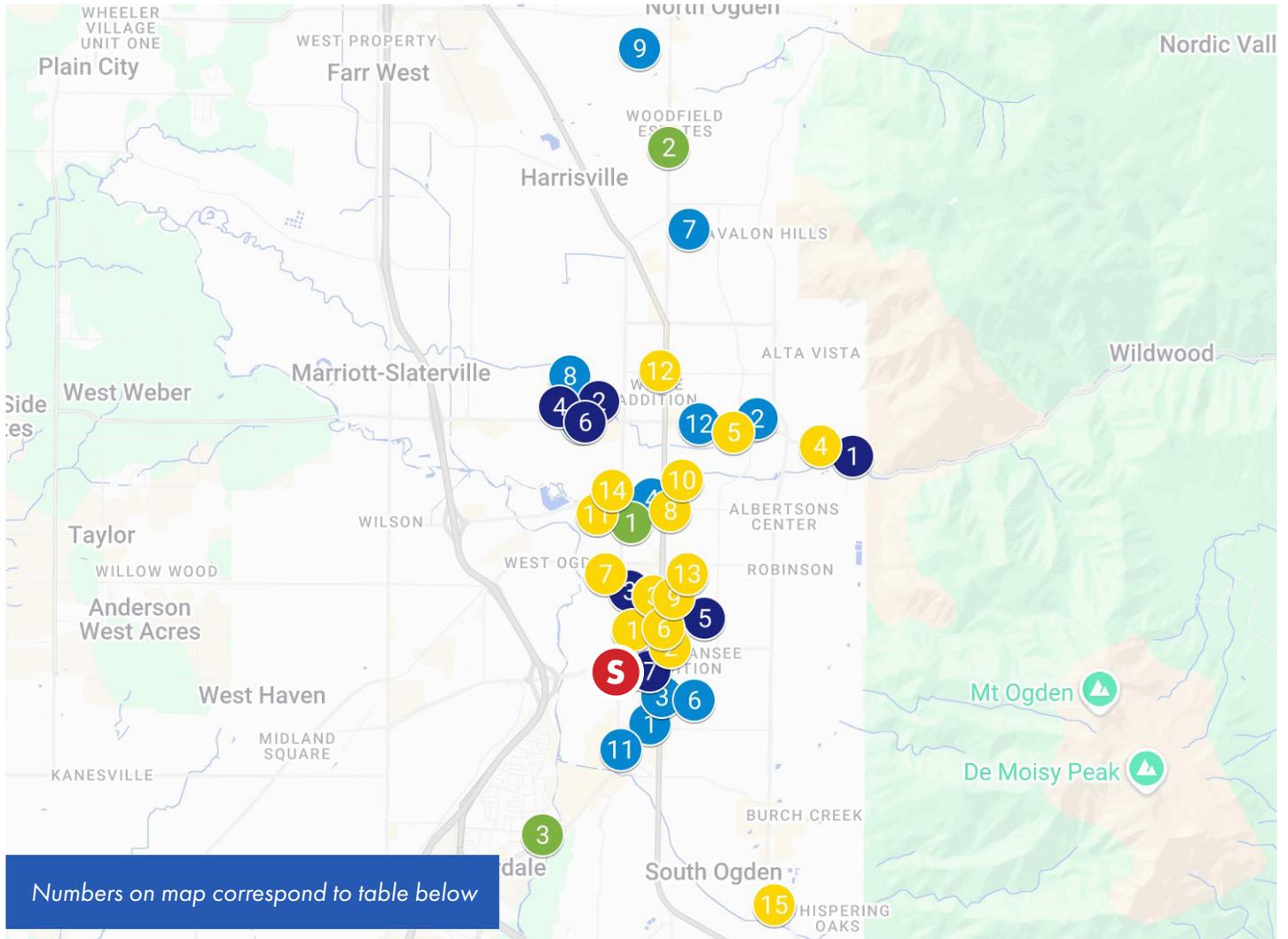
- 22 townhomes
- Outdoor community areas



