PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT

7944 NORTH 9550 WEST

LEHI, UTAH

POSITIONED FOR COMMERCIAL REZONING

SUPPORTS FUEL, DRIVE-THRU QSR & RETAIL DEVELOPMENT

- SIGNALIZED CORNER WITH DIRECT ACCESS
- LOCATED IN A HIGH-GROWTH RESIDENTIAL CORRIDOR
- STRONG TRAFFIC COUNTS & VISIBILITY
- FLEXIBLE DEVELOPMENT CONFIGURATIONS

PROPERTY **SUMMARY**

Property Address	**7944 North 9550 West Lehi, UT**
Price	**$3,500,000**
Total Acres	**1.91 AC**
Price Per SF	**$42.07**
Total SF	**83,199.6 SF**
Zoning	**NEIGHBORHOOD COMMERCIAL**
Parcel ID	**13:029:0152**

INVESTMENT **HIGHLIGHTS**

- Signalized corner on one of Lehi's primary commercial corridors
- 25,000 vehicles per day with direct site frontage
- City has indicated openness to rezoning for higher intensity commercial use
- Surrounded by active residential growth driving demand
- Seller will cooperate with entitlement process
- Fastest-growing county in Utah (Utah County)

A Rezoning Driven Retail Development Opportunity

This 1.91-acre signalized corner on Pioneer Crossing is positioned for rezoning from Neighborhood Commercial to Commercial. That shift unlocks drive-thru QSR, fuel/convenience, and larger-format retail: the highest land-value uses in the market.

HIGH-TRAFFIC SIGNALIZED CORNER

25,000 ADT on Pioneer Crossing with direct access. One of the most visible commercial positions in the western Lehi/Saratoga Springs trade area.

REZONING UPSIDE

City has signaled openness to expanded commercial zoning. Buyer executes the rezoning and captures the appreciation — seller will cooperate fully.

GROWTH CORRIDOR

Surrounded by active residential development. New rooftops driving demand for daily-use retail, convenience, and food service on this corridor.

MULTIPLE DEVELOPMENT PATHS

Not dependent on a single use type. QSR, fuel/convenience, strip retail, or owner-user configurations all viable post-rezoning.

