



Land For Sale,  
Ground Lease or BTS

## Build-Ready Pad with City Approved Plans

10018 N. 4700 W.  
Cedar Hills, UT 84062

Sale Price:

**\$959,000** (\$35 PSF)

*For Ground Lease or BTS  
contact agent for pricing*

Land Size:

**0.59 Acres**



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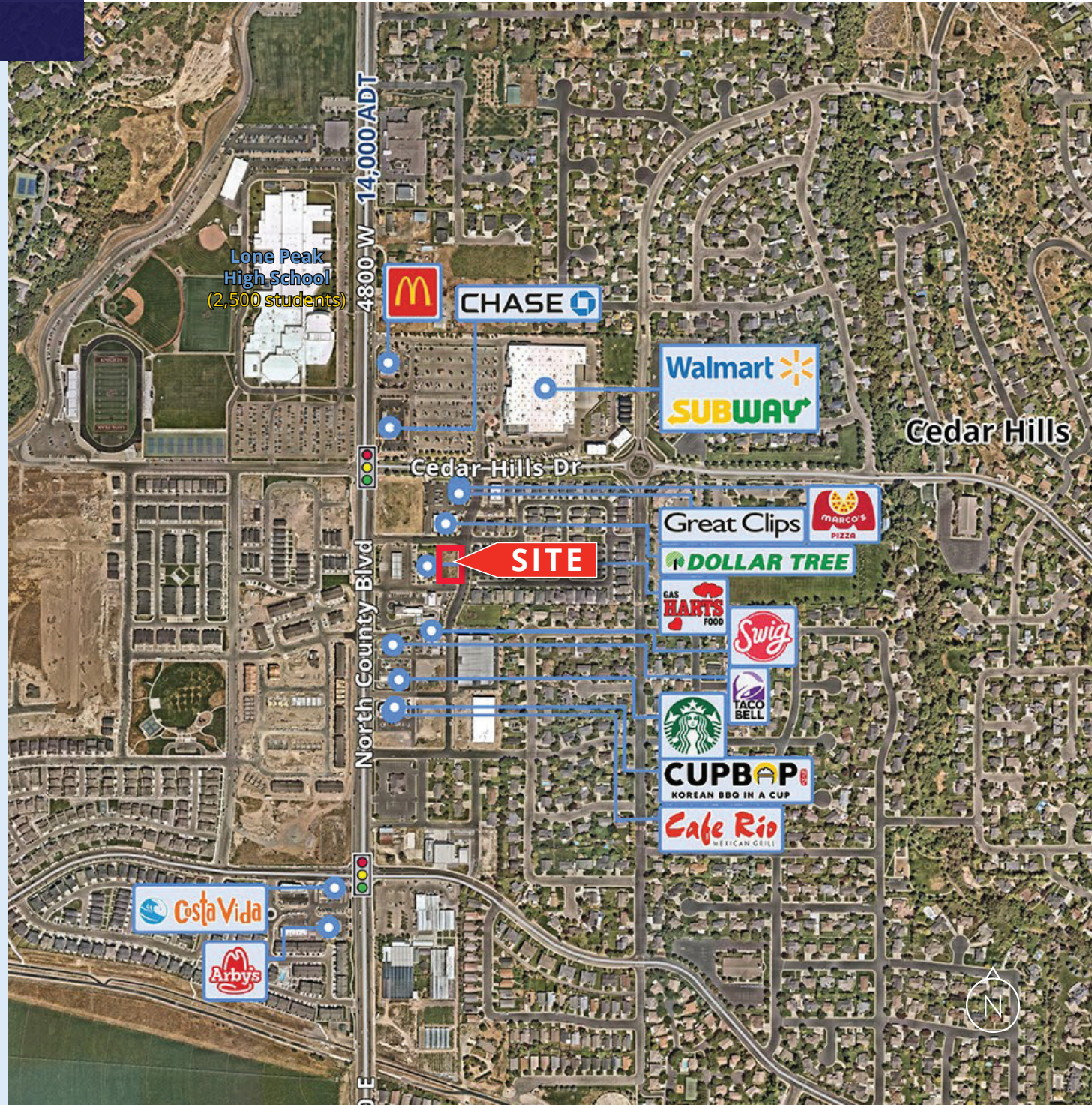
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# Local Tenant Aerial

## Project Overview

- Fully entitled land with full set of approved plans
- Last available retail pad in Cedar Hills

## Tenant-Mix



# Local Tenant Aerial



Cedar Hills Blvd.

North County Blvd.



