

BANGERTER HWY 45,000 ADT



Under Construction

13855 South 2950 West | Bluffdale, UT 84065
TAKING DEPOSITS NOW \$5,000

FOR SALE

Starting at \$415,000

Fully Finished Units from 1,038 SF & Up

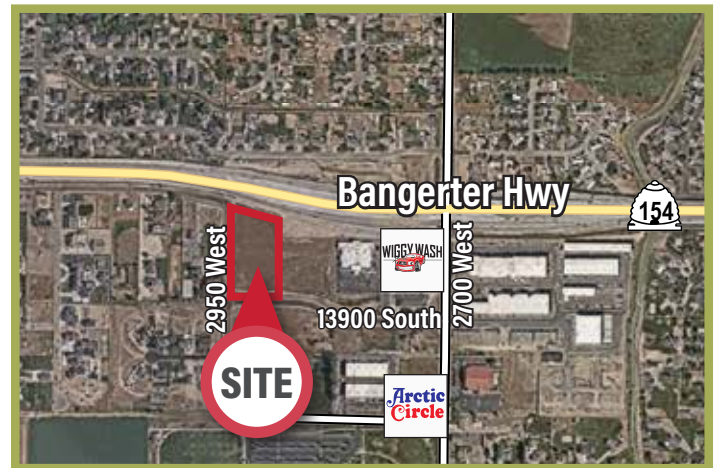
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Project Overview

Bluffdale Exchange is a modern micro-flex development featuring 46 new units ranging from 1,000 to 1,500 Square Feet. Designed for today's small business owners, trades, and investors. This project delivers functional layouts, contemporary design, and the ability to scale or combine units. Situated on 3.38 acres in one of Bluffdale's fastest-growing corridors, the location provides immediate access to I-15, Bangerter Highway, and key north-south routes. These connect seamlessly to both Salt Lake and Utah County.

Key Highlights

Flexible Unit Uses

The GC-1 zoning allows a wide range of commercial, industrial, and service-oriented operations. Approved uses include:

- Restaurant uses (Building 2)
- Construction sales and service
- Wholesale and warehousing
- Printing services
- Light and general manufacturing
- Automotive service
- Automobile and recreational vehicle sales
- Business services
- Commercial vehicle and equipment rental or sale
- Convenience store
- General office
- Repair services
- General retail



Owner-User and Investor Appeal

Units are for sale, giving buyers the opportunity to build equity, control their space long term, or lease units as investment holdings. Adjacent suites can be combined for users needing additional square footage.

Modern Design and Practical Layouts

High ceilings, efficient floor plans, optional glass storefronts, professional aesthetics, and dedicated parking create a functional and high-quality operational environment.

Strategic Location

Bluffdale's rapid residential and commercial growth, combined with scarce small-bay industrial product, positions this project as an ideal solution for users needing affordable, well-located flex space along the Wasatch Front.

Project Timeline

Delivering Q4 2026



Property Highlights


- Total Project SF: 54,626 SF
 - Building 1 – 21,145 SF
 - Building 2 – 23,540 SF
 - Building 3 – 11,860 SF
- Total Units: 46
- Total Parking: 174 Spaces
- Clear Height: 18'
- Potential Pull Through Capability
- Zoning: GC-1
- Total Acreage: 3.37
- Prime Bluffdale Location with Bangerter Highway Visibility, and Quick Freeway Access



