



OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY

1176 W 2100 S
SALT LAKE CITY, UT

[CLICK HERE FOR MAP](#)

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ALIGN
COMPLETE REAL ESTATE SERVICES

THE OFFERING

Align Real Estate is pleased to present this 6.64-acre multifamily development opportunity in Salt Lake City's emerging Glendale neighborhood. This development site will be delivered with a fully entitled, shovel ready 177 townhome units.

Positioned along the Jordan River and visible from SR-201 Corridor with direct access via Redwood Road and 2100 S. Premium connectivity to SLC Airport, Downtown, Sugarhouse, and Park City.

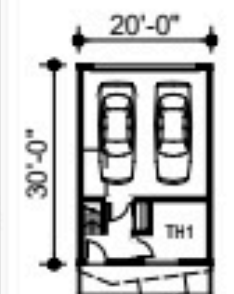
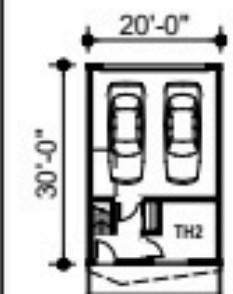
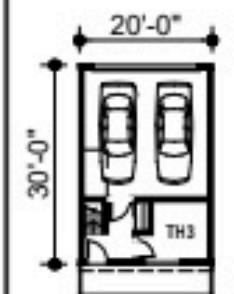
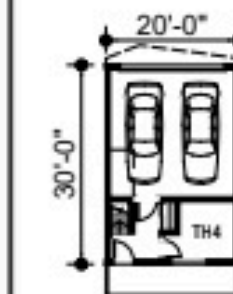
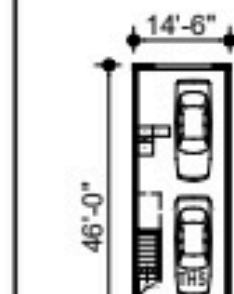
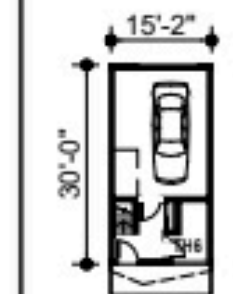
The due diligence package, available upon request, includes an ALTA Survey, Environmental report, Geotechnical report, Site plan, design renderings and DRT planning/zoning notes.

PROPERTY ADDRESS	1176 W 2100 S, Salt Lake City, UT
SQUARE FEET	289,238 SF Land
LOT SIZE	6.64 Acres
PARCEL NUMBERS	15-14-376-014 & 15-14-354-007
ASKING PRICE	\$12,900,000.00 (+/- \$44.00/SF)
ZONING	MU-11 (Multifamily Permitted By Right)
STATUS	Approvals Underway



UNIT MIX

3 BED, 2 CAR, BALCONY	20 UNITS
3 BED, 2 CAR, ROOF TERRACE	49 UNITS
3 BED, 2 CAR (TANDEM), ROOF TERRACE	26 UNITS
2 BED, 1 CAR, BALCONY	82 UNITS

UNIT TYPE	TH1	TH2	TH3	TH4	TH5	TH6
UNIT DESCRIPTION	3 BEDROOMS 2-CAR GARAGE FRONT BALCONY 20'-0" X 30'-0" 1,480 SF	3 BEDROOMS 2-CAR GARAGE ROOF TERRACE 20'-0" X 30'-0" 1,480 SF	3 BEDROOMS 2-CAR GARAGE ROOF TERRACE 20'-0" X 30'-0" 1,460 SF	3 BEDROOMS 2-CAR GARAGE ROOF TERRACE FLIPPED UPPER LEVELS 20'-0" X 30'-0" 1,480 SF	3 BEDROOMS 2-CAR TANDEM GARAGE ROOF TERRACE 14'-6" X 46'-0" 1,580 SF	2 BEDROOMS 1-CAR GARAGE BALCONY 15'-4" X 30'-0" 1,180 SF
UNIT LAYOUT						

ELEVATIONS



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



FIG. 1: CLUBHOUSE & POOL



PROPERTY PHOTOS





FIG. 2: CLUBHOUSE & AMENITY SPACES

GLENDALE NEIGHBORHOOD

The Glendale district represents one of Salt Lake City's most compelling growth stories. It is a neighborhood in transformation. Strategically positioned between downtown Salt Lake City and the rapidly expanding west side communities, Glendale offers the perfect balance of urban accessibility and suburban tranquility.

Jordan River Parkway Access: The property provides direct access to the Jordan River Parkway, a 45-mile trail system that serves as the backbone of Salt Lake Valley's outdoor recreation network. This amenity significantly enhances the marketability and rental premiums achievable for multifamily developments.

Glendale Golf Course: The adjacent Glendale Golf Course provides residents with immediate access to recreational amenities and ensures permanent open space that protects property values and enhances quality of life.

Transportation: The site's location provides unmatched connectivity to Salt Lake City's major employment centers: I-15, I-201 Proximity, Redwood Road, and Public Transit Ready.

New Regional Park Development: The former Raging Waters site is being transformed into a major regional park, accessible via the Jordan River Parkway. This significant public investment will drive increased foot traffic, recreational opportunities, and property values throughout the corridor.

Major Employment Centers: The site provides convenient access to multiple major employment hubs, including downtown Salt Lake City, the Salt Lake City International Airport corridor, and the rapidly growing Silicon Slopes technology corridor to the south.

Population Growth: Salt Lake County continues to experience robust population growth, with particular strength in the key demographic cohorts that drive multifamily demand.



AERIAL

DOWNTOWN SLC

INDUSTRIAL DISTRICT

GLENDALE PARK

GLENDALE GOLF COURSE

900 WEST

JORDAN RIVER

SITE

JORDAN RIVER PKWY

2100 SOUTH



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