



For Sale

Multi-Use Draper Retail

- Available: 2.62 Acres
- Current Zoning: RA2
- Draper City Master Plan land use: Town Center
- +230' Frontage on 12300 S
- Access from Pioneer Road
- Hard corner of 12300 S. & 700 E.
- Annual Average Daily Traffic (AADT) count*
 - AADT for 700 E & 12300 S: 30,000
 - AADT for 700 E & Pioneer Road: 9,400

*Source: udot.utah.gov

**763 East 12300 South
Draper, UT 84020**

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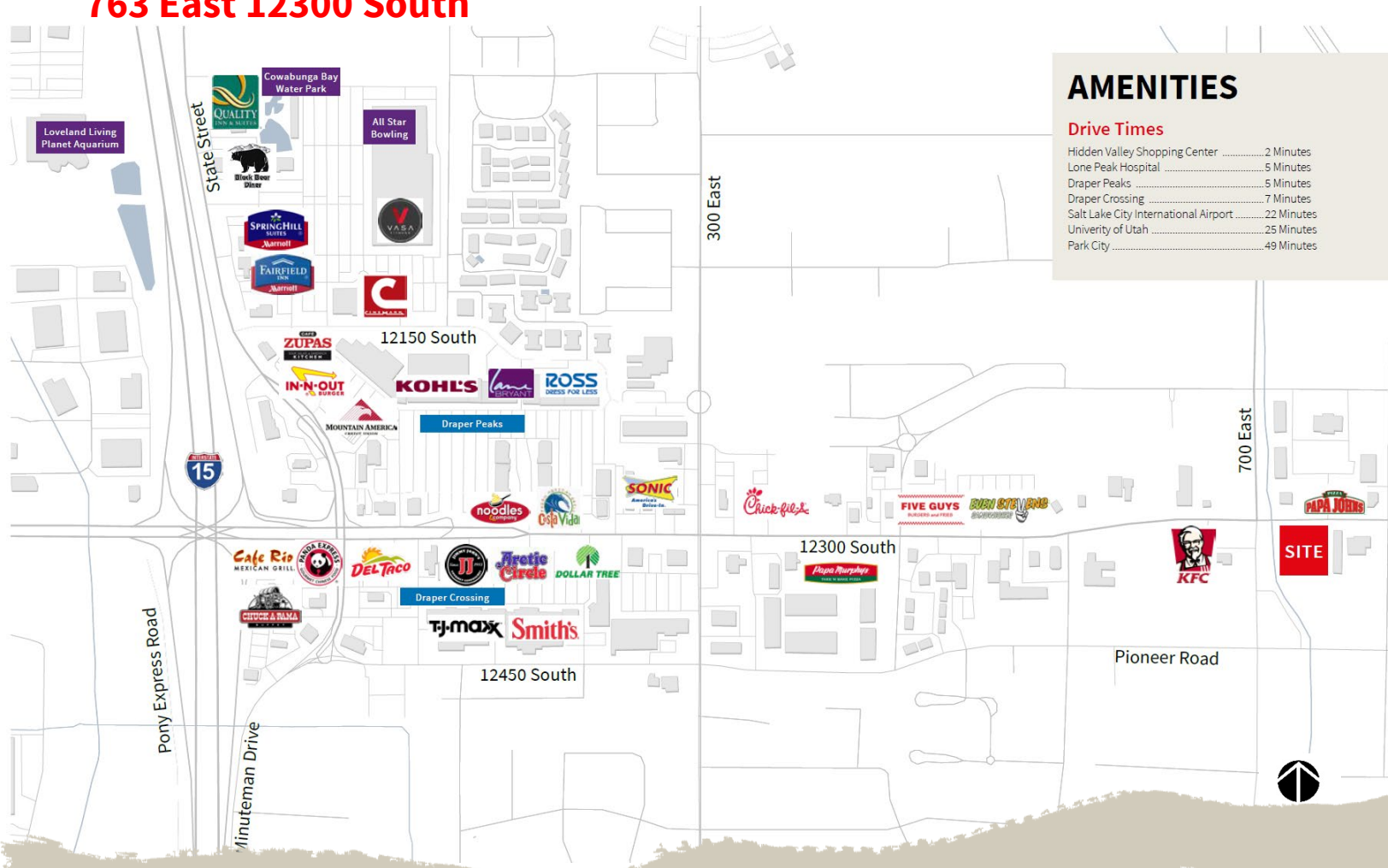
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763 East 12300 South



AMENITIES

Drive Times

- Hidden Valley Shopping Center 2 Minutes
- Lone Peak Hospital 5 Minutes
- Draper Peaks 5 Minutes
- Draper Crossing 7 Minutes
- Salt Lake City International Airport 22 Minutes
- University of Utah 25 Minutes
- Park City 49 Minutes

Property details

Subject property is a fully entitled, level, well-located parcel assemblage containing four (4) parcels.

Parcel numbers:

28-29-309-013-0000	1.22 AC
28-29-309-005-0000	0.45 AC
28-29-309-002-0000	0.41 AC
28-29-309-006-0000	0.54 AC

Current zoning is RA2. Draper City has proposed rezoning to Commercial use under Town Center Zone (TC). Land use mix: Multi-family Residential, Office, Commercial, Institutional.

Situated on the Southwest Corner of 12300 South and East of 700 East the property is ideally located for quick access for Eastbound traffic on 12300 South. The site has 135' of unobstructed frontage on 12300 South. Additionally, there is access on Pioneer Road (12400 South).