Unit Highlights

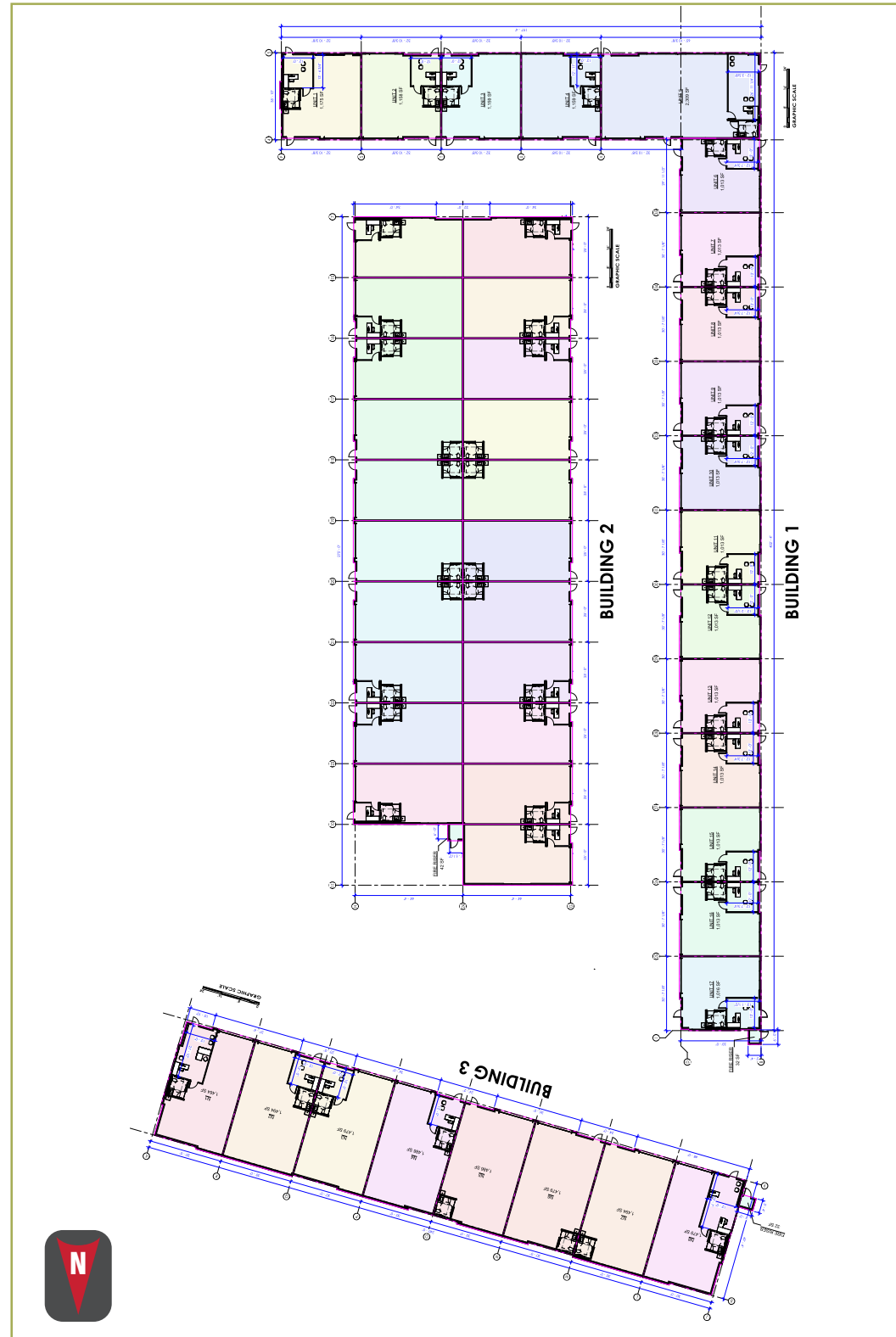
Unit Highlights

- Thirty-eight (38) standard flex units featuring fully built office and warehouse space
- Eight (8) hobby-cave units with fully built warehouse and restroom-only layouts
- Gas-forced air heating
- One 12' x 14' grade-level door per unit
- One restroom per unit
- HVAC system servicing all office areas
- Energy-efficient LED lighting
- Power: 200 amps, 208V, 3-phase electrical service per unit

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	9,934	91,028	226,772
2030 PROJECTED POPULATION	9,740	93,330	234,457
2025 EST. DAYTIME POPULATION	6,551	70,262	194,128
2025 EST. AVG HH INCOME	\$157,251	\$125,245	\$128,920
2025 EST. HOUSEHOLDS	2,735	27,044	69,818



