



34TH WEST DEVELOPMENT SITE

9363 S 3400 W | WEST JORDAN, UT 84088

5.18

ACRES

Prime infill development opportunity in West Jordan. Located at 9363 S 3400 W, this 5.18-acre parcel sits immediately east of the Salt Lake Community College Jordan Campus, placing it within a growing residential and institutional corridor with strong long-term demand drivers.

The site is currently zoned for low-density single-family residential use (A-1), but the surrounding land use pattern and recent approvals in the immediate area suggest strong potential for:

- Cottage home community
- Smaller-lot single-family product
- Possible multifamily configuration (historically the site was identified by the City for multifamily use)

Recent/ongoing construction of a 168-unit, 55+ community (42 fourplex buildings) kitty-corner to the site, further support this property being developed into thoughtfully designed for-sale homes in a compact neighborhood setting.

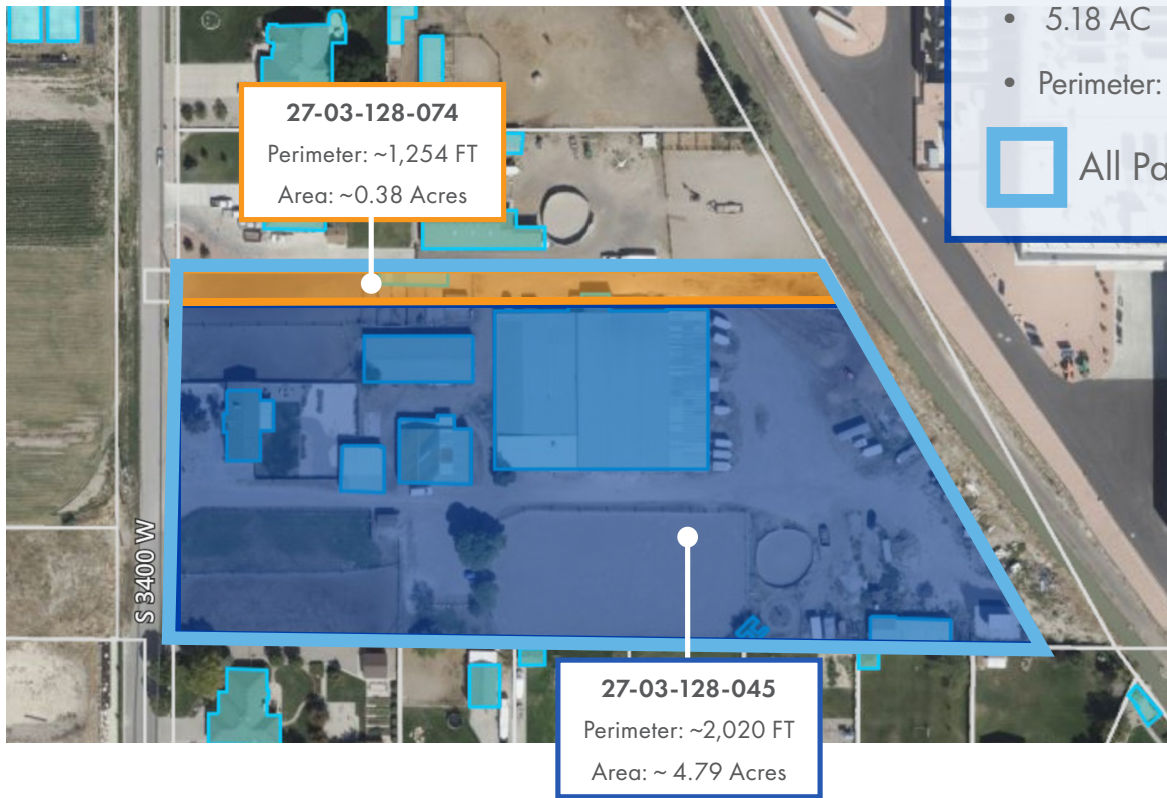
This offering presents a rare opportunity to control a well-located infill parcel in West Jordan with clear entitlement upside. The seller's willingness to allow time for rezoning creates a compelling pathway for a developer seeking to optimize density and product type.

PROPERTY OVERVIEW

Addresses	9363 South 3400 West West Jordan, UT 84088
Price	Priced by Market
Land Area	5.18 Acres
APN	27-05-400-012 27-05-400-028
Zoning	A - 1




PARCEL MAP & MEASUREMENTS



LAND AREA

- 5.18 AC
- Perimeter: ~2,047 ft

 All Parcels

ZONING: A-1 AGRICULTURAL ZONE

Purpose: Agricultural Zones are intended to protect and support farming activities, ensuring that crop production and livestock raising remain the primary use while allowing only incidental, compatible uses that preserve the area’s agricultural character. Urban development in these zones should occur gradually and in an orderly manner. Permitted, conditional, and administrative conditional uses are strictly defined and regulated. Single-family dwellings are permitted.



