

2025 Annual Transit-Oriented Communities Report and Real Estate Inventory



Board of Trustees Policy 5.2

“The Executive Director must present an annual report by April 1 each year to the Board of Trustees that includes an *inventory of real property* and a *summary of property acquisitions and dispositions* occurring since the previous year report. The Authority will classify real property as Transit Critical, Transit-Oriented Development, or Surplus.”



Real Estate Inventory

| | |
|------------------------|--------------------|
| Land Area | 2,387 acres |
| Properties | 858 parcels |
| Licenses/Leases | 3,470 |



Real Estate Inventory - Categories

| | |
|---|--------------------|
| Transit-Critical (TC) | 2,227 acres |
| Transit-Oriented Development (TOD) | 160 acres |
| Surplus (S) | 0 acres |



Real Estate Inventory – Summary of Acquisitions/Dispositions

| | |
|---------------------|------------------|
| Acquisitions | 6,773 sf |
| Dispositions | 66,725 sf |
| Net decrease | 59,952 sf |



Annual TOD Report – Development Data



| | |
|--|--|
| Completed or Under Construction | 13 development phases |
| Residential | 1,518 dwelling units (126 affordable) |
| Office | 570,000 square feet |
| Retail/Commercial | 50,000 square feet |
| Hotel | 192 rooms |



Annual TOD Report – Investment & Return

| | |
|---------------------------|-----------------------|
| Private Investment | \$470 million |
| UTA Capital | \$44.9 million |
| UTA Return | \$50.8 million |



Station Area Plans

| Completed | MPO-Certified | | | UTA-Adopted |
|-------------------------------------|------------------------------|------------------------------|------------------------------|-------------------------------|
| 32nd Street (OGX) | Layton Station | South Jordan Station | Center Street (UVX) | Roy Station |
| 36th Street (OGX) | Woods Cross Station | South Jordan Parkway | 400 South (UVX) | Historic Sandy Station |
| Weber State Central (OGX) | West Valley Central | S Jordan Downtown | Provo Central Station | Expo Center Station |
| Wildcat Village (OGX) | Decker Lake Station | Daybreak Parkway | Joaquin Station (UVX) | Civic Center Station |
| Dee Events Cener (OGX) | Redwood Road Station | Lehi North (POM) | 2230 North (UVX) | Crescent View Station |
| Millcreek Station | River Trail Station | Lehi 2100 N (POM) | | Draper Town Center |
| Meadowbrook Station | 1300 W (MVX) | Lehi Triumph (POM) | | 5600 W Old Bingham |
| Fashion Place West | Atherton West (MVX) | American Fork Station | | |
| | Riverboat Road (MVX) | Vineyard Station | | |
| | Kimballs Lane Station | Orem Central Station | | |
| | Cresent View Station | Academy Square (UVX) | | |
| | Draper Station | 300 N (UVX) | | |