Floor Plan



Building 1

Unit #	Unit SF	Office SF	Purchase Price
1	1,175	≈ 160	\$470,000
2	1,158	≈ 140	\$463,200
3	1,159	≈ 140	\$463,600
4	1,159	≈ 155	\$463,600
5	2,309	≈ 330	\$981,325
6	1,013	≈ 150	\$405,200
7	1,013	≈ 150	\$405,200
8	1,013	≈ 150	\$405,200
9	1,013	≈ 150	\$405,200
10	1,013	≈ 150	\$405,200
11	1,013	≈ 145	\$405,200
12	1,013	≈ 145	\$405,200
13	1,013	≈ 150	\$405,200
14	1,013	≈ 150	\$405,200
15	1,013	≈ 150	\$405,200
16	1,013	≈ 150	\$405,200
17	1,016	≈ 155	\$406,400

Building 2

Unit #	Unit SF	Office SF	Purchase Price
E1	1,116	≈ 80	\$446,400
E2	1,119	≈ 85	\$447,600
E3	1,121	≈ 80	\$448,400
E4	1,121	≈ 0	\$448,400
E5	1,121	≈ 0	\$448,400
E6	1,121	≈ 0	\$448,400
E7	1,121	≈ 0	\$448,400
E8	1,121	≈ 85	\$448,400
E9	1,121	≈ 80	\$448,400
E10	1,127	≈ 70	\$450,800
W1	1,120	≈ 85	\$448,000
W2	1,121	≈ 85	\$448,400
W3	1,121	≈ 80	\$448,400
W4	1,121	≈ 0	\$448,400
W5	1,121	≈ 0	\$448,400
W6	1,121	≈ 0	\$448,400
W7	1,121	≈ 0	\$448,400
W8	1,121	≈ 85	\$448,400
W9	1,121	≈ 80	\$448,400
W10	1,121	≈ 80	\$448,400
W11	1,121	≈ 80	\$448,400