[CLICK HERE FOR MORE ZONING INFORMATION](#)

LOCATION ADVANTAGES

- Immediate proximity to a major higher-education campus
- Established residential neighborhoods to the north
- Growing residential density in the surrounding corridor
- Central Salt Lake County location with convenient access to major arterials

WEST JORDAN UTAH

West Jordan, Utah, nestled in the picturesque Salt Lake Valley, combines the charm of a tight-knit community with the convenience of urban amenities. Boasting stunning mountain vistas and a thriving economy, West Jordan offers residents and visitors alike a rich tapestry of recreational opportunities, cultural events, and modern conveniences. With its family-friendly neighborhoods, excellent schools, and diverse culinary scene, West Jordan embodies the perfect blend of small-town warmth and big-city vibrancy, making it a sought-after destination for those seeking an exceptional quality of life in the heart of Utah.

118,965

2055 POPULATION

14.8%

POPULATION GROWTH RATE (2010-2025)

32.9

MEDIAN AGE

\$108,633

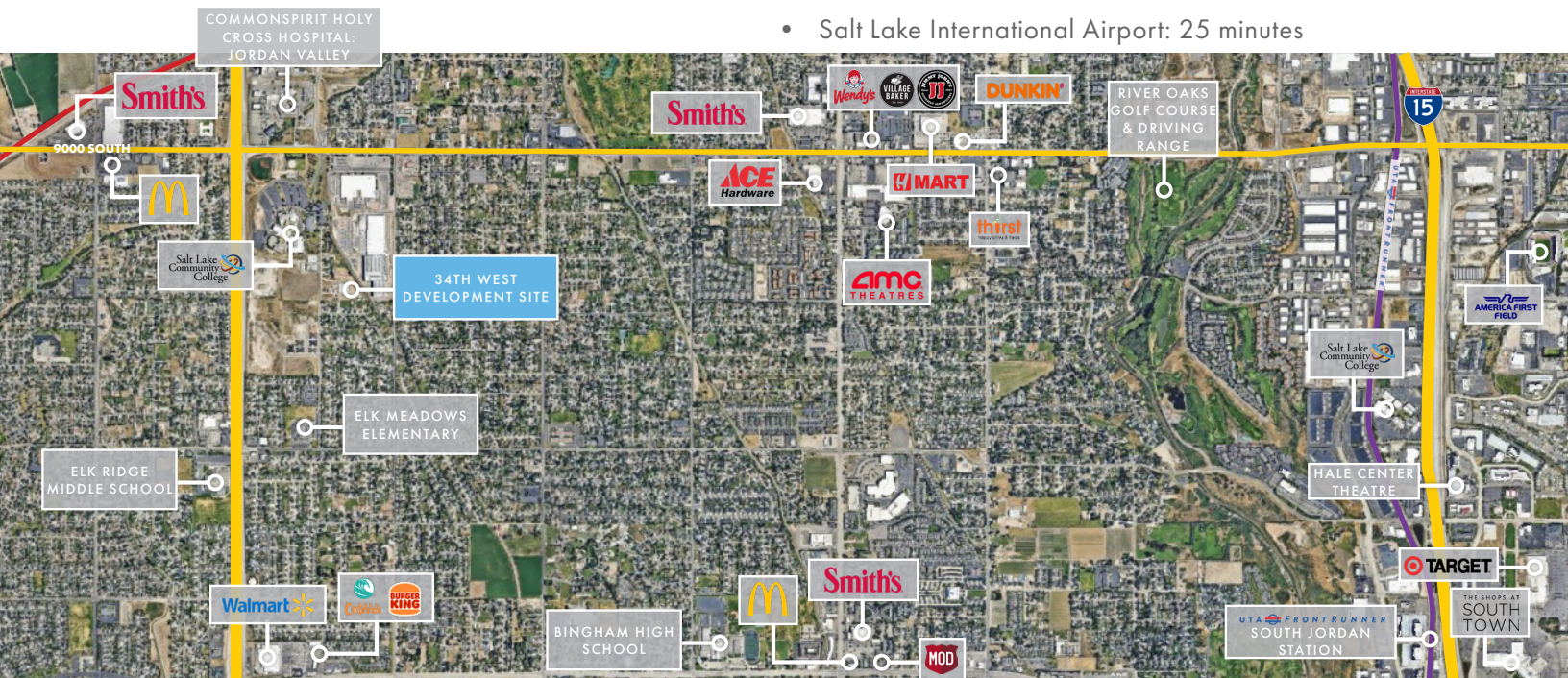
MEDIAN HOUSEHOLD INCOME

\$569,861

MEDIAN HOME VALUE

DRIVE TIMES TO POPULAR DESTINATIONS

- Jordan Landing Shopping Center: 10 minutes
- Fashion Place Mall: 20 minutes
- Downtown Salt Lake City: 25 minutes
- Salt Lake International Airport: 25 minutes



INVESTMENT SALES

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