Pioneer Crossing
Corridor Position

SITE POSITION

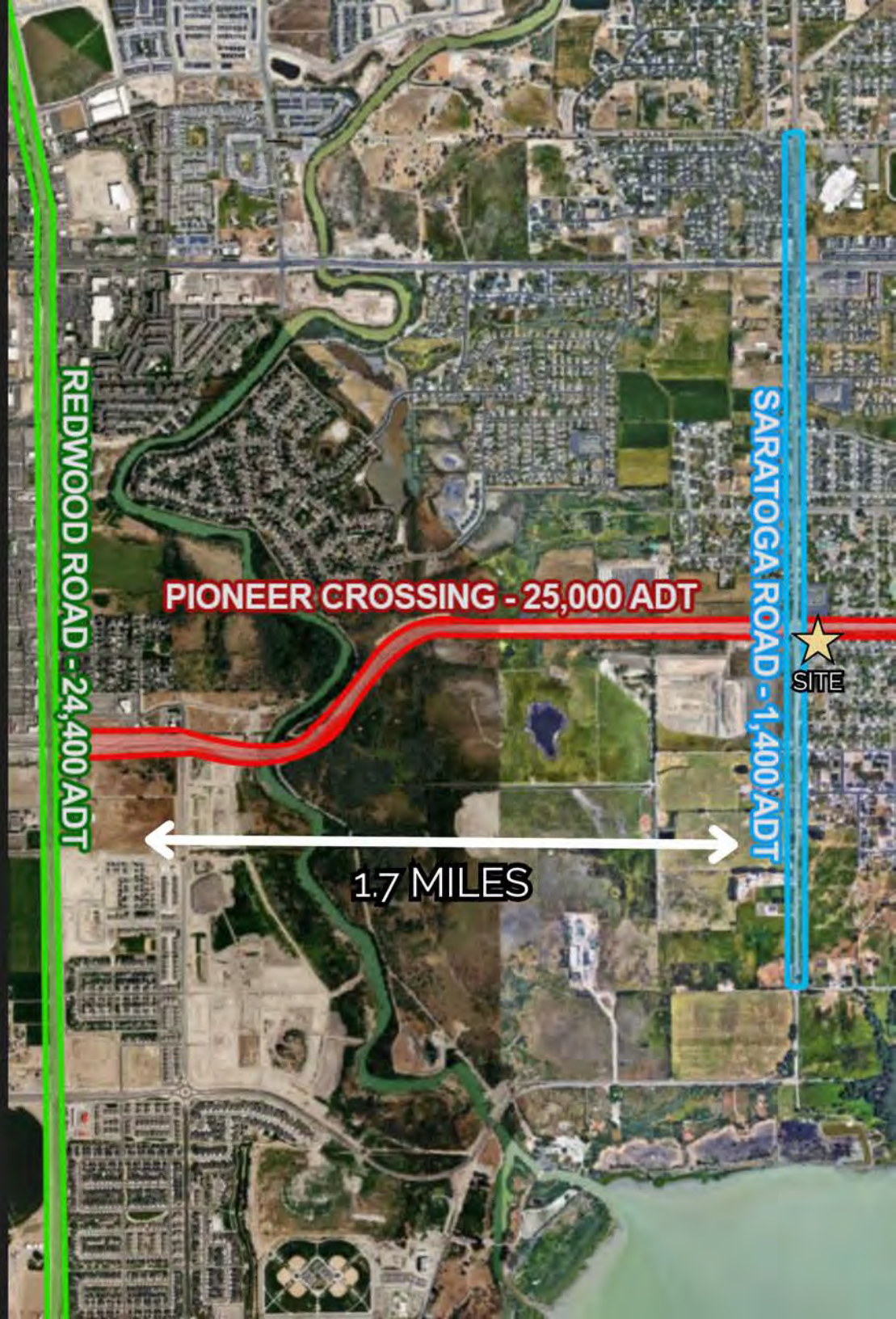
7944 N 9550 West
Lehi, Utah 84043

CORRIDOR TRAFFIC

Pioneer Crossing Direct Frontage	**25,000 ADT**
Redwood Road 1.7 Miles West	**24,400 ADT**
Saratoga Road At Intersection	**1,400 ADT**

STRATEGIC POSITION

Between Salt Lake City and Provo · Lehi's western growth frontier · Silicon Slopes employment base within 10 miles



Strong Consumer Base
Driving Commercial Demand

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Population	**34,101**	**142,059**	**358,826**
2030 Projection	**38,460**	**179,546**	**428,083**
Avg HH Income	**$151,403**	**$145,039**	**$146,598**
Consumer Spending	**$424M**	**$2.2B**	**$5.4B**

WHAT THIS MEANS FOR DEVELOPERS

Young, high-income households (median age 25.4, avg income $151K within 2 miles) drive consistent demand for daily-use QSR, convenience, coffee, and service retail—exactly what this site is positioned to serve post-rezoning. Consumer spending of $424M within 2miles represents an underserved market on this western corridor.

Current Zoning:
Neighborhood Commercial (NC)

PERMITTED USE

- Accessory Buildings incidental to authorized use
- Adult Daycare
- Artisan Shop
- Athletic Instruction, including Dance, Gymnastics, and Martial Arts
- Bed and Breakfast Inn
- Child Daycare (Commercial)
- Churches (places of worship)
- Cultural and Artistic uses, such as Museums, Galleries, Libraries, Arts Studios
- Dry Cleaners
- Electrical Substations and Power Transmission Lines, Municipal
- Financial Institutions and Services
- Funeral Home
- Health Care Facility
- Health/Fitness Club
- Medical and Dental Clinics
- Offices, Professional
- Outdoor Sales and Display
- Parking lot or Parking Structure, Municipal or Joint Venture (public/private)
- Parks, Playgrounds, Open Space, Trails and Greenways
- Personal Services
- Plant Nursery with Outside Display
- Public Utility Underground Lines, and Rights of Way
- Public/Civic Buildings
- Restaurant
- Retail Facilities and Services accessory to a principal use
- Retail Sales, Neighborhood including Pharmacies (maximum 5,000 square foot bld. footprint or as approved by Planning Commission)
- Retirement Home/Center

CONDITIONAL USE

- Oil & Gas Transmission Lines
- Personal Services including a Body Art Facility
- Public Utility Buildings and Other Above Ground, Structures
- Retail Facilities/Services with drive-up window
- Schools

Proposed Zoning:
Commercial (C)

