



Land For Sale

Saratoga Springs

1417 S. 400 E. | Saratoga Springs, Utah 84045



Land For Sale Saratoga Springs

Key Points

- 9.32 Total Acres
- RC Zoning- Regional Commercial Land