DOLLAR TREE



0.59 Acres

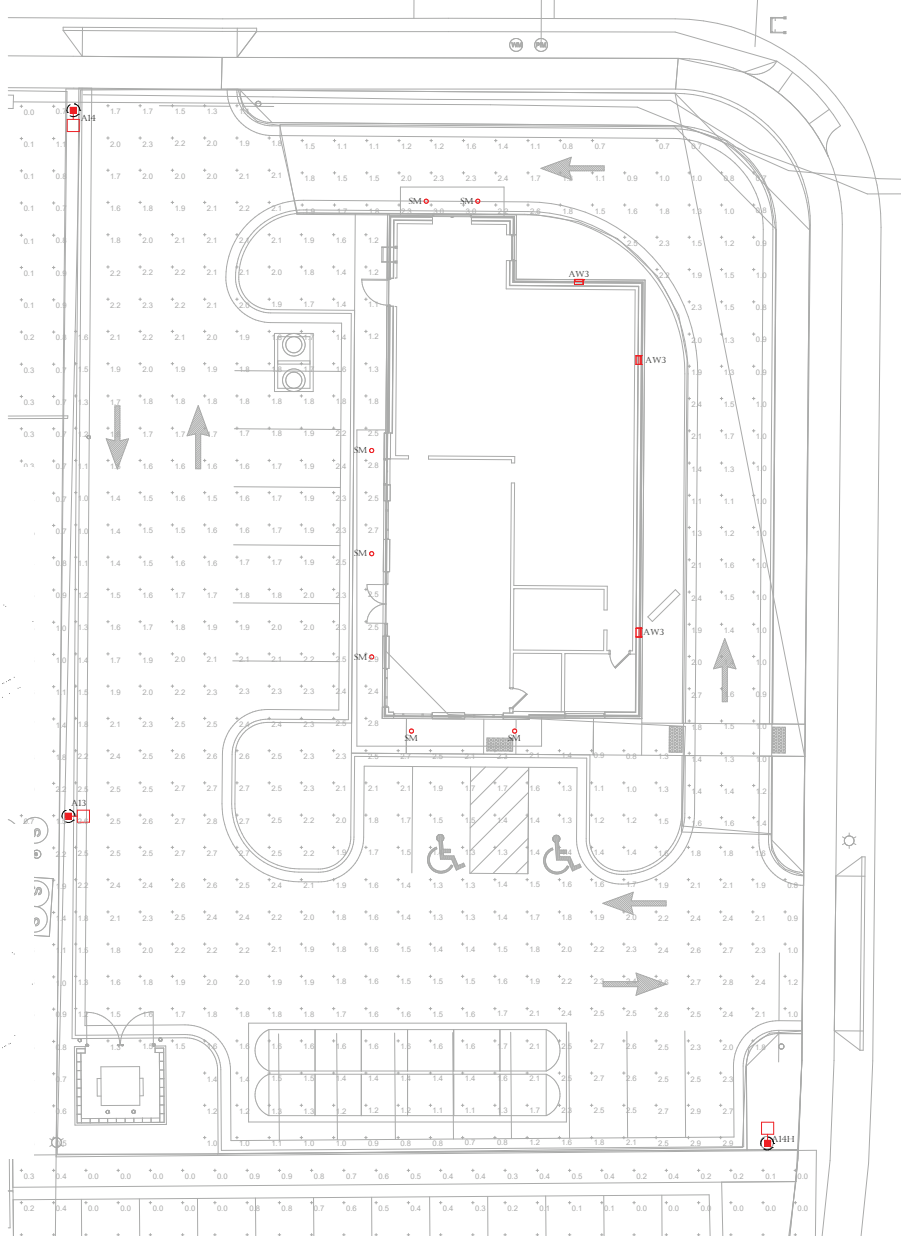