PARCEL MAP & MEASUREMENTS



OGDEN MULTIFAMILY DEVELOPMENT PIPELINE



Numbers on map correspond to table below

Subject Property		
5	32nd Street Development Site	Ogden

Recently Completed

Property Name	City	Unit Count	Property Type
1	Basin View Apartments	Ogden	28 Low-Rise
2	Canyon View Living on 12th, Phase 1	Ogden	108 Mid-Rise
3	City Flats Apartments	Ogden	39 Mid-Rise
4	Current by Lotus II	Ogden	30 Townhomes
5	Hunter's Landing	Ogden	154 Mid-Rise
6	Lofts on 34th	Ogden	26 Garden Apartments
7	Mount Lewis Townhomes	Ogden	40 Townhomes
8	North Pointe Townhomes	Ogden	54 Townhomes
9	Patriot Pointe Phase II	North Ogden	42 Townhomes
10	Phoenix Rise Apartments (fka Lloyd Manor)	Ogden	84 Mid-rise
11	Seasons on Riverdale	South Ogden	180 Mid-Rise
12	Sienna Village Townhomes	Ogden	22 Townhomes

Under Construction

Property Name	City	Unit Count	Property Type
1	Enduro	Ogden	160 Townhomes
2	Riverdale Townhomes	Ogden	100 Townhomes
3	Silvercrest Senior Apartments	Ogden	48 Low-Rise
4	The Keyes @ 12th Street (fka Hunters Landing North)	Ogden	100
5	The Sycamore on 28th	Ogden	7 Townhomes
6	Villas at the Pointe	Ogden	220 Mid-Rise
7	Wonderblock	Ogden	356 Mid-Rise

Likely Start in next 6 months

Property Name	City	Unit Count	Property Type
1	Brick + Rail Townhomes	Ogden	24 Townhomes
2	Coopers Towne - South	North Ogden	58 Mid-Rise
3	Riverside Flats Apartments	Riverdale	198 Low-Rise

Planned Projects

Property Name	City	Unit Count	Property Type
1	2842 Childs Avenue	Ogden	7 Low-Rise
2	30th Street Apartments	Ogden	18 Low-Rise
3	46-Unit Development	Ogden	46 Mid-Rise
4	Canyon Road Flats	Ogden	29 Low-Rise
5	Canyon View Living on 12th, Phase 2	Ogden	88 Townhomes
6	Fox Apartments	Ogden	12 Low-Rise
7	Highline Apartments	Ogden	116 Mid-Rise
8	Lofts on the Hill	Ogden	14 Low-Rise
9	Malakite Apartments	Ogden	101 Mid-Rise
10	Ogden River's Edge	Ogden	110 Mid-Rise
11	Railyard Lofts	Ogden	348 Mid-Rise
12	Tardigrade Apartments	Ogden	24 Garden
13	The Red Admiral	Ogden	27 Low-Rise
14	The Wall Apartments	Ogden	96 Mid-Rise
15	Waters Edge Apartments	South Ogden	166 Mid-Rise

The Nielsen Jensen Team recognizes the importance of tracking current supply and pipeline as an indicator of the health of the market. We work closely with property owners, appraisers, and other resources to ensure our team is up to date on delivering projects and absorption. Quarterly updates to our under construction pipeline has proven extreme value to our clients and the market.

OGDEN, UTAH

Situated at the foot of the majestic Wasatch Mountains, Ogden, Utah, is a vibrant city that seamlessly blends urban amenities with abundant outdoor adventures. Boasting a population of approximately 87,000 residents, Ogden is a diverse and culturally rich community that prides itself on its historical significance and modern attractions. Steeped in history, the city's downtown area is adorned with well-preserved Victorian architecture, reflecting its heritage as a bustling railroad hub. Today, Ogden caters to outdoor enthusiasts and nature lovers, offering easy access to world-class ski resorts, hiking trails, and water sports activities. The bustling 25th Street features an array of lively restaurants, unique shops, and art galleries, ensuring there's always something to explore in this dynamic city.

6.6%

POPULATION GROWTH RATE
(2010-2025)

88,381

2025 POPULATION

33.1

MEDIAN AGE

\$73,732

MEDIAN HOUSEHOLD INCOME

\$416,831

MEDIAN HOME VALUE

OGDEN-CLEARFIELD: #2 BEST PERFORMING LARGE CITY

(MILKEN INSTITUTE, 2025)



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