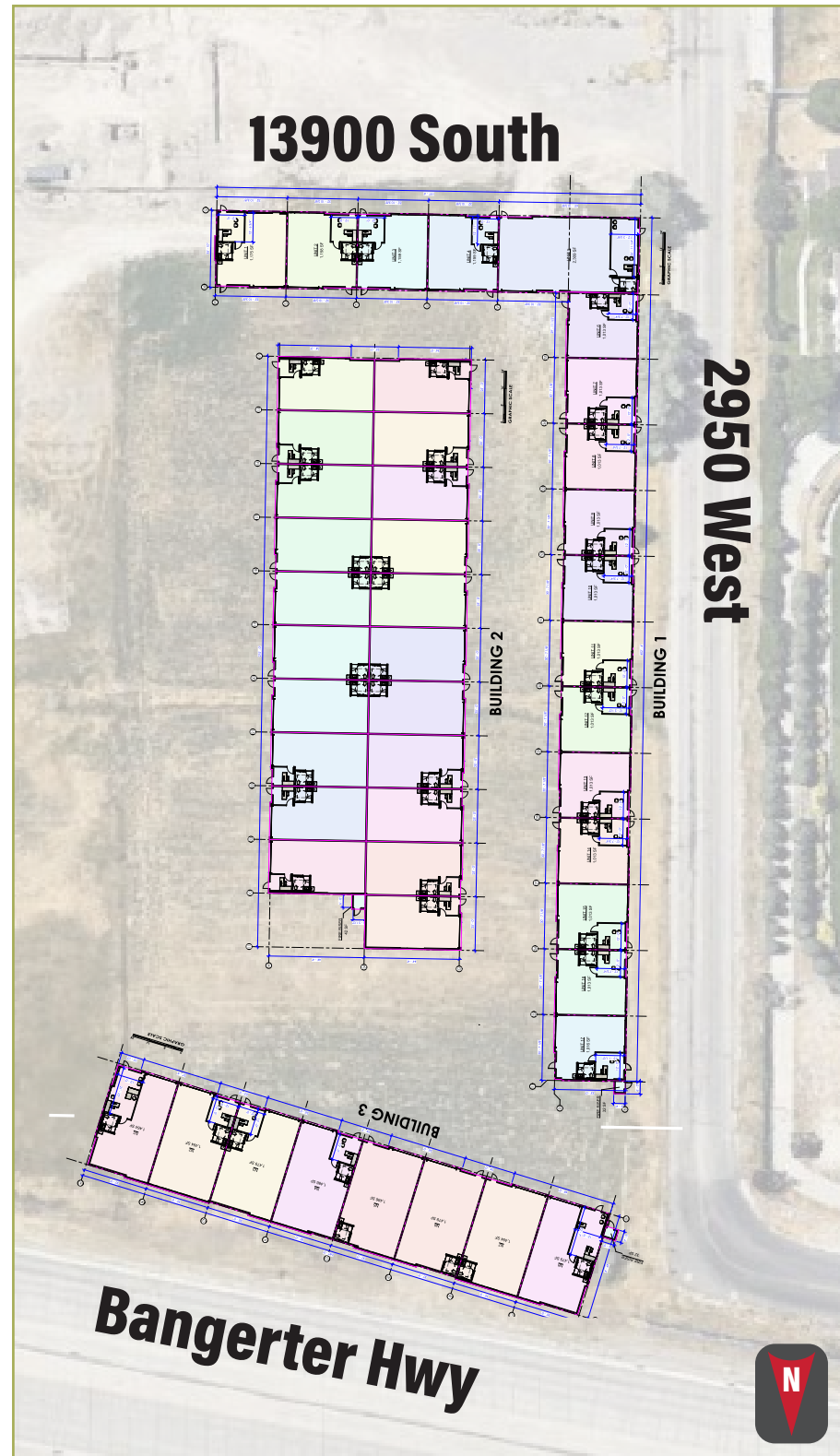
Building 3

Unit #	Unit SF	Office SF	Purchase Price
N1	1,464	≈ 260	\$622,200
N2	1,494	≈ 140	\$597,600
N3	1,479	≈ 140	\$591,600
N4	1,486	≈ 140	\$594,400
N5	1,486	≈ 0	SOLD
N6	1,479	≈ 0	SOLD
N7	1,494	≈ 0	SOLD
N8	1,479	≈ 270	\$628,575

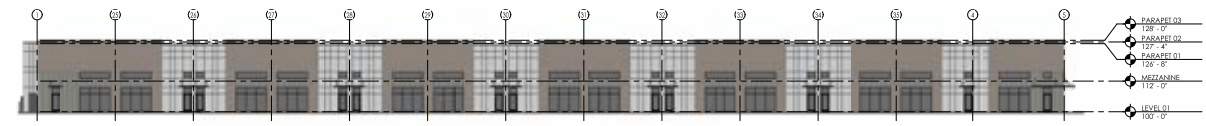
Incentives for Pre-Sale:

- Unit availability, selection, and ability to buy multiple adjacent units
- Limited Pre-Sale discounts available
- Contact to learn more

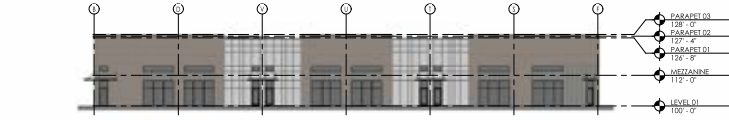
Site Plan



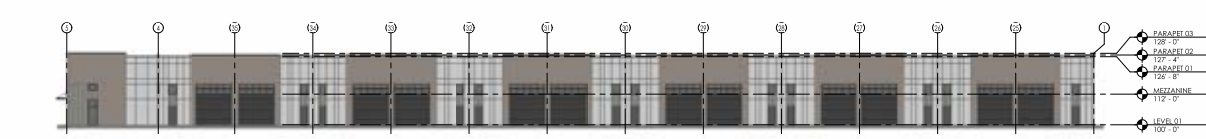
Elevations



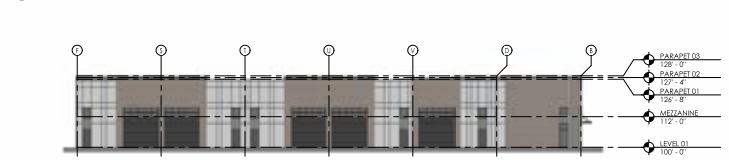
BUILDING 1 OVERALL SOUTH ELEVATION
1/8" = 1'-0"



