



For Sale

# Bangerter Highway Land

11985 S 4000 W, Riverton, Utah 84096



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# 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.

## Demographics

 2025 population

 125,475

 2025 Average Household Income  
\$160,724

## 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.





 Shopping Centers

 The District

 Exit/On-Ramp



● Medical Office

● IHC Riverton Hospital

● Exit/On-Ramp

● Shopping Centers



IHC Riverton  
Hospital  
**4 Minutes**



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



International  
Airport  
**23 Minutes**

**Brandon Fugal**

+1 801 947 8300

[brandon.fugal@colliers.com](mailto:brandon.fugal@colliers.com)

**Josh Smith**

+1 801 947 8300

[josh.smith@colliers.com](mailto:josh.smith@colliers.com)

**Angela Kroneberger**

+1 801 947 8300

[angela.kroneberger@colliers.com](mailto:angela.kroneberger@colliers.com)

**Travis Healey, SIOR**

+1 801 947 8335

[travis.healey@colliers.com](mailto:travis.healey@colliers.com)



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**Colliers**

6440 S. Millrock Dr., Suite 500

Salt Lake City, UT 84121

Main: +1 801 947 8300

[colliers.com](http://colliers.com)

