

Retail/Office

Commercial Land For Sale



OFFERING MEMORANDUM

8939 S 5600 W
West Jordan, UT 84081



KW COMMERCIAL

kw CEDAR VALLEY



EXECUTIVE SUMMARY

Property Overview
Investment Highlights
Demographics
Property Summary

PHOTOS

Property Photos

MAPS

Nearby Establishments


LOCATION OVERVIEW

West Jordan, Utah



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INVESTMENT HIGHLIGHTS

Sales Price	\$1,300,000
Acres	1.40
Price/SF	\$22/SF
Investment Type	LAND
Zoning	PC (Planned Community) - Retail/Office
Traffic Counts	17,949 ADT on 9000 South
Tax ID	26-01-153-035

West Jordan Marketplace Land For Sale

High-Exposure Commercial Development Site in Core West Jordan Growth Corridor. This 1.40 acre PC-zoned parcel represents a rare opportunity to secure commercial land in one of West Jordan's developing retail areas. Positioned directly off 5600 West, immediately north of Mountain America Credit Union, the site offers exceptional visibility, strong traffic counts, and proximity to nationally recognized anchors that continue to drive sustained consumer demand. With entitlement work underway and conceptual plans in place, this asset is ideally suited for an investor seeking near-term development execution or an end user looking to control a strategic long-term location. Future transit-oriented grother further enhances the site's upside, as a planned UTA station at the southwest corner of 9000 South is expected to increase accessibility, foot traffic, and overall site value.



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Property Photo



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Investment Highlights



West Jordan Marketplace Land

Located within a high visibility, high-performing commercial corridor with traffic counts at 17,949 ADT on 9000 South



Transit Oriented

Adjacent to a planned UTA station, positioning the site to benefit from increased density, traffic flow, and future development.



Surrounded by Major Brands

Strategic location near national retailers such as UTA, MACU, Jordan Landing, Smith's Marketplace, Target, Home Depot



Captive Workforce, Underserved Retail Corridor

Concentration of adjacent Industrial users provides a consistent weekday daytime customer base ideal for restaurants, coffee, fast-casual dining, and service-oriented tenants.



Entitlement Progress + Development Readiness

Includes conceptual plans for 2 retail buildings totalling approx 9600 SF with CUPs already submitted allowing a buyer to accelerate timelines



Flat Topography and Nearby Utilities

2024 DEMOGRAPHICS

Est Population	1 Mile > 9,217
	3 Mile > 86,586
	5 Mile > 237,254
Est Households	1 Mile > 2,634
	3 Mile > 25,680
	5 Mile > 72,327
Est Average HH Income	1 Mile > \$160,174
	3 Mile > \$150,951
	5 Mile > \$142,533



Nearby Establishments

Single Family Permits

- 2019 (1,088)
- 2020 (1,488)
- 2021 (1,430)
- 2022 (888)
- 2023 (573)

Single Family Projects

- Planning (14)
- Construction (3)
- Completed (10)

Multi Family Permits

- 2019 (34)
- 2020 (81)
- 2021 (32)
- 2022 (17)
- 2023 (57)

Multi Family Projects

- Planning (24)
- Construction (2)
- Completed (30)

±12,000
VPD

8939 S 5600 W
SUBJECT
PROPERTY



West Jordan, Utah



Located at 9000 South and 5600 West, the property sits within one of West Jordan's most established and economically diverse commercial corridors. West Jordan is Utah's fourth-largest city and a key employment hub in the southwest Salt Lake Valley, benefiting from strong population growth, regional connectivity, and a mix of industrial, service, and retail uses. The immediate trade area is characterized by a dense concentration of industrial and logistics businesses that support a large, consistent daytime workforce, while nearby national retailers and financial institutions reinforce long-term traffic patterns and market stability.

This location functions as a strategic infill node where employment density meets undersupplied retail, creating a compelling opportunity for convenience-oriented development. Limited nearby retail options position new development to capture daily service demand with minimal competitive pressure. Strong arterial access along 9000 South and 5600 West provides excellent visibility and regional connectivity, while planned infrastructure improvements, including a future UTA station at the southwest corner of 9000 South, underscore the area's long-term growth trajectory and investment appeal.

≈116,277

Population

≈33.1

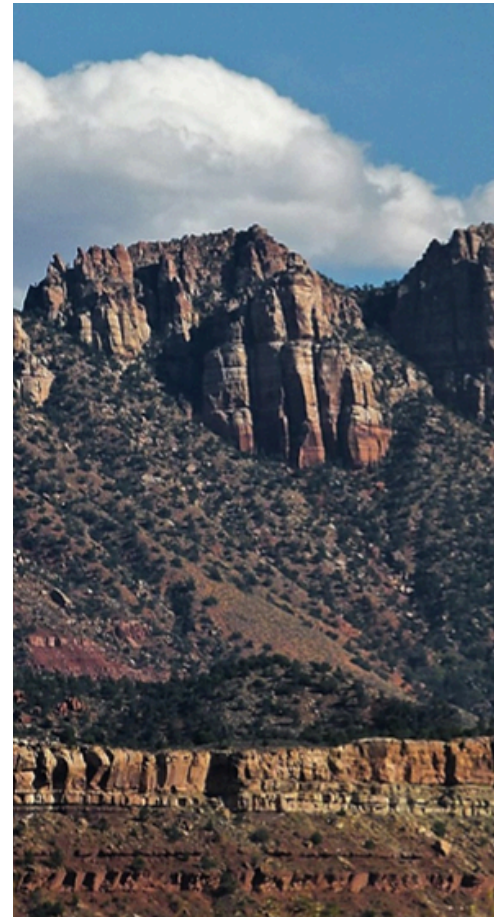
Median Age

\$103,960

Median Household Income (2024)

6.2%

Poverty Rate



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