



## Featured Property

approximately 9180 S. Wasatch/Highway 210 Cottonwood Heights, Utah

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# Available For Sale

One Parcel totaling 31.4 acres located at approximately **9180 S. Wasatch/Highway 210** in Cottonwood Heights, in Salt Lake County, Utah.

- \$500,000 per acre
- Uncompromised location to World class skiing and the Salt Lake / Provo Metro areas. 20 minutes to SLC airport Delta Hub with 1000+ direct flights daily.
- Perhaps the last of the large (30 acres +) undeveloped parcel located east of Wasatch Blvd.
- Cooperative City Council looking to expand the city limits.
- Abuts R-2 zoning and has historical mixed use.
- Title, Recommended Build Areas, Comprehensive Survey, Fault T Investigation, Traffic Study, and Phase 1 Environmental completed.
- Highly desirable location.

Water rights are to be retained by the seller, however are also available. The parcel has a Cottonwood Heights zoning R-1-15, with 15,000 square feet minimums per building lot.

**Cottonwood Heights Planning and Zoning: 801.944.7000**

## Due Diligence:

The Seller has reports containing Geotech Study, Traffic Study, Fault Line Study, and a Phase 1 Environmental Study for your review.

**Call or email the listing agent for copies of these reports.**



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# Property Maps



