

DOWNTOWN SLC APARTMENT LAND | APPROVED 212 UNITS

LENDER OWNED | MULTIFAMILY

LOCATION 25 N 1000 W, Salt Lake City, UT

ACRES ±1.11

ZONING Special Purpose Transit Station ([TSA-SP-T](#))
Approved Units: 212

CITY Nan Larsen
PLANNER (801) 535.7645

PARCELS

GROUP A

Parcel	Size
08353780150000	±.52 (22,651 sqft)

GROUP B

Parcel	Size
08353780040000	±.21 (9,148 sqft)
08353780030000	±.16 (6,970 sqft)
08353780130000	±.22 (9,583 sqft)

[CLICK HERE FOR MORE INFORMATION](#)

.52 Acres
22,651 sqft

.59 Acres
25,701 sqft

LENDER
OWNED

Zachary Hartman
zhartman@landadvisors.com
801.573.9181

 Land Advisors[®]
ORGANIZATION

801.573.9181 | [LandAdvisors.com](#)

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. UTSaltLake251093 - December 14, 2022 1:21 PM.

© 2011 Pearson Education, Inc.



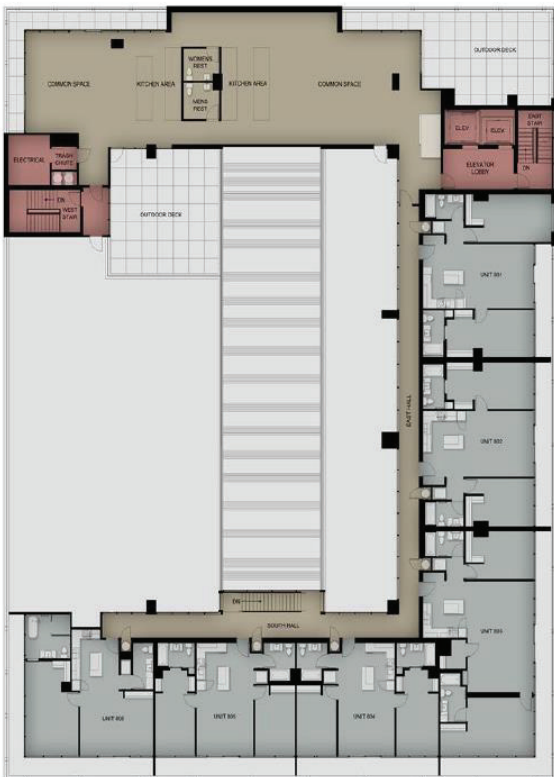
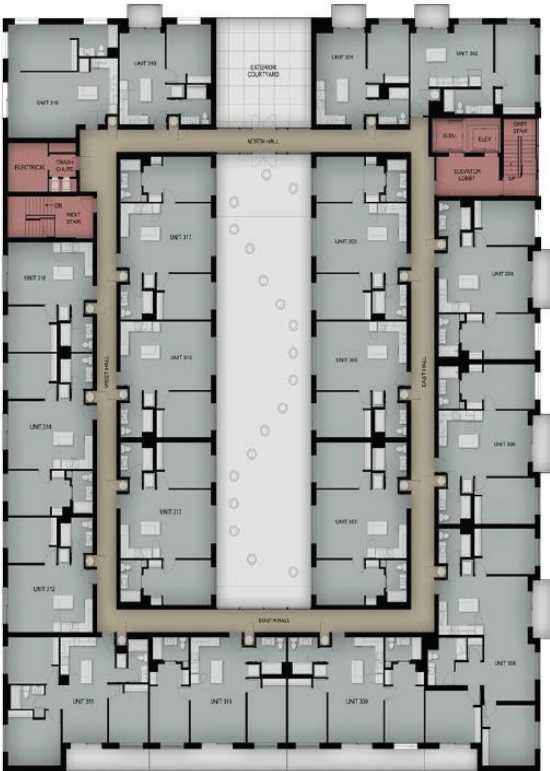
ESPLANADE APARTMENTS | POTENTIAL LAYOUT



