



EMIGRATION OVERLOOK

Condo Development Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Emigration Overlook (the "Site"), a 1.12-acre residential development parcel positioned at the mouth of Emigration Canyon on Salt Lake City's East Bench. The East Bench is Salt Lake City's most coveted residential submarket, supported by average household incomes of \$250,000. Zoned RMF-45, the Site is well positioned to serve this affluent buyer pool through an ultra-luxury condo development.

The Site benefits from a previously approved planned development for 12 luxury condo units. The design cascades down the hillside to reduce visual impact and preserve view corridors, while rooftop terraces and expansive glazing capitalize on the views. Given limited newer product nearby, the Site presents a compelling opportunity to deliver a high-end, view-oriented condo community.

ASSET SUMMARY

Name:	Emigration Overlook
Address:	860 South Donner Way Salt Lake City, Utah
Parcel Number:	16-11-254-001
Site Size:	1.12 acres
Zoning:	RMF-45 (Moderate/High Density Multi-Family Residential)
Entitlement Status:	Previously approved for 12 luxury condos (2016 plan set)*
Asking Price:	\$4,200,000 (\$86.08 psf)

* Buyer to verify current entitlement status/
re-approval requirements

Exclusive Advisors

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ACCESS & LOCATION

Emigration Canyon is a highly desirable East Bench neighborhood that offers a unique blend of privacy and nature while remaining conveniently close to Salt Lake City's urban amenities. Residents will enjoy quick access to Downtown Salt Lake City (Approx. 15 minutes) and Little Dell Reservoir (Approx. 20 minutes) via Emigration Canyon. The East Bench location is uniquely situated between Salt Lake City and Park City, delivering an uncommon balance of city connectivity and mountain access.

Emigration Canyon's income profile is exceptionally strong, with an average household income of \$250,800. Over 70% of households earn \$100,000+, and nearly 50% earn \$200,000+, underscoring the depth of purchasing power for premium, for-sale housing.

The area's median age is 34, aligning with demand for condos in a high-quality, lifestyle-oriented location. Housing fundamentals are equally compelling, with 77.1% of housing units owner-occupied and a median year of construction of 1959, highlighting the limited newer inventory and supporting a differentiated, modern condo offering.



Little Dell Reservoir

NEARBY MAJOR RETAILERS

- Dan's MARKET
- SHAKE SHACK
- maceys
- Hash Kitchen THE BRUNCH LIFE
- Walmart Supercenter
- Mister
- corepower YOGA
- DABS
- Jersey Mike's SUBS
- CUPBOP KOREAN BBQ IN A CUP
- The UPS Store
- FLOWER CHILD
- SLICE HOUSE BY TONY GEMIGNANI
- ANYTIME FITNESS
- ZIONS BANK
- Starbucks
- Domo
- SLRC