PERMITTED USE

- Accessory Buildings an incidental to an authorized use
- Adult Daycare
- Agriculture (Horticulture)
- Artisan Shop
- Athletic Instruction, Dance, Gymnastics, and Martial Arts
- Bed and Breakfast Inn
- Brew Pub
- Car Wash
- Child Daycare (Commercial)
- Churches (places of worship)
- Commercial Parking Lot/Structure (private)
- Commercial Recreational Facility
- Conference Center, Convention Center
- Construction Service
- Convenience Store, with **Gasoline Sales**
- Cultural and Artistic uses
- Dry Cleaners
- Electrical Substations and Power Transmission Lines
- Financial Institutions and Services
- Funeral Home
- Golf Courses, Country Clubs, and Putting Greens
- Health Care Facility
- Health/Fitness Club
- Hotels and Motels
- Laboratory - Medical, Dental, Optical
- Launderette, Laundromat
- Medical and Dental Clinics
- Medical Research Facility
- Office/Warehouse with no outside storage
- Offices, Professional
- Outdoor Sales and Display
- Parking lot or Parking Structure, Municipal Private
- Parks, Playgrounds, Open Space, Trails and Greenways
- Personal Services
- Plant Nursery with Outside Display
- Public Utility Underground Lines, and Rights of Way
- Public/Civic Buildings
- Restaurant
- Retail Facilities & Services accessory to a principal use
- Retail Sales, General
- Retail Sales, Neighborhood including Pharmacies (maximum 5,000 square foot bld. footprint or as approved by Planning Commission)
- Retirement Home/Center
- Schools - Vocational and Technical
- Sporting Facilities, Arenas
- Sports Fields
- Temporary Construction Buildings & Yards (12 mo)
- Temporary Sales Office (12 months maximum)
- Theater

Proposed Zoning:
Commercial (C)

CONDITIONAL USE

- Automobile Sales/Rental sites 1 acre or larger
- Automobile Sales/Rental sites less than 1 acre
- Automobile Service and Repair
- Building Maintenance Services
- Cabinet and Woodworking Shop
- Check Cashing, Title Loans & other Credit Services
- Communication Facilities and Towers [See Sec.12.140]
- Construction and Equipment Sales and/or Rental
- Drive through facilities incidental to an allowed use
- Electrical Substations and Power Transmission Lines, Non-Municipal
- Equipment Sales and Rental
- Heliport
- Light Manufacturing and Assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a. Do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure.
- Moving and Storage Facilities
- Nightclub
- Oil & Gas Transmission Lines
- Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)
- Pawn Shops
- Personal Services including a Body Art Facility
- Portable Storage Container [See Sec. 12.130-D]
- Printing and Publishing Facilities
- Public Dance Hall
- Public Utility Buildings and Other Above Ground, Structures
- Recycling Collection Station
- Research and Development Facilities
- Retail Facilities and Services with drive-up window(s)
- Schools
- Tradesmen Shops with no outside storage
- Truck and Large Equipment Repair
- Truck and Large Equipment Sales and Rental
- Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes
- Warehousing and Wholesale distribution with no outside storage

Potential Commercial RezoningUpside

	CURRENT: NEIGHBORHOOD COMMERCIAL	PROPOSED: COMMERCIAL
Use Intensity	Limited —neighborhood scale	**Expanded — full commercial**
Drive-Thru	Conditional (CUP required)	**Supported**
Retail Scale	5,000 SF max footprint	**Full commercial scale**
Fuel / C-Store	Not typical / not listed	**Permitted**
Building Size	Restricted	**Expanded**
Buyer Pool	Smaller / limited	**Significantly expanded**

Transition to broader commercial zoning unlocks higher-intensity uses aligned with traffic, visibility, and surrounding growth —and has been preliminarily discussed with the city. The buyer who executes rezoning captures the appreciation.

Who This Deal Is For

QSR/DRIVE-THRU DEVELOPERS

Operators and developers pursuing McDonald's, Chick-fil-A, Dutch Bros, Raising Cane's, or similar concepts on high-traffic suburban corridors. This corridor profile matches exactly.

STRIP & PAD RETAIL DEVELOPERS

Developers building small-format multi-tenant retail or out-pad configurations. Strong rent fundamentals; multiple anchors nearby generating co-tenancy benefit.

FUEL & CONVENIENCE OPERATORS

Buyers underwriting fuel/C-store development. Pioneer Crossing's 25,000 ADT, income demographics, and supply gap make this one of the better unimproved corner positions in the market.

MEDICAL / SERVICE OWNER-USERS

Owner-occupiers in medical, dental, professional services, or personal services who need visibility, accessibility, and long-term land appreciation in a high-income trade area.

PROPOSED USE PHOTOS

EXTERIOR PHOTOS

EXTERIOR PHOTOS

LEHI, UT

Lehi, Utah stands out for its combination of economic strength, regional access, and everyday livability. Located in the heart of Silicon Slopes, the city has become a major center for innovation and employment, with significant operations from companies such as Adobe, Xactware, Vivint, and Texas Instruments helping drive a strong local job market.

At the same time, Lehi sits in a strategic position between Salt Lake City and Provo, giving residents and businesses convenient access to two of the Wasatch Front's most important population and employment centers.

The city also offers a strong community feel, quality schools, and major destinations like Thanksgiving Point, which adds gardens, museums, entertainment, and year-round family amenities that enhance the overall lifestyle and help make Lehi one of northern Utah's most desirable places to live, work, and invest.

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