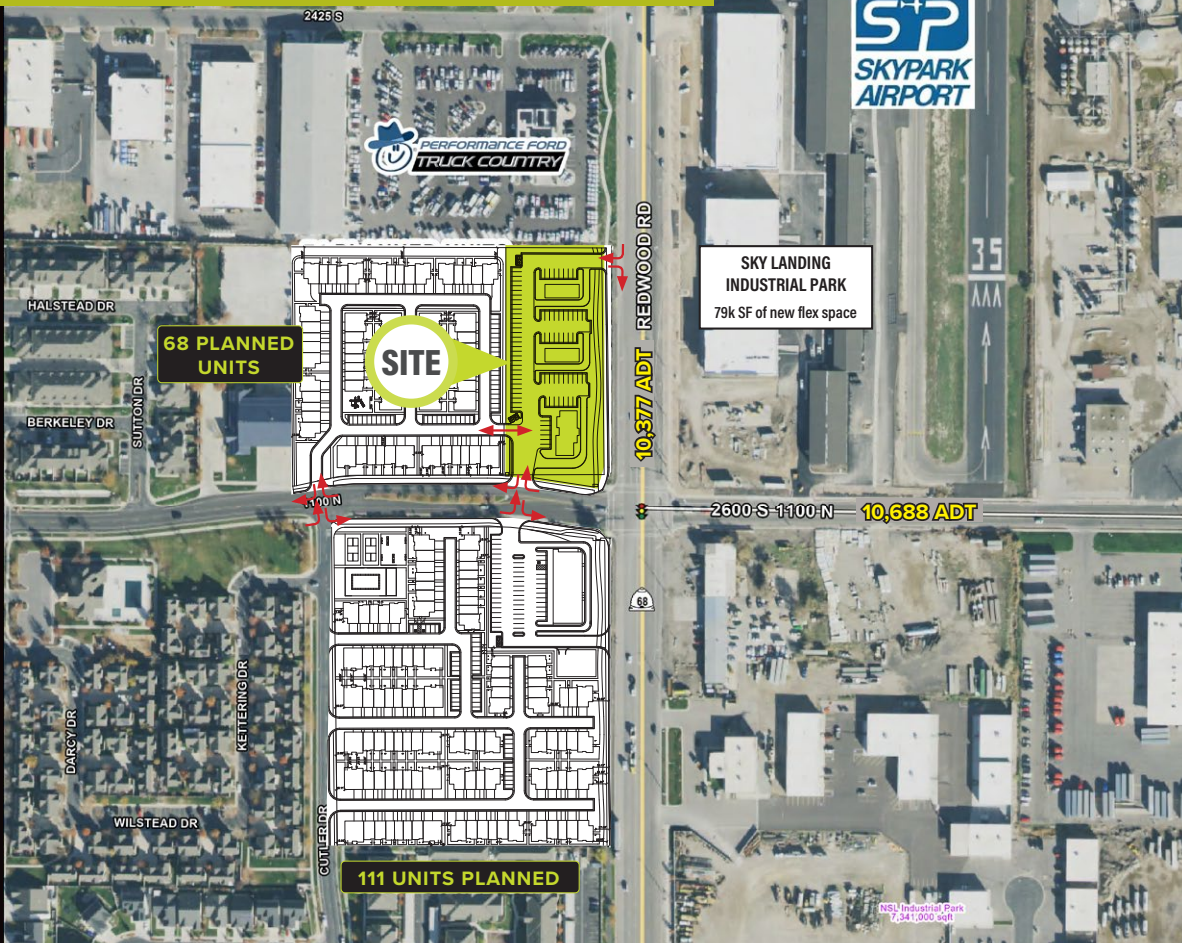


2596 S REDWOOD RD

2596 S (1100 N) Redwood Rd • North Salt Lake, UT



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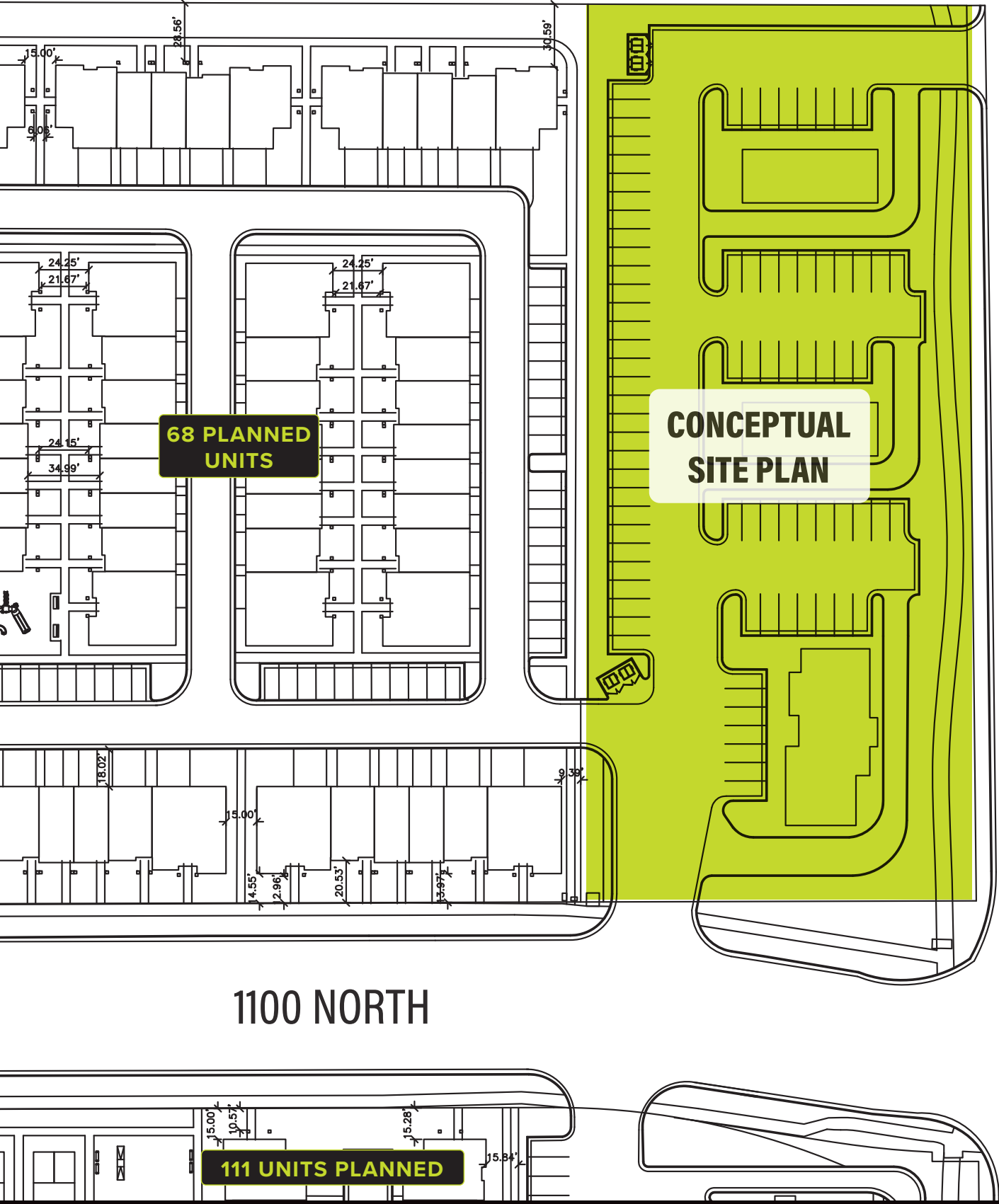
LEGEND
PARTNERS ■■■■

801.930.6750 | www.legendllp.com

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

HIGHLIGHTS

- ~1.87 ACRES FOR SALE
- SALE PRICE: \$25 PSF
- GROUND LEASE / BTS RATE: CONTACT AGENT
- SUBDIVIDED PAD PRICING: CONTACT AGENT
- CURRENT ZONING CG (GENERAL COMMERCIAL)
- 1100 NORTH PROVIDES DIRECT ACCESS TO I-15
- APN'S: 060820120, 060820059, 060820158