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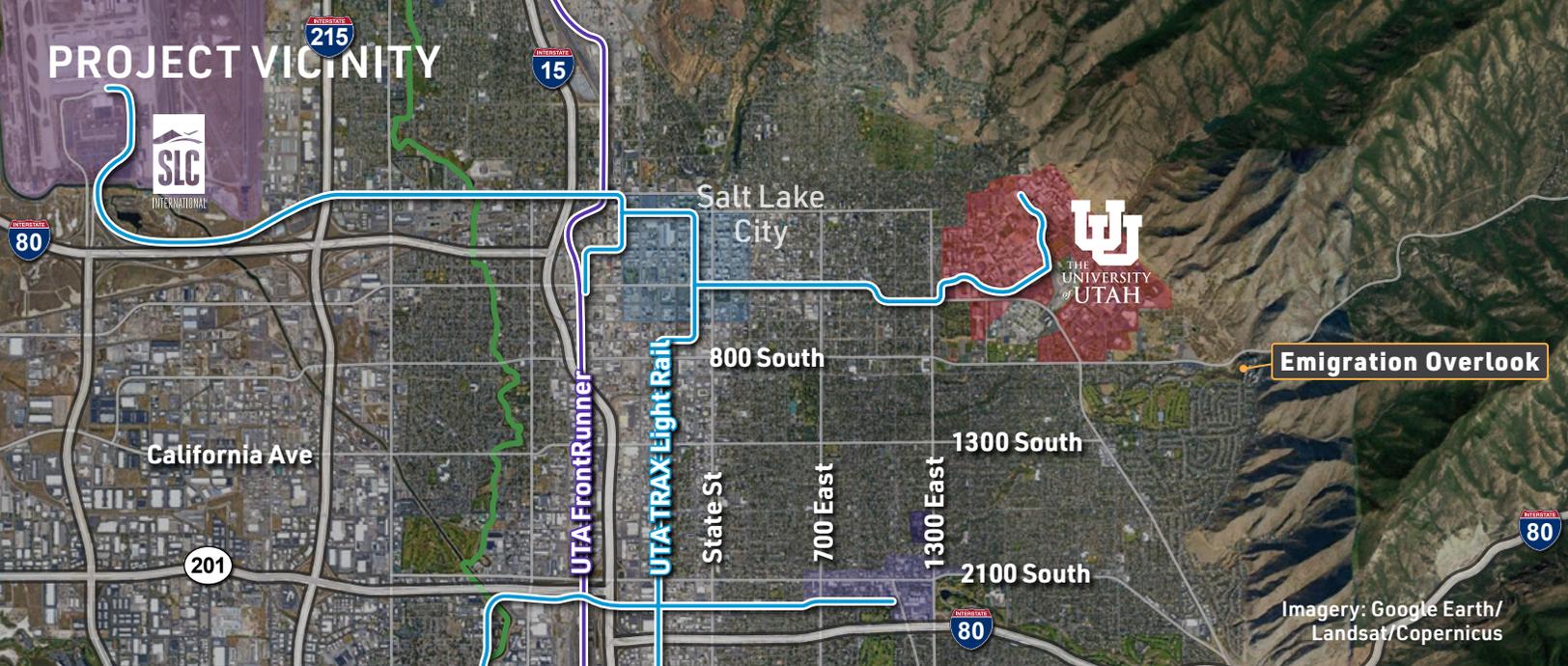
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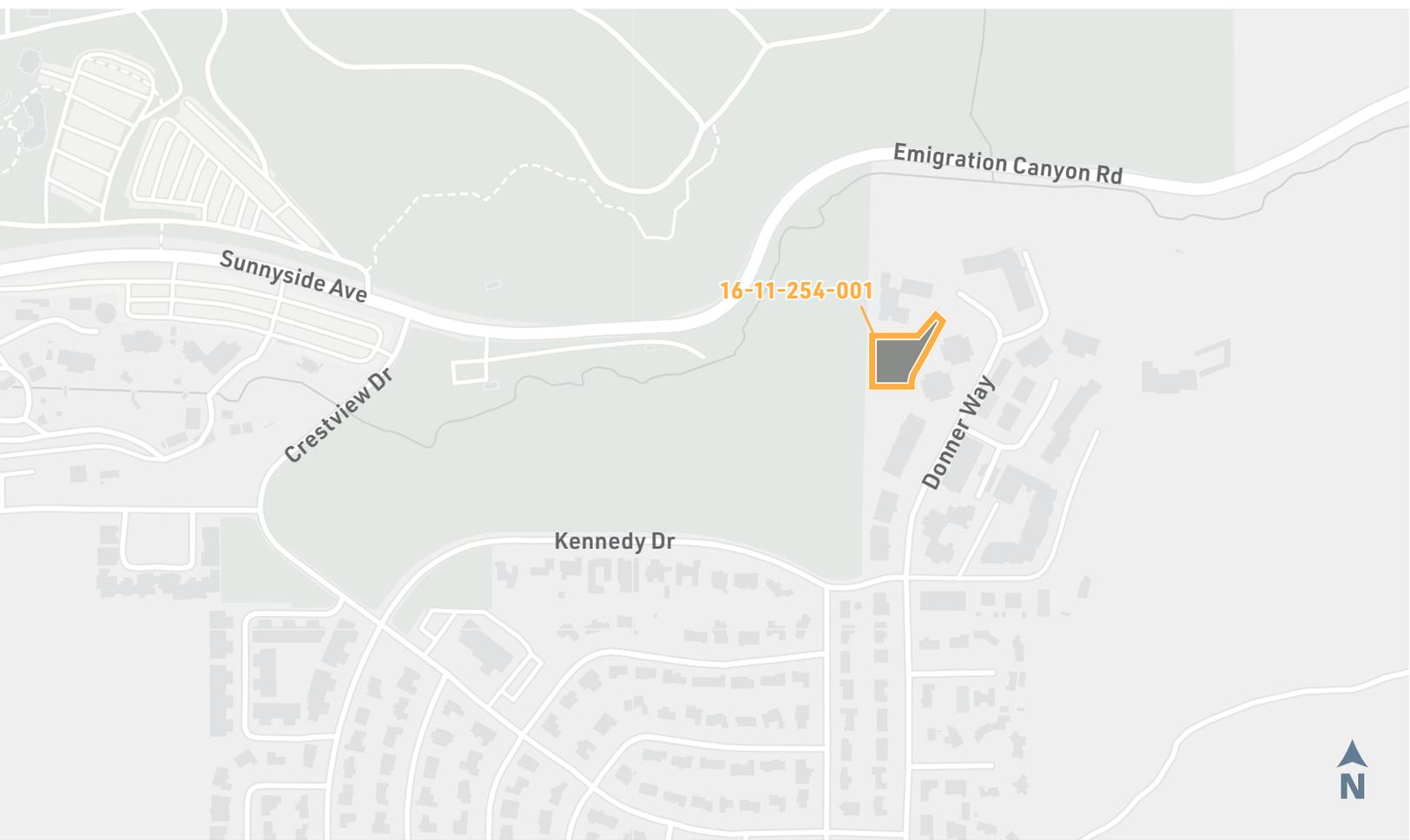
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PROJECT VICINITY



Emigration Overlook

Imagery: Google Earth/
Landsat/Copernicus



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