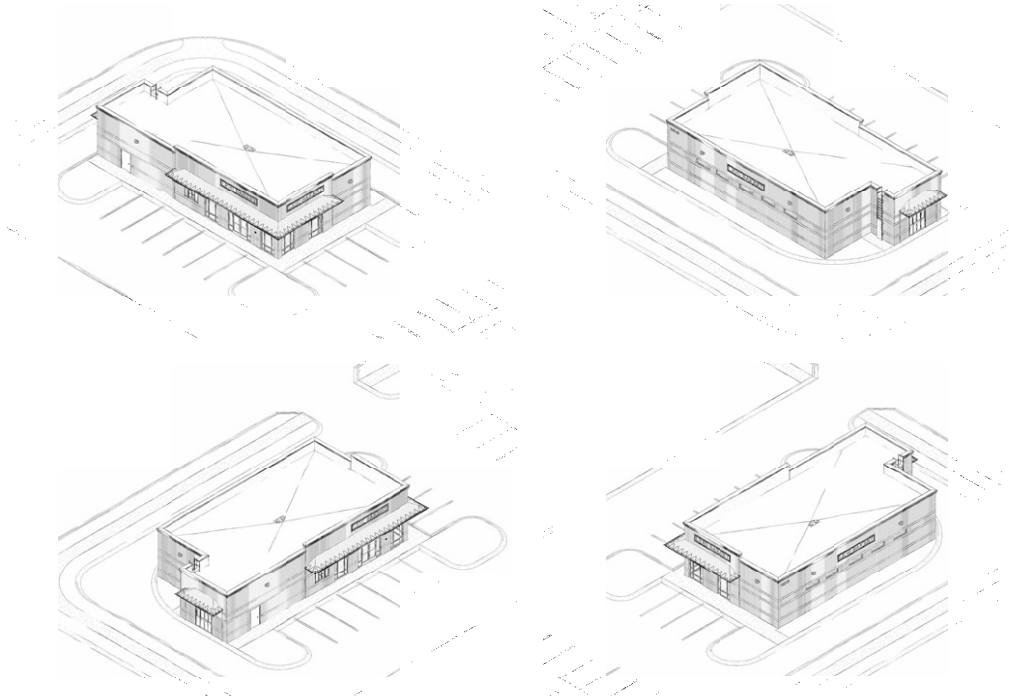
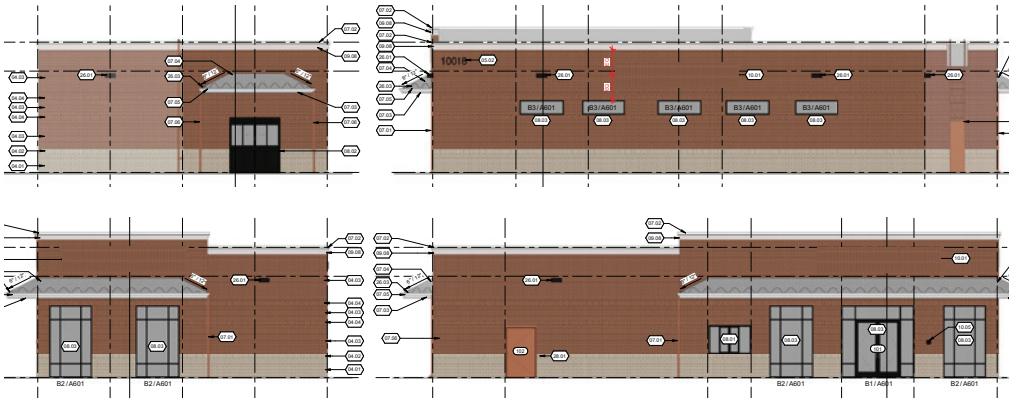
SITE



