



**FOR SALE**

**DEVELOPMENT  
LAND/RES LOTS**

641 N. Victory Road  
Salt Lake City



**RESIDENTIAL  
DEVELOPMENT  
PARCELS**

- Site: 3 parcels, .79 acres
- Use: Residential
- Single Family or Twin Homes
- Zoning: SR-1A
- Amazing Views

**OFFERED AT \$710,000**



Gabe Chadsey  
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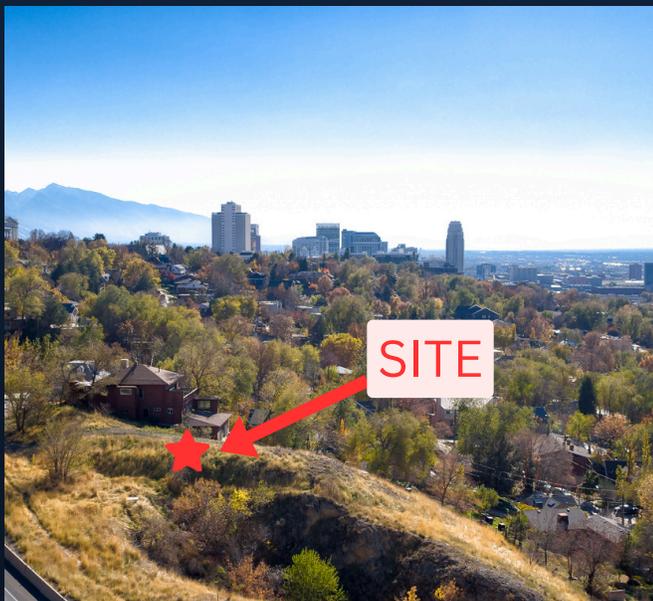
Sean Neves  
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# 641 N. VICTORY RD, SLC



OFFERED AT \$710,000

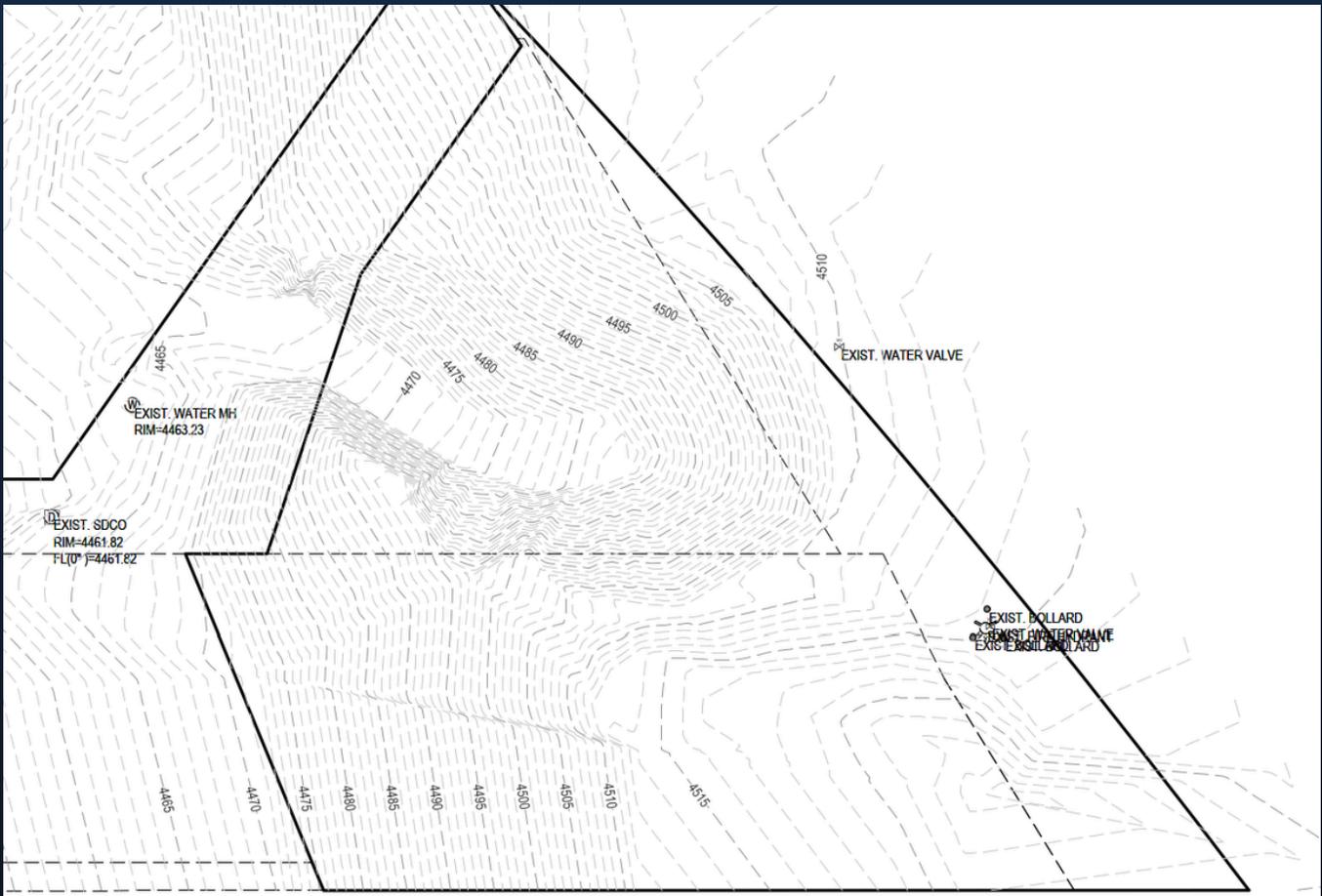
Spectacular view lot assemblage on top of the Marmalade neighborhood in Salt Lake City. These parcels feature excellent viewsheds and easy access to transit and freeways. All utilities available. Zoning is SR-1A, enabling combining the lots for one estate lots or up to 3 sets of twinhomes. Total acreage is .79 acres.



