



Colliers

Land for Sale

Sale Price:
\$4,800,000

Contact:

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Alpine Highway Land

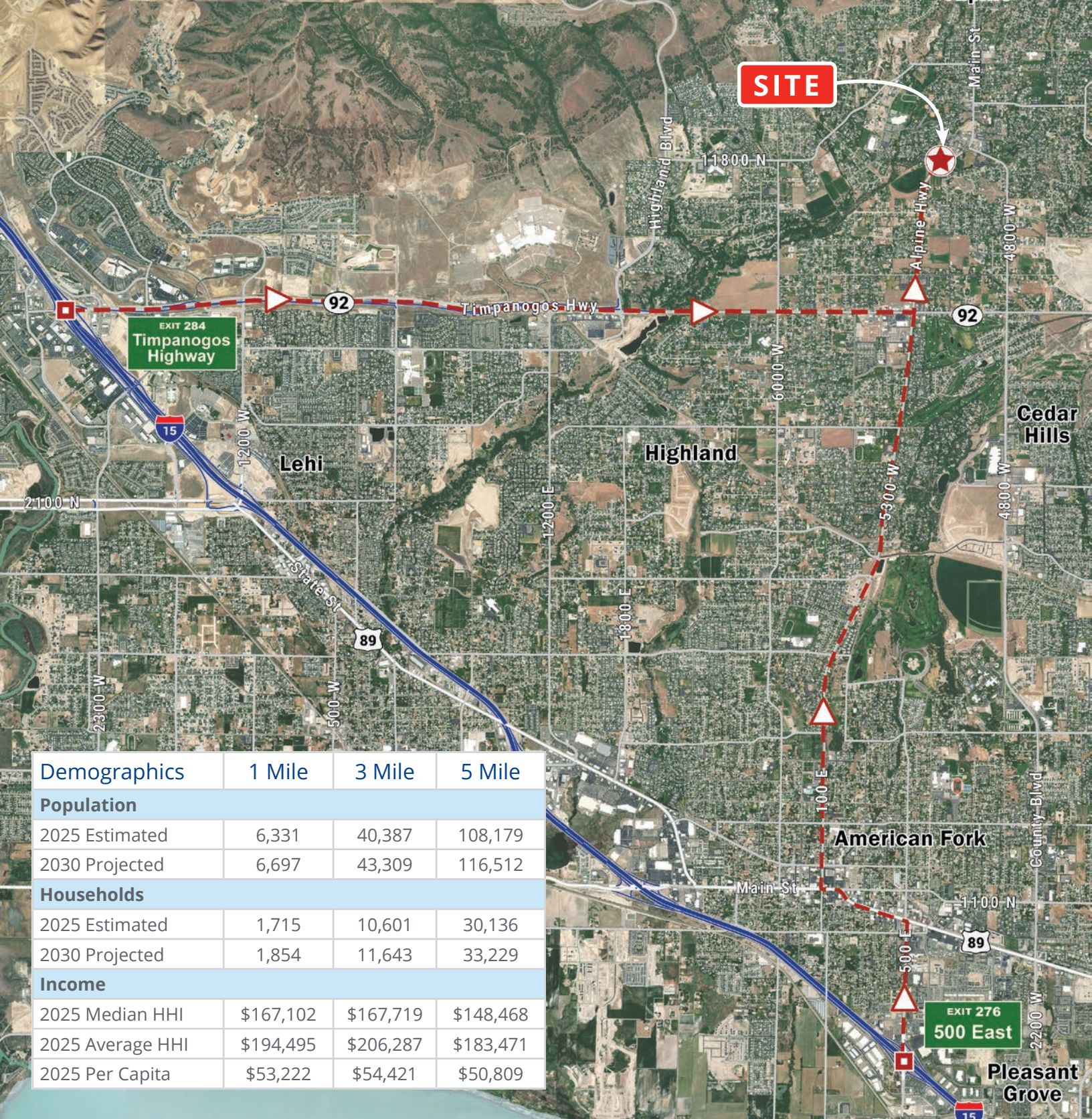
476 S Alpine Hwy | Alpine, UT

Property Details

- ±7.906 Acres
- Asking Price: \$4,800,000
- Zoned BC (Business Commercial)
- Prime frontage on Alpine Highway
- Excellent visibility and access
- Adjacent to the Alpine Art Center
- Minutes from Timpanogos Highway and I-15
- Surrounded by affluent residential communities
- Rare commercial development opportunity in Alpine
- Existing residence located on-site
- Potential assemblage opportunity with adjacent ownerships

7.906 Acres Alpine Land for Sale





Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	6,331	40,387	108,179
2030 Projected	6,697	43,309	116,512
Households			
2025 Estimated	1,715	10,601	30,136
2030 Projected	1,854	11,643	33,229
Income			
2025 Median HHI	\$167,102	\$167,719	\$148,468
2025 Average HHI	\$194,495	\$206,287	\$183,471
2025 Per Capita	\$53,222	\$54,421	\$50,809



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