

# FOR SALE

## LAND Multifamily/Retail/Office

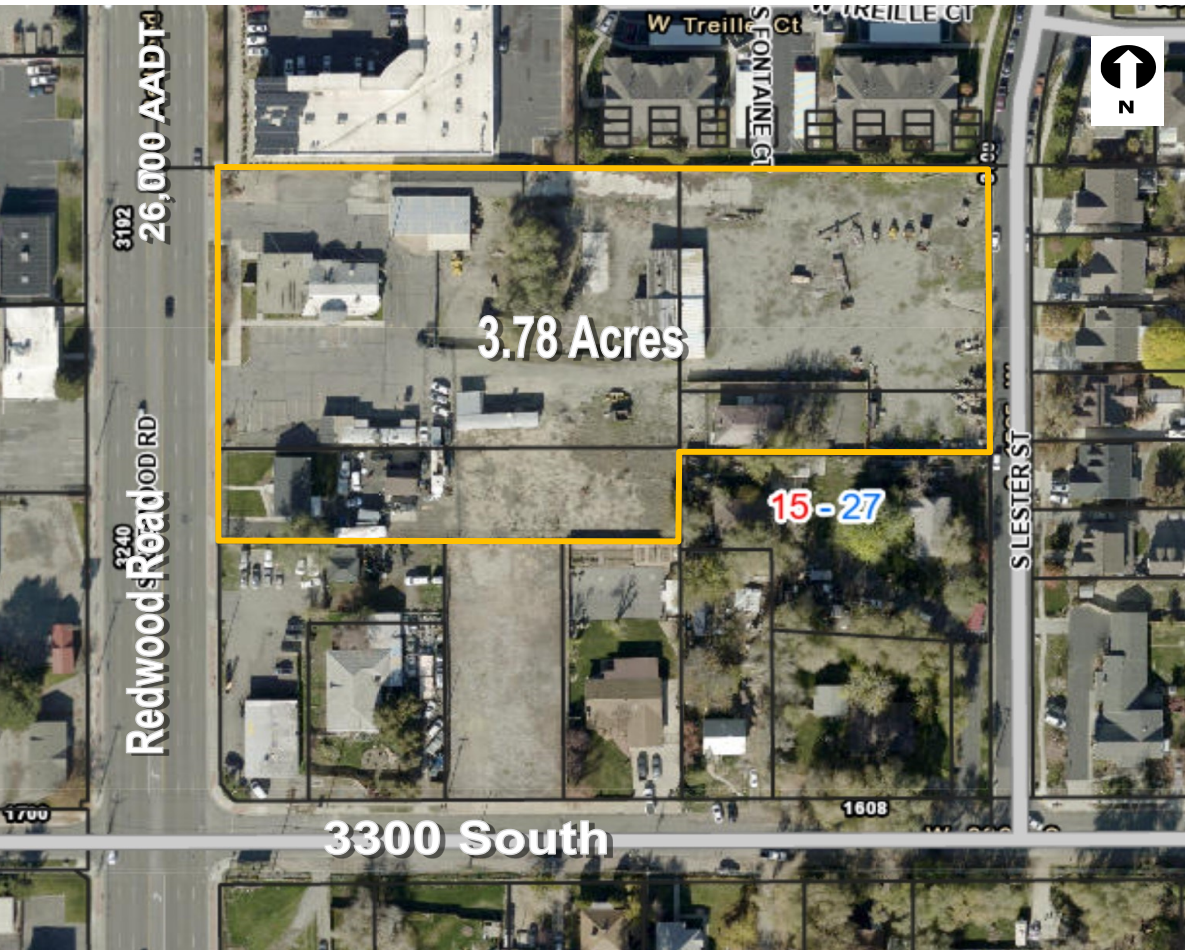
3201 South Redwood Road, West Valley City Utah 84119

Sale Price: \$3,500,000 (\$21.25/SF)

(Entire 3.78 acres)

Sale Price: \$3,000,000

(Exclude Beto's parcel)



### Property Information:

- 3.78 Acres Total
  - Concept Site Plan 1: .51 acre pad with 32 townhome units
  - Concept Site Plan 2: .45 acre pad and .46 acre pad with 28 townhome units
- UTA Trax Station (Redwood Junction) within walking distance
- Within minutes of I-215 at 3500 South and SR 201 on Redwood Rd
- Near Valley Fair Mall, Maverick Center, Megaplex Theaters, Lucky, restaurants, retail, and banks.

Demographics	2 Mile	5 Mile	10 Mile
2023 Population	54,903	354,663	922,113
2023 Households	18,548	125,015	318,780
2023 Median HH Income	\$56,926	\$65,209	\$75,790

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**KREA**  
Knight Real Estate Advisors



**1.01 Acre Parcel Information**

- Tax I.D. 15-27-401-014
- Adjacent to Lester Street
- One curb cut
- Zoned R-1-12 (Residential, 12,000 SF lots)

**.28 Acre Parcel Information**

- Tax I.D. 15-27-401-015
- Adjacent to Lester Street
- Zoned R-1-12 (Residential, 12,000 SF lots)

**Additional Information**

- Sanitary Sewer and Water Line Maps Available
- 2022 Phase I ESA Available
- Beto's LED: 11/1/2024 with 2 five year options

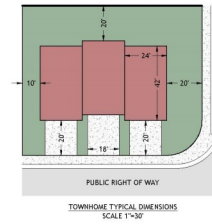
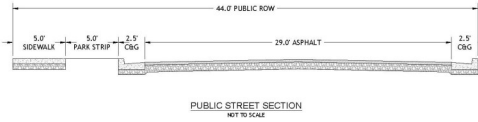
**1.87 Acre Parcel Information**

- 3201 South Redwood Rd
- Tax I.D. 15-27-401-004
- Approx. 235 ft. of frontage on Redwood Rd
- Two curb cuts (+/- 50 feet and 31 feet)
- Zoned C-2 (General Commercial)
- 3,482 SF operating Beto's Mexican Restaurant

**.62 Acre Parcel Information**

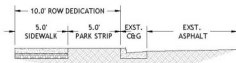
- 3259 South Redwood Rd
- Tax I.D. 15-27-401-005
- Approx. 75 ft. of frontage on Redwood Rd
- One curb cut
- Zoned C-2 (General Commercial)
- 1,274 SF house with month to month tenant



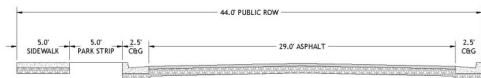


**PROJECT STATISTICS**

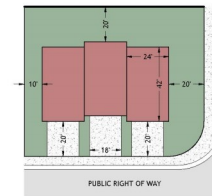
TOTAL PROJECT AREA	164,764 SF (3.78 AC)
COMMERCIAL PARCEL	22,350 SF
PUBLIC ROAD ROW	33,139 SF
TOWN HOMES	32
TOWNHOME AREA	109,275 SF
TOWN HOME LANDSCAPING	64,454 SF (58.9%)
4 PARKING STALLS PER RESIDENTIAL UNIT	



LESTER STREET SECTION  
NOT TO SCALE



PUBLIC STREET SECTION  
NOT TO SCALE



TOWNHOME TYPICAL DIMENSIONS  
SCALE 1"=20'

PROJECT STATISTICS

TOTAL PROJECT AREA	164,764 SF (3.78 AC)
COMMERCIAL PARCEL	40,311 SF
PUBLIC ROAD ROW	32,974 SF
TOWN HOMES	28
TOWNHOME AREA	91,479 SF
TOWN HOME LANDSCAPING	51,635 SF (56.4%)
4 PARKING STALLS PER RESIDENTIAL UNIT	