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# SALT LAKE CITY MARKET OVERVIEW

MARKETINTELLIGENCE · 2025

Salt Lake City's South Downtown District sits at the center of one of America's fastest-growing metros — offering strong population growth, an educated workforce, and a booming tech sector ideal for retail and mixed-use investment.

**1.27M**

METRO POP.

**#1**

WSJ JOB MKT

**3.6%**

UNEMPLOYED

**#12**

N.A.M. TECH HUB

**46.5%**

BACH DEGREE+

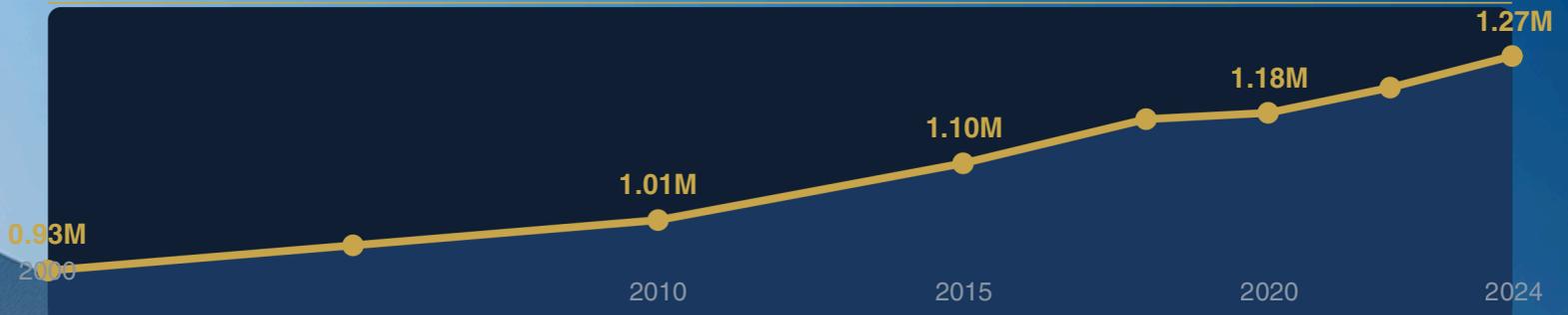
## ECONOMIC SNAPSHOT

MedianHH Income	<b>\$74,925</b>
Per Capita Income	<b>\$54,590</b>
Income Growth (1yr)	<b>+3.55%</b>
Poverty Rate	<b>13.6%</b>
Self-Employment	<b>7.8%</b>
Private Sector	<b>64.8%</b>
Public Sector	<b>17.4%</b>

## POPULATION SNAPSHOT

City Population	<b>209,593</b>
Metro Population	<b>1,270,000</b>
Growth Since 2000	<b>+15.3%</b>
Projected 2025	<b>223,900</b>
Annual Growth Rate	<b>+2.8%</b>
Median Age	<b>32.9 yrs</b>
25–44	<b>35.1%</b>

## METRO POPULATION GROWTH (2000–2024)



## SILICON SLOPES — UTAH'S TECH POWERHOUSE

12.9% tech job growth (2019–23) · 10,000+ tech businesses · Adobe · Oracle · Microsoft · eBay



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