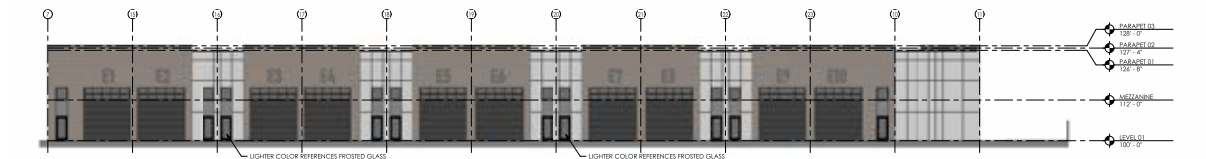
BUILDING 1 OVERALL EAST ELEVATION
1/8" = 1'-0"



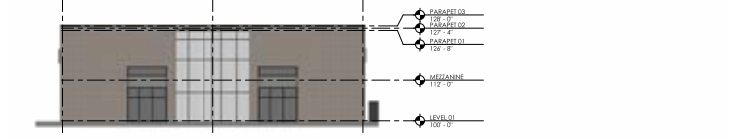
BUILDING 1 OVERALL NORTH ELEVATION
1/8" = 1'-0"



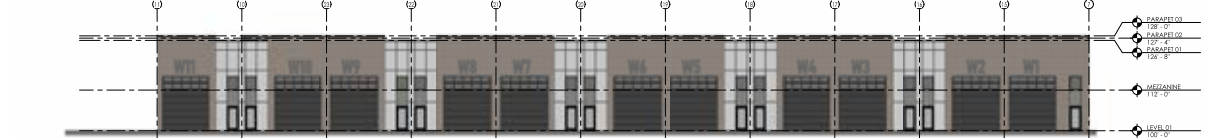
BUILDING 1 OVERALL WEST ELEVATION
1/8" = 1'-0"



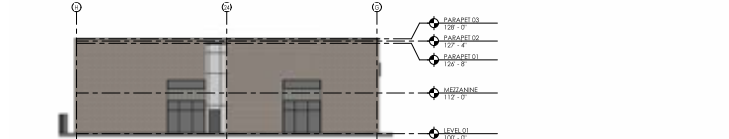
BUILDING 2 NORTH OVERALL ELEVATION
1/8" = 1'-0"



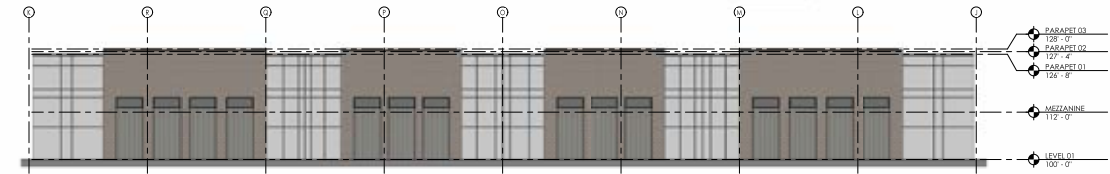
BUILDING 2 OVERALL EAST ELEVATION
1/8" = 1'-0"



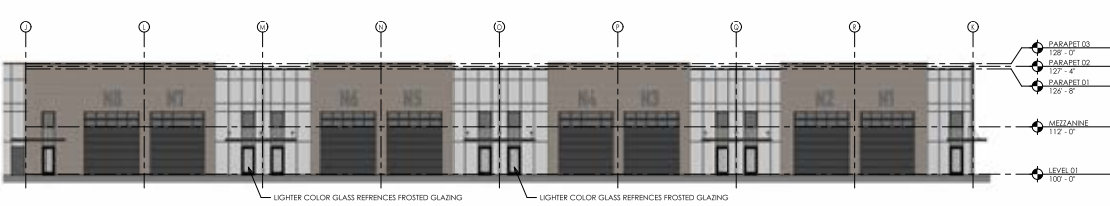
BUILDING 2 OVERALL SOUTH ELEVATION
1/8" = 1'-0"



