

FOR SALE // COMMUNITY TRANSITION

Park City Land Offering // Flexible Zoning

3811 E Beaux Ct, Park City, UT 84060



For more information:

Diana Johnson

801.910.1840

diana@wincre.com

Grady Kohler

801.815.4663

grady@wincre.com


Windermere
COMMERCIAL



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Diana Johnson // 801.910.1840

Grady Kohler // 801.815.4663

1240 E 2100 S, Suite 600, Salt Lake City, UT 84106

Executive Summary



Overview

A rare development opportunity within Park City city limits, this 12.46-acre property is a true gem in one of Utah's most sought-after luxury markets. Zoned Community Transition (CT), it offers exceptional flexibility with multiple permitted uses and a concept layout supporting 12 spacious lots under a Master Plan Development.

The gentle, buildable topography makes it ideal for high-end custom homes, perfectly aligned with the area's strong demand for luxury living. Surrounded by prestigious communities, top-tier schools, and breathtaking natural beauty, this parcel offers a powerful blend of scarcity and scalability.

Utilities are nearby, road access is recorded, and the title is clean with no known encumbrances. With strong luxury margins and multiple exit strategies, this property is tailor-made for visionary developers and builders ready to deliver premium product in a market that craves it.

Offering Highlights

Park City Land Offering

3811 E Beaux Ct, Park City, UT

OFFERED AT

\$12,000,000

ZONING

Community Transition (CT)

SUBDIVIDE INTO

12 LOTS

LOT SIZE

12.46 AC

Investment Highlights

- + **Rare Park City Development Parcel** – 12.46 acres within city limits, an extremely limited and highly coveted offering.
- + **Flexible Zoning** – Community Transition (CT) zoning supports multiple permitted uses and a 12-lot Master Plan Development concept.
- + **Premium Location** – Surrounded by prestigious communities, top schools, and world-class recreation in one of Utah's strongest luxury markets.
- + **Strong Economics** – Attractive margins with multiple exit strategies: sell lots, build custom homes, or pursue a phased development.
- + **Development-Ready Attributes** – Gentle, buildable topography; utilities nearby; recorded road access; clean title with no known encumbrances.
- + **Luxury Demand Drivers** – Park City's luxury market remains supply-constrained, with sustained demand from high-net-worth buyers.
- + **Exceptional Views & Setting** – Mountain and valley views enhance desirability and premium pricing potential.
- + **Scalability & Scarcity** – Large, contiguous tract in a market dominated by smaller, fragmented parcels.

Ready

FOR DEVELOPMENT

\$1M

PER LOT (12 LOTS)

\$963K

PER ACRE



- + Minutes to Park City Mountain Resort and Deer Valley Resort for world-class skiing.
- + Close to Main Street Park City with dining, shopping, and nightlife.
- + Quick access to Jordanelle Reservoir for boating, fishing, and paddleboarding.
- + Nearby Round Valley Trails for hiking, biking, and cross-country skiing.
- + Easy drive to Utah Olympic Park with activities and events year-round.
- + Close to Park City MARC (fitness and recreation center).
- + Access to annual events like Sundance Film Festival and Park Silly Sunday Market.
- + Near Old Town Park City with historic charm and galleries.
- + Within reach of Highway 40 and I-80 for Salt Lake City or Heber access.
- + Surrounded by scenic Wasatch Mountain views and open space.

Property Description



Property Details

Address	3811 E Beaux Ct Park City, UT 84060
Zoning	Community Transition (CT)
Price	\$12,000,000
Permitted Use & Development	Multiple permitted uses under CT; concept plan supports 12 lots
Topography / Terrain	Gentle, buildable, gradual slope; wooded; mountain/valley views; relatively flat areas suitable for building foundations

Utilities	Natural gas available; electricity available; sewer available
Access & Entitlements	Recorded road access; title clean; no known encumbrances
Views & Surroundings	Mountain and valley views; surrounded by prestigious communities; strong visual amenity; close to top schools
Lot Size	12.46 Acres
School District	Elementary: McPolin; Middle: Ecker Hill; High: Park City

Financial Highlights & Exit Strategies

Lot Sales

Subdivide into 12 custom home lots; sell individually to custom home builders or luxury housing developers. Strong per-lot pricing given location and views.

Built-Product Development

Developer builds custom high-end homes for sale (spec homes); capture margin across the value chain.

Joint Venture / Partnership

Partner with local builder or investor to share cost/risk and maximize execution speed.

- + **Listing price** - \$12,000,000
- + **Property taxes** - \$980

SWOT Analysis

STRENGTHS

- + Location: rare large tract within Park City city limits
- + Clean title and entitlements infrastructure in place
- + High demand for luxury homes; great views and amenities
- + Flexible zoning allows creative development

OPPORTUNITIES

- + Upside value via individual lot sales or spec home construction
- + Premium pricing because of scarcity
- + Ability to attract high-net-worth buyers seeking custom homes
- + Branding possibility (*luxury, view, exclusivity*)

WEAKNESSES

- + High acquisition cost; requires significant development cost
- + Market risk if luxury demand softens
- + Infrastructure and build cost in mountain terrain tends to be higher
- + Possible bureaucratic/entitlement delays, though nothing known currently

