



For Sale

# Bangerter Highway Land

11985 S 4000 W, Riverton, Utah 84096



Accelerating success.



# The Property

## Highlights

- Sale Price: \$3,857,238  
(\$23.00 Per Sq. Ft.)
- Highly visible from Bangerter Highway  
- 45,000 cars on average daily.
- Great views looking east at Wasatch Mountains.
- Located in hyper growth market
- Commercial Zoning
- Proximity to IHC Riverton Hospital and multiple shopping centers with amenities.

## Details

Parcel	Size	Zoning
27-29-101-008-0000	3.85 Acres	C-PO





## Neighborhood

This property sits near the heart of Daybreak's emerging commercial corridor - benefiting from high visibility, pedestrian access, and commuting ease. The area is further boosted by recent infrastructure developments like the new TRAX station (South Jordan Downtown Station) and the nearby Ballpark at America First Square.

With Daybreak evolving into a vibrant mixed-use hub, demand for well-located commercial space is heating up.

## Land Use Designation

Ideal site for medical/professional office or for an alternative use such as a church, day care, private school, or other similar use.

Significant value with Bangerter Highway visibility, easy access and close proximity to existing amenities and valuable development such as IHC Riverton Hospital and The District Shopping Center.

## Demographics



2025  
population

125,475



2025 Average  
Household Income

\$160,724







### The District

120 acres includes theatres, restaurants, retail facilities, residential housing, specialty shops, and office buildings.

11400 SOUTH

11400 SOUTH

11800 SOUTH

4000 WEST

BANGERTE HWY

**SITE**  
**3.85**  
**ACRES**



Shopping Centers



The District



Exit/On-Ramp





**iH** Intermountain  
Health  
Riverton Hospital

BANGERTER HWY

4000 WEST

**SITE**  
**3.85**  
**ACRES**



Medical Office



Exit/On-Ramp



IHC Riverton Hospital



Shopping Centers





## Drive Times:



IHC Riverton  
Hospital  
**4 Minutes**



Holy Cross | West Jordan  
Hospital  
**6 Minutes**



International  
Airport  
**23 Minutes**



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