ExtraSpace Storage



# Site Plan





## Cedar Hills, Utah

Cedar Hills is a small city located in Utah County, Utah. Situated near the Wasatch Mountains, it offers residents scenic views and a quiet suburban atmosphere while still being close to larger cities like Provo and Salt Lake City.

Cedar Hills is known for its family-friendly environment, excellent schools, and a range of recreational activities. The city has parks, trails, and nearby outdoor attractions, making it a desirable place for outdoor enthusiasts.

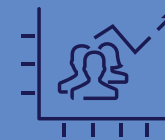
Cedar Hills has experienced growth in recent years, attracting families looking for a peaceful community with easy access to urban amenities. The area features a mix of residential homes, including single-family houses and townhomes. The city places a strong emphasis on maintaining a high quality of life with community events and well-maintained public spaces. It is a popular spot for those looking to balance a quieter lifestyle with proximity to larger urban areas.

The economy of Cedar Hills employs 4.43k people. The largest industries in are Retail Trade (751 people), Professional, Scientific, & Technical Services (679 people), and Health Care & Social Assistance (530 people)

### Alpine, Cedar Hills, Highland, Utah



**41k+**  
Population  
(2024)



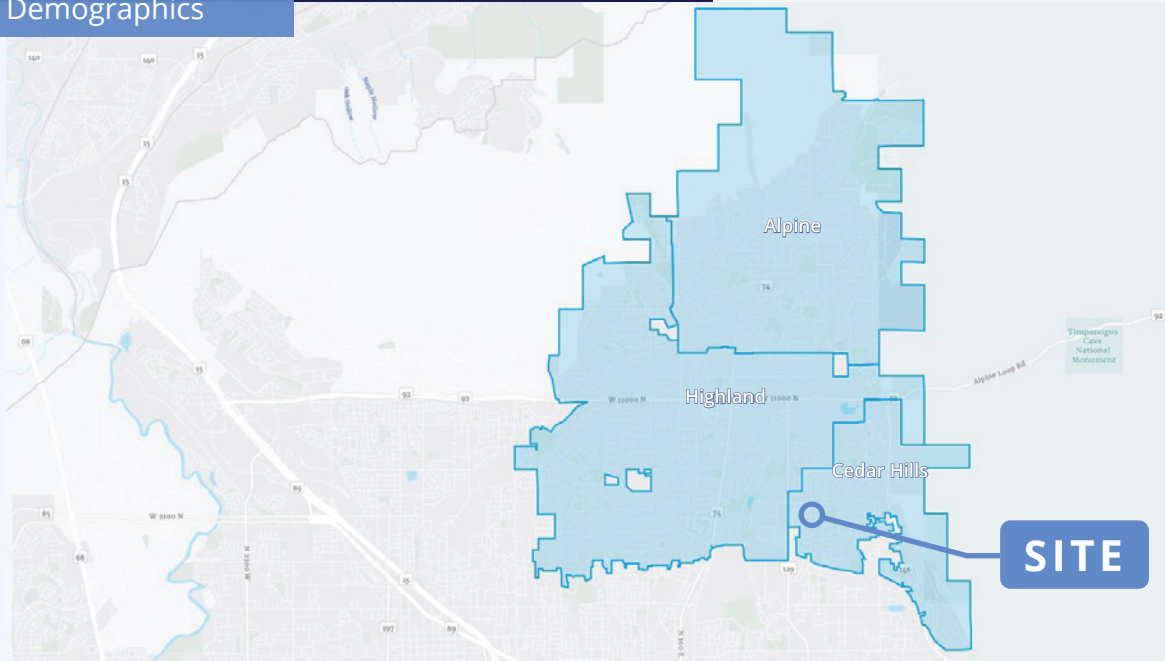
**4%**  
Population Growth  
2024-2029



**30.7**  
Median Age

# Alpine, Cedar Hills, Highland Utah

## Demographics



### Key Points



**41k+**  
Population  
(2024)



**4%**  
Population Growth  
2024-2029



**30.7**  
Median Age

### Demographics



#### Population

2024 Population	41,136
2029 Projected	42,784



#### Households

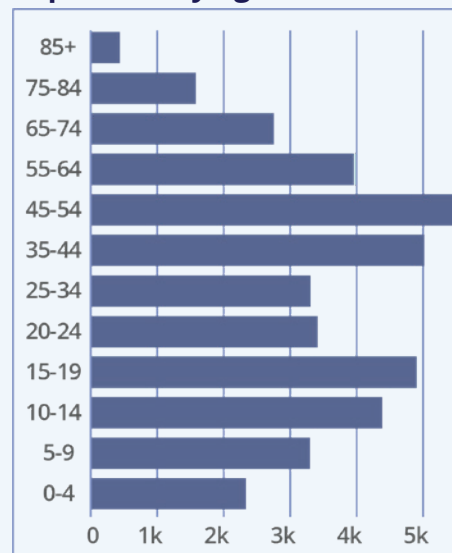
2024 Households	10,597
2029 Projected	11,354



#### Income

2024 Median HHI	\$162,034
2024 Average HHI	\$202,599
Per Capita Income	\$52,193

### Population by Age



**3.9**  
Average Household  
Size



**\$162k**  
Median Household  
Income



# Utah County, Utah

Mount Timpanogos

Located to the south of Salt Lake City, nestled at the base of the Wasatch Mountains and around Utah Lake, Utah County is the second most populous county in the state.

## Remarkable Growth

For approximately the last 10 years, Utah County is known for tremendous job growth, family-friendly environments, and the one of the strongest economies in the nation.

In 2024 Utah County had an estimated a population of nearly 737,000 with a median age of 27.3 and a median household income of \$102,642. Over the next 4 years the population is expected to grow by 73,000 people, an 12.6% increase, or 3.15% per year.

According to the Gardner Institute, Utah County's population is projected to add an additional 674,000 residents between 2020 and 2060, resulting in a population of 1.3 million and driving over one-third of total regional growth.



Utah County, Utah

Ranked  
**#1**  
Fastest Growing  
County in Utah (2024)

Projected population growth  
**9.9%**  
over the next 4 years  
(2025-2029)

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