

****OPPORTUNITY ZONE****

PRIME DEVELOPMENT LOT .96 ACRES

3076 S Decker Lake Dr West Valley City, UT 84119

Site



Investment Realty
ADVISORS

JOSEPH MILLS

Principal, Director Sales & Leasing
801.971.2542
joseph@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

For Sale | \$625,000

OPPORTUNITY ZONE - DEVELOPMENT LOT .96 ACRE PROPERTY SUMMARY



PROPERTY DESCRIPTION

Opportunity Zone development lot .96 acre lot. Anchored by adjacent hotels, the Maverick Event Center and the Decker Lake Trax Station. Ideal for office, retail, commercial. Zoning is M w/Decker Lake Station Overlay. All utilities except water are run to the lot.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	0.958 Acres
Type:	Hotel anchor lot/retail pads
Zoning:	(M) W/ Decker Lake Trax Station Zone Overlay

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,660	34,569	93,489
Total Population	13,413	104,632	287,328
Average HH Income	\$45,218	\$52,519	\$54,475

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Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

OPPORTUNITY ZONE - DEVELOPMENT LOT .96 ACRE LOCATION MAPS



Map data ©2022 Google Imagery ©2022 , CNES / Airbus, Maxar Technologies, State of Utah, USDA/FPAC/Geo

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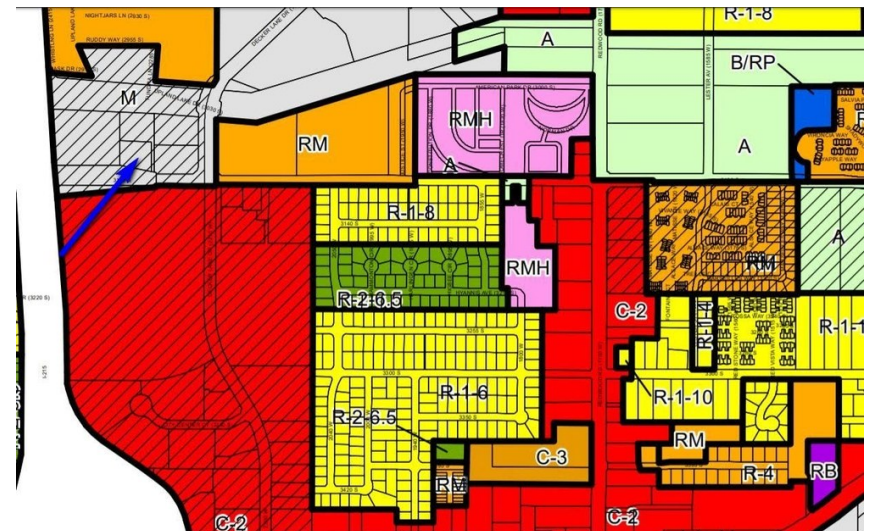
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OPPORTUNITY ZONE - DEVELOPMENT LOT .96 ACRE ADDITIONAL PHOTOS



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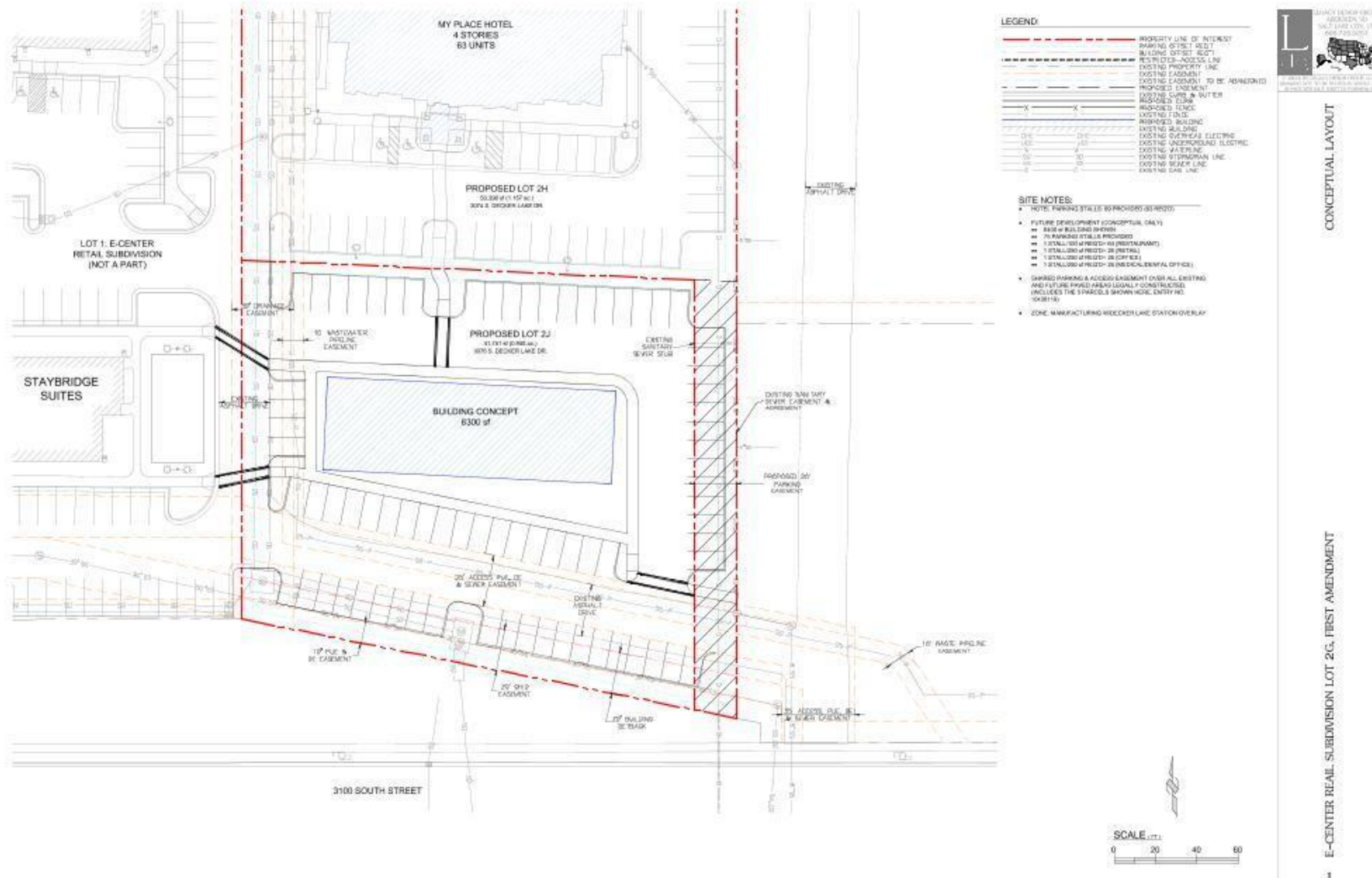
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OPPORTUNITY ZONE - DEVELOPMENT LOT .96 ACRE BUILDING CONCEPT



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