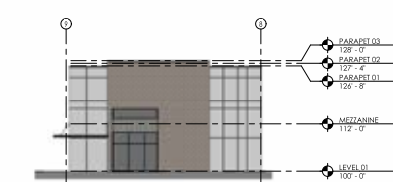
BUILDING 2 OVERALL WEST ELEVATION
1/8" = 1'-0"



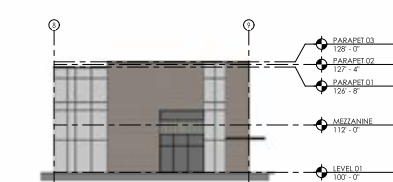
OVERALL WEST ELEVATION
1/8" = 1'-0"



OVERALL EAST ELEVATION
1/8" = 1'-0"



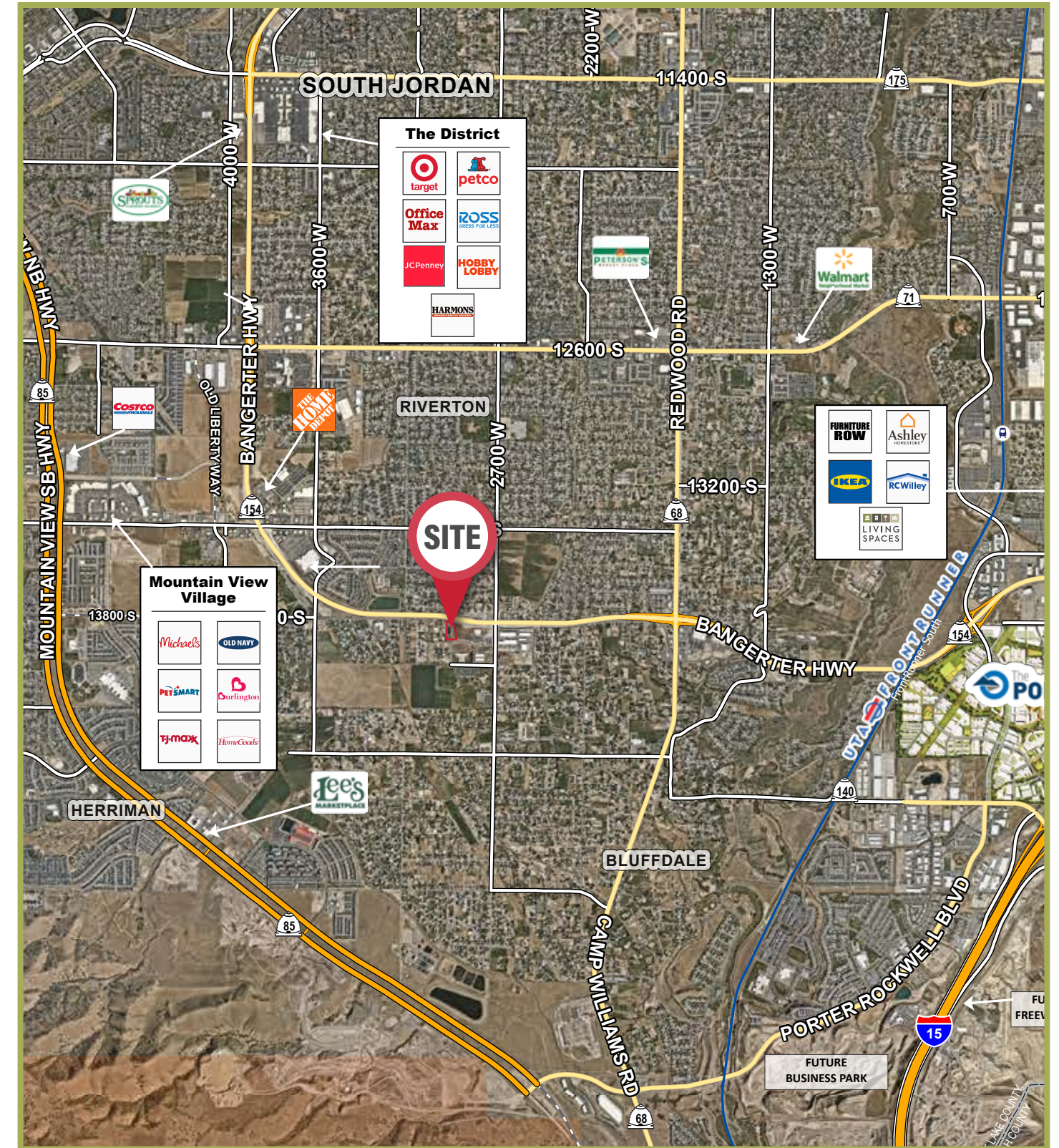
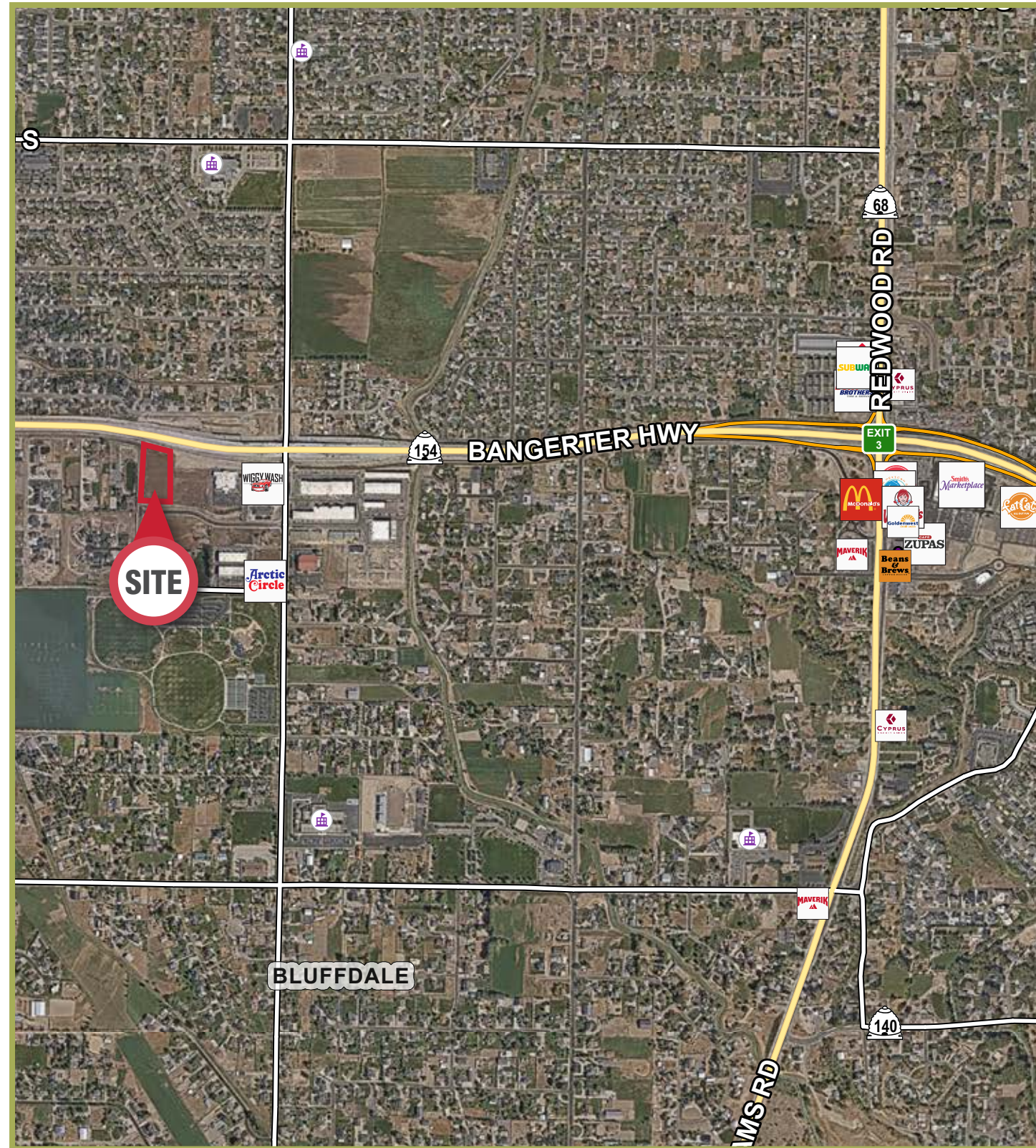
OVERALL SOUTH ELEVATION
1/8" = 1'-0"