THREATS

- + Rising construction and labor costs
- + Regulatory changes in zoning, environmental requirements
- + Competition from other luxury developments
- + Market macro-factors (*interest rates, consumer confidence*)

Photos



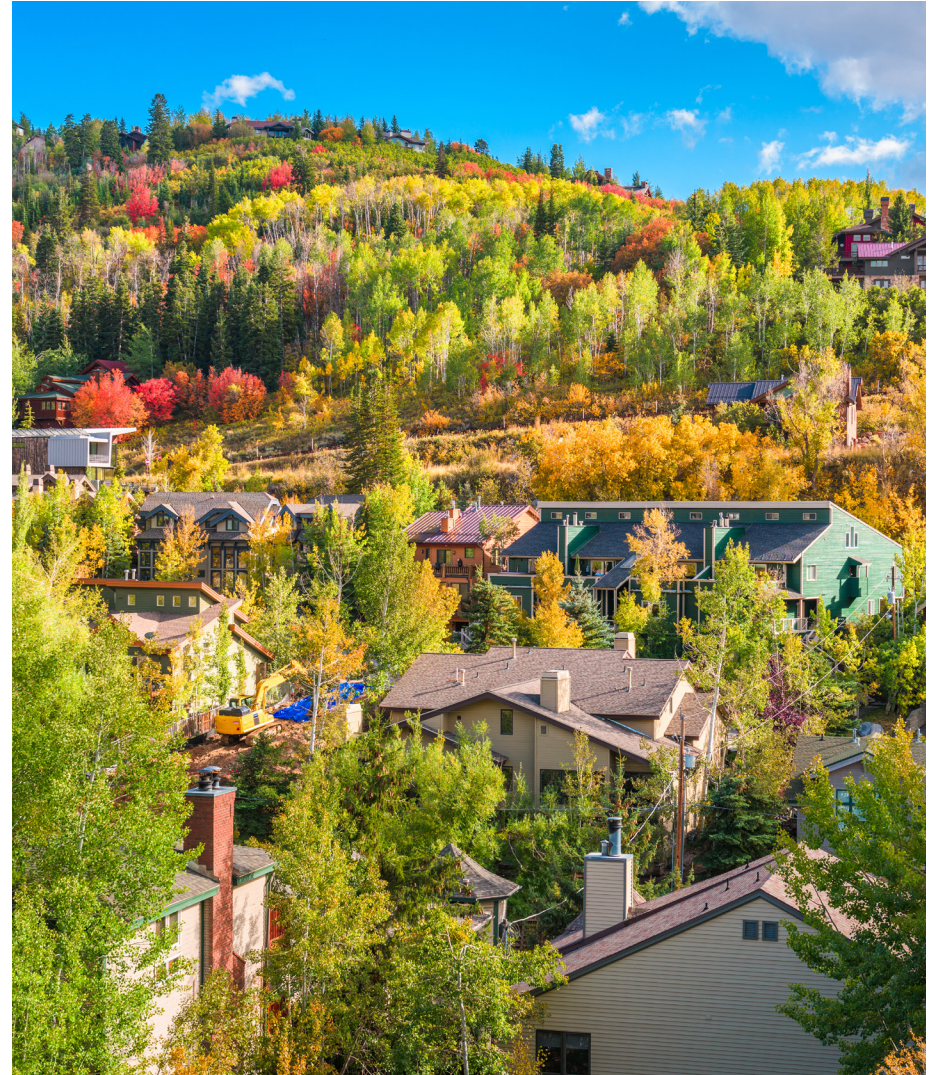


Market Overview



Location Highlights

- + Demand for luxury housing in Park City remains strong, buyers are seeking custom, high-end homes in premium locations with scenic views and close proximity to resort and recreation amenities.
- + Scarcity of large buildable parcels within city limits increases value; this parcel's size, zoning, and buildability distinguish it from many smaller fragmented sites.
- + Access to top-tier public amenities and schools adds to market pull.
- + The location offers both lifestyle (mountains, recreation, scenery) and investment appeal.



Zoning // Entitlement Potential

- + Under Community Transition (CT) zoning, the developer has flexibility regarding lot layout, densities, lot sizes, uses.
- + 12 lots envisioned; however, potential to customize depending on developer's vision (fewer/larger lots or more but with smaller footprints, subject to approvals).
- + Utility infrastructure is either in place or very close, reducing time & cost for development.



Projected Timeline

- + Due diligence / entitlement clarification
1-3 months
- + Site planning / civil engineering / approvals
3-6 months
- + Infrastructure and rough grading / utilities
4-8 months
- + Individual lot sale or home construction phase
6-18 months (depending on strategy)



Financial Projections

- + **Total Acquisition Cost:** \$12 million
- + **Infrastructure & Development Costs** (*roads, utilities, grading, site work*): estimate depends on selected lot yield & topography, assume \$1.5-3 million+
- + **Per Lot Sale Price** (*12 lots*): assuming average lot pricing in comparable luxury areas, maybe \$1.5-2.0 million per lot (could vary significantly)
- + **Potential Gross Revenue:** if 12 lots × \$1,750,000 avg = \$21,000,000+
- + **Net Projected Profit:** after costs (acquisition, development, sales/marketing, carrying costs, etc.), somewhere in excess of \$5-7 million, with upside if custom homes built, or less leverage required if lots sold.





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