ESPLANADE APARTMENTS - PARKING LEVEL 1



ESPLANADE APARTMENTS - PARKING LEVEL 2



OBLIQUE FACING NORTH | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com



OBLIQUE FACING SOUTH | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com



OBLIQUE FACING EAST | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com



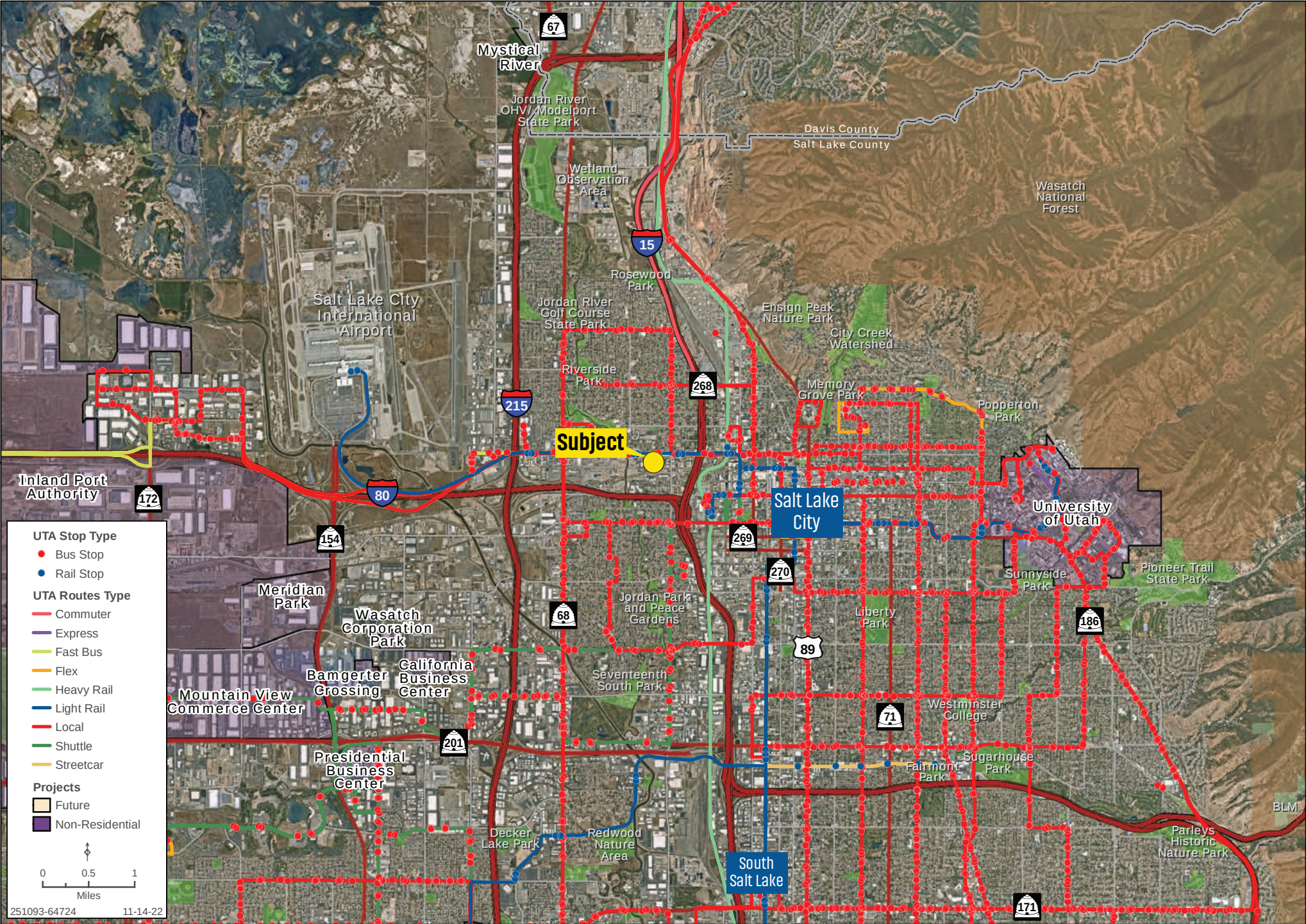
OBLIQUE FACING WEST | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com



NEARBY TRANSPORTATION MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com



AMENITIES MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com



While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2022 The Land Advisors Organization. All rights reserved.