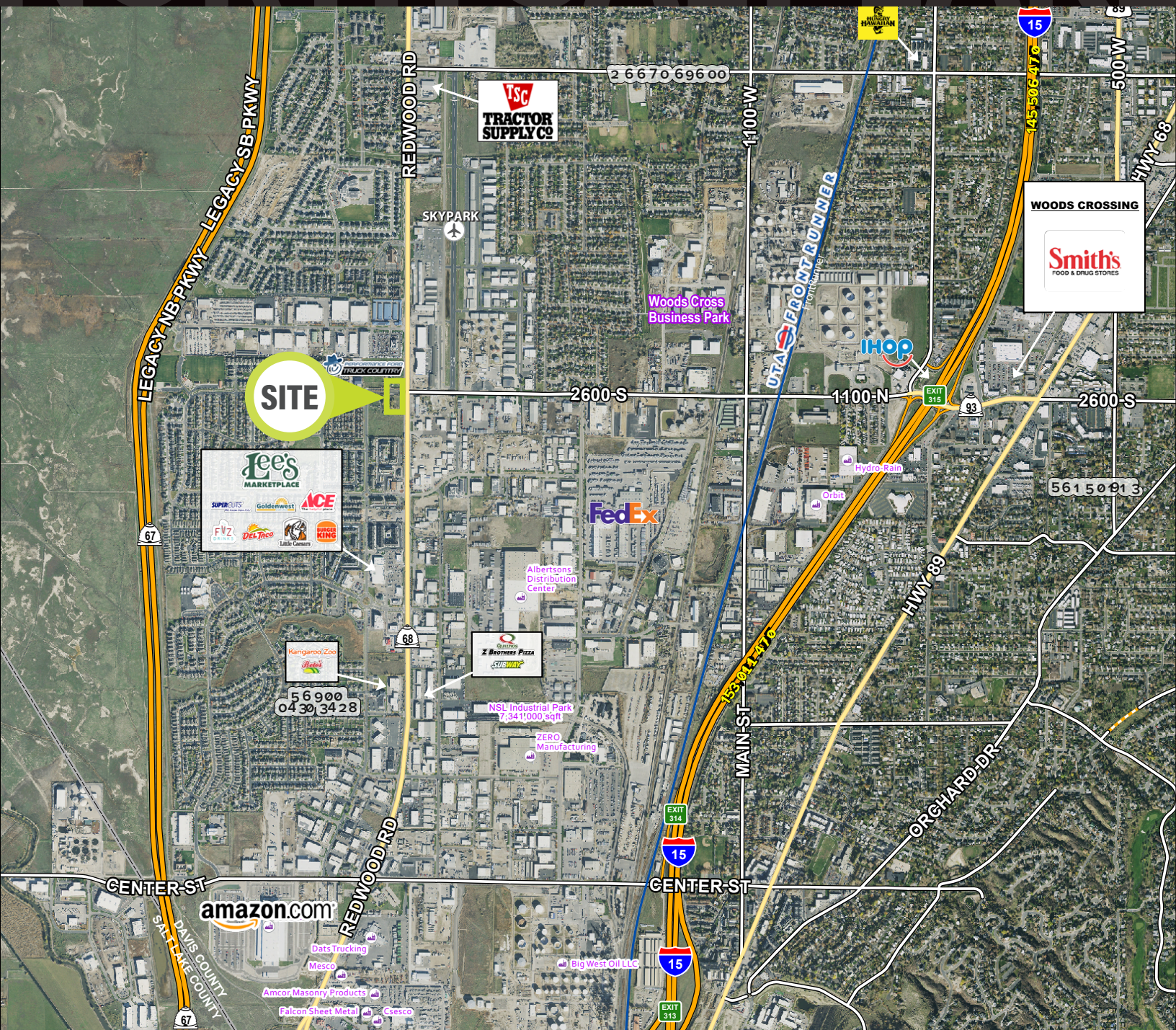
68 PLANNED UNITS

CONCEPTUAL SITE PLAN

111 UNITS PLANNED

REDWOOD RD





DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	10,247	52,424	108,224
2028 PROJECTED POPULATION	11,245	56,066	114,976
2023 EST. DAYTIME POPULATION	5,224	23,403	42,106
2023 EST. AVG HH INCOME	\$147,647	\$124,883	\$132,616
2023 EST. HOUSEHOLDS	3,316	17,600	35,944
2023 EST. BUSINESSES	414	2,280	4,347

TRAFFIC

REDWOOD RD
10,377 VEHICLES PER DAY

W 1100 N
10,688 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS