

Prime Commercial Land



Accelerating success.



Land for sale

Asking Price:  
\$3.6M

# 384 South 500 East American Fork, UT 84003

## Property Details

- Approximately 2.28 acres
  - Potential 2 lots: ~.74 acre and ~1.21 acre
- Along 500 East in American Fork
- Quick access to I-15
- Zoned GC-2
- Approved uses: Gas Stations, Auto Sales, etc
- Signaled Intersection
- Opportunity Zone

### Contact:

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Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Estimated	11,439	73,046	156,723
2028 Projected	11,729	75,832	162,699
<b>Households</b>			
2023 Estimated	4,079	22,456	44,958
2028 Projected	4,278	23,888	47,748
<b>Income</b>			
2023 Median HHI	\$68,633	\$87,929	\$100,590

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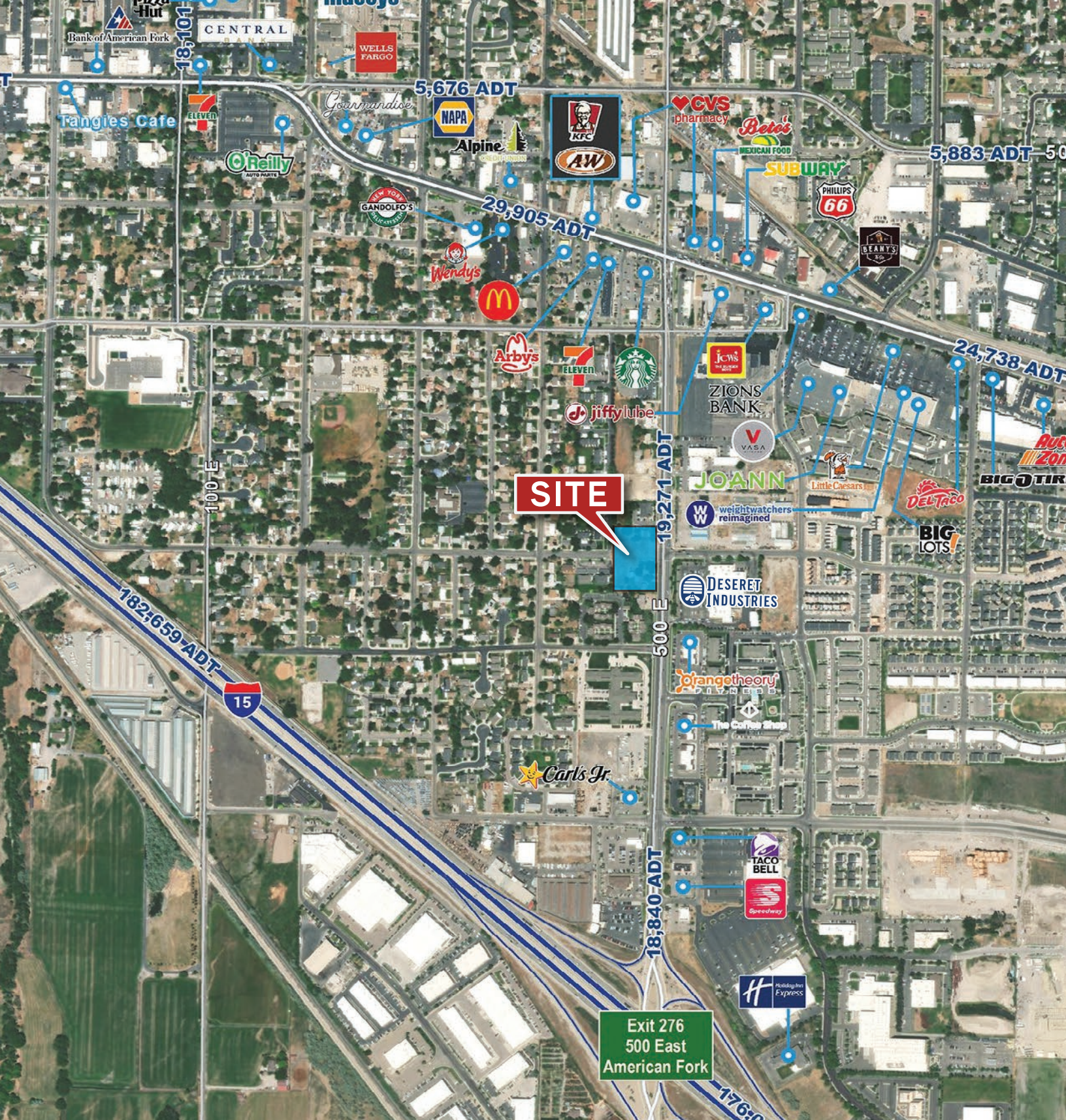


# Zoning/Permitted Use

## American Fork City Sec 17.4.404 GC-2 Planned Commercial Zone

The intent in establishing the GC-2 planned commercial zone is to provide an area in which a congruous mixture of retail and wholesale commercial, warehousing and related uses may be located in a coordinated design

<b>Allowed Uses. Each planned commercial development project may include one or a combination of the follow:</b>
General Retail Stores and Shops
Manufacturing and processing activities which are an intregral part of and incidental to a permitted retail establishment.
Office Buildings
Auto Sales
Retail and Service Commercial/Warehouse Structures
Hotels and Motels
Eating establishments including food drive-ins.
Laudries and Dry Cleaning
Gas Stations
Movie Theaters
Bowling Alleys
Recreation Centers
Health/Fitness Establishments
Dance Studios
Pre-schools and Day Care Nurseries
Specialty Schools
Check cashing and similar businesses
Low Power Radio Service Antenna Facilities



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