DETAIL MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com

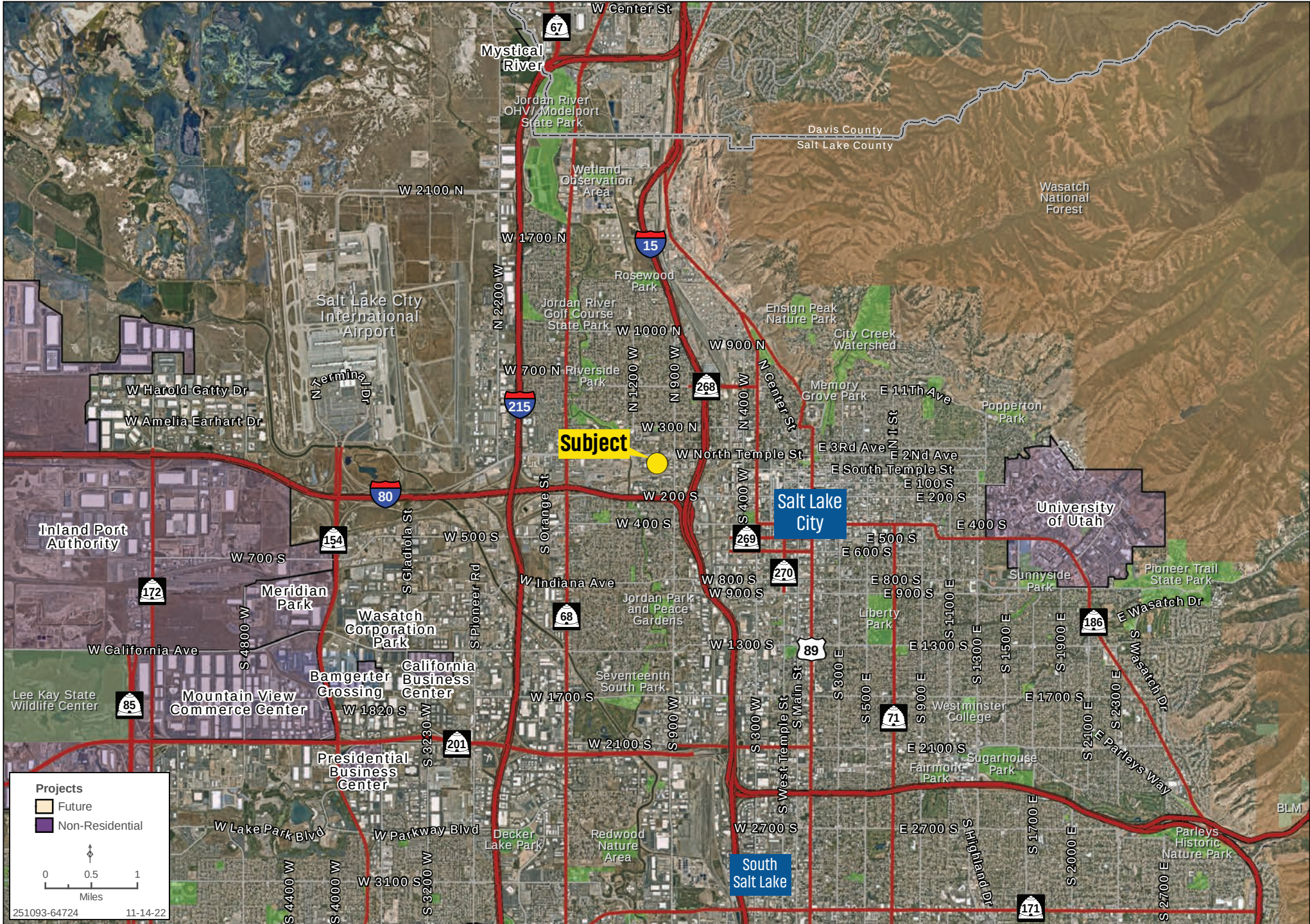


Land Advisors[®]
ORGANIZATION



DEVELOPMENT MAP | NORTH TEMPLE SLC MULTIFAMILY SITE

Zachary Hartman | 801.704.1626 | www.landadvisors.com



While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2022 The Land Advisors Organization. All rights reserved.