OVERALL NORTH ELEVATION
1/8" = 1'-0"



Maps



Reservation & Deposit Agreement

Reservation & Deposit Agreement

Bluffdale Exchange

Project Date: _____

Parties

Buyer: _____

Address: _____

Phone: _____ Email: _____

Seller/Developer: Bluffdale Flex Propco LLC or its affiliated development entity ("Seller")

Project

Bluffdale Exchange Flex Condominiums

Unit(s) Reserved: _____

Estimated Purchase Price: \$ _____

Deposit Amount: \$5,000.00 per unit (the "Deposit")

1. Purpose of Reservation

This Agreement confirms Buyer's intent to reserve the unit(s) described above within the Bluffdale Exchange Flex Project. It grants Buyer a priority position in the selection process, and the opportunity to enter into a formal Purchase and Sale Agreement ("PSA") once the units are available for contracting.

2. Deposit Terms

Buyer shall submit a refundable deposit of \$5,000 per unit. Deposits will be held by the title and escrow company in a non-interest-bearing account. The Deposit is fully refundable upon written request from Buyer at any time prior to execution of a PSA. If a PSA is executed, the Deposit will be credited toward the purchase price at closing.

3. PSA Conversion

The Seller anticipates transitioning reservation holders to formal PSAs once vertical construction commences and final unit pricing and specifications are confirmed. Buyer will receive written notice from Seller when PSAs are ready, and will have a reasonable period to review and execute.



Reservation & Deposit Agreement

4. No Guarantee

This Agreement does not guarantee pricing, delivery date, final unit selection, or availability. All project timelines and specifications are subject to change due to permitting, construction progress, and lender requirements.

5. Expiration

This Reservation will expire 180 days from the date below unless extended in writing by Seller. If a PSA has not been executed by that date, or if the project is canceled as outlined in Section 7, the Buyer will be entitled to a full refund of their Deposit, to be returned within 10 business days of written notice.

6. Acknowledgment

Buyer acknowledges that this Reservation Agreement is non-binding, and that no rights to purchase are conveyed until a formal PSA is signed by both parties. The Deposit is fully refundable unless and until a PSA is executed.

7. Project Contingency & Refund Rights

In the event the Seller elects not to move forward with the development of the Bluffdale Exchange Flex Project, or if the project is delayed indefinitely due to unforeseen circumstances, including but not limited to failure to obtain entitlements, permits, financing, or required approvals, the Seller shall have the right to cancel this Reservation Agreement and refund the Buyer's full Deposit. Notice of such cancellation shall be provided in writing, and the Deposit will be returned within 10 business days.

Signatures

Buyer Signature: _____ Date: _____

Print Name: _____

Seller/Developer Signature: _____ Date: _____

Name & Title: _____

Entity: Bluffdale Flex Propco LLC



SBA Financing

7A

- Up to 85% LTV
- 25 - year amortization / maturity
- Rates ranging from 6.5% - 7.5% (depending on strength of business, cash flow, borrower strength, etc)
- Bank keeps the loan
- 3-year prepayment penalty

504

- Up to 90% LTV
- Lender partners with the community development companies (CDC)
- 10 - year maturity / 25 year amortization on Bank side
- 25-year maturity / amortization - CDC portion
- Blended rates ranging from 6.65% - 7.5% (depending on strength of business, cash flow, borrower strength, etc)
- No prepayment penalty on Bank side
- 10-year prepayment penalty on CDC (SBA) portion



BLUFFDALE EXCHANGE

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