PROPERTY PHOTOS



LIFESTYLE



UTAH MARKET REPORT

UTAH

MARKET INSIGHTS • 3Q22



1.9%

SLC Unemployment Rate



16,763

Annual SF New Home Starts



15,587

Annual SF New Home Closings



\$637,227

Median SF New Home Price

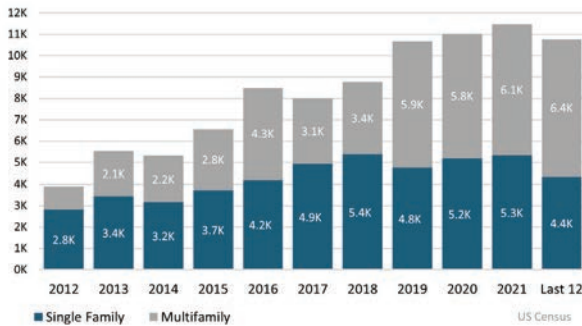


Land Advisors[®]
ORGANIZATION

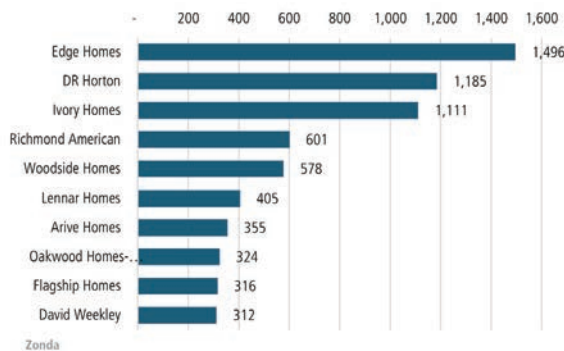
[LANDADVISORS.COM](https://landadvisors.com)

NEW HOUSING TRENDS¹

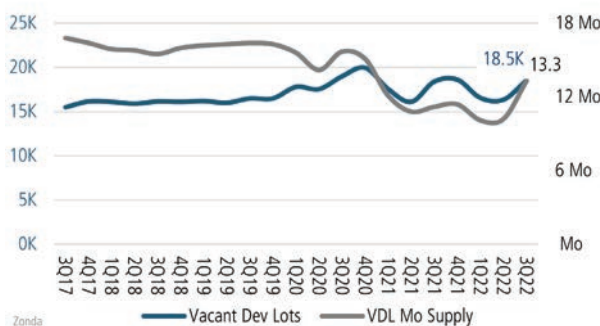
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED SF NEW HOME STARTS



Sep 2021
19,722
Sep 2022
16,763
-15.0%

SF NEW HOME CLOSINGS

4.3%

Sep 2021
14,942
Sep 2022
15,587



MEDIAN SINGLE FAMILY NEW HOME PRICE



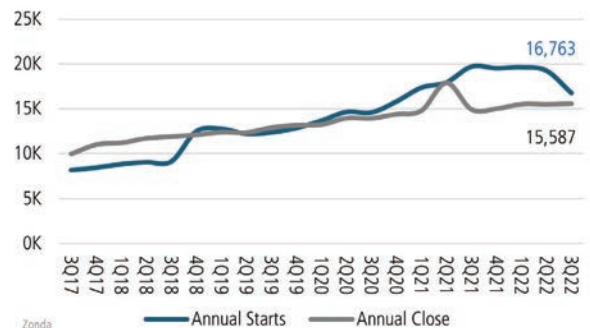
Sep 2021
\$587,115
Sep 2022
\$637,227
8.5%

MEDIAN FAMILY INCOME - SALT LAKE CITY

2022 Q3: \$98,100



Annual Starts vs Closings



MLS RESALE STATISTICS - SALT LAKE COUNTY²

ANNUALIZED CLOSED SALES

Sep 2021
49,097
▼ -9.3%
Sep 2022
44,541

SF DAYS ON MARKET

Sep 2021
9 Days
▲ 22 Days
Sep 2022
31 Days

SF MEDIAN SALE PRICE

Sep 2021
\$510,128
▲ 8.6%
Sep 2022
\$554,000

NEW LISTINGS IN SEPT

Sep 2021
4,705
▲ 14.2%
Sep 2022
5,375

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

SALT LAKE CITY

Sep 2021	Sep 2022
2.2%	1.9%
▼ -0.3%	

UTAH

Sep 2021	Sep 2022
2.1%	1.9%
▼ -0.2%	



TOTAL NONFARM EMPLOYMENT (in thousands)

SALT LAKE CITY

Sep 2021	Sep 2022
778.2	789.9
▲ 1.5%	

UTAH

Sep 2021	Sep 2022
1,626	1,681
▲ 3.4%	



EMPLOYMENT CHANGE

SALT LAKE CITY

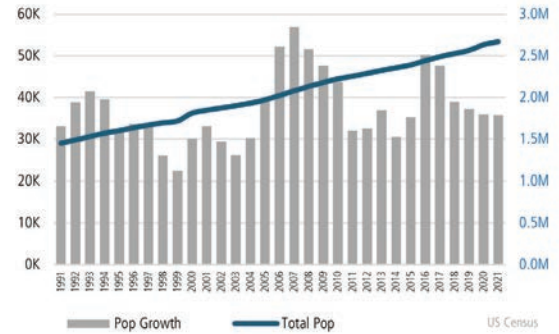
Annualized Employment Change*
3.4%

UTAH

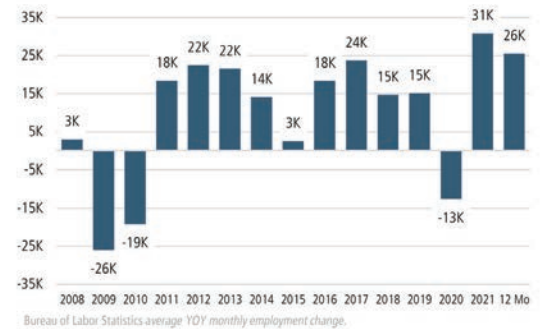
Annualized Employment Change*
4.2%



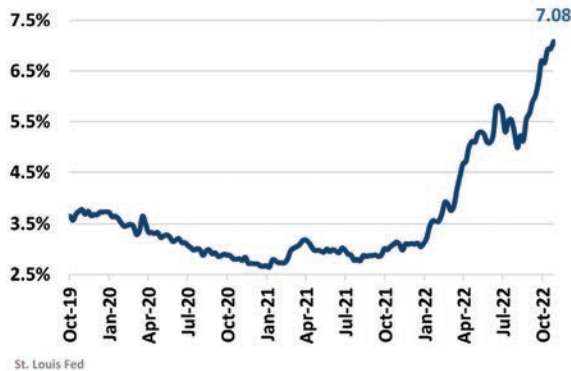
Population Growth & Total Population



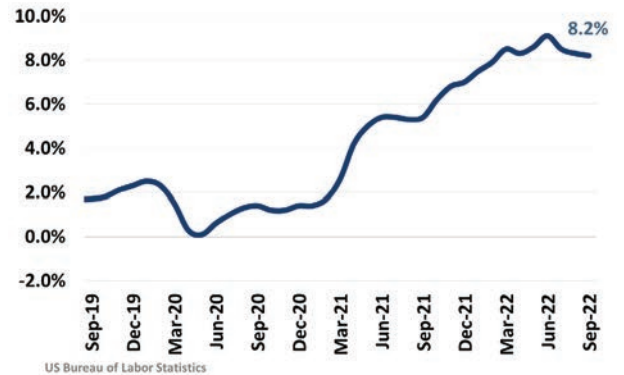
Change in Employment



30 Year Fixed Mortgage Rate

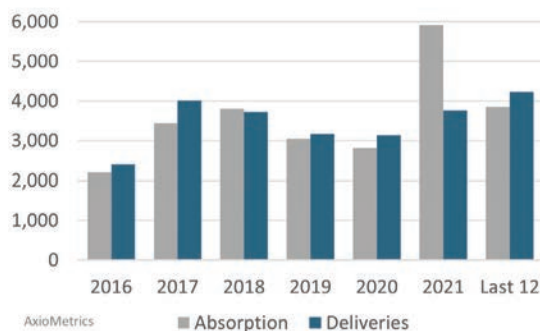


US Inflation Rate



MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



801.573.9181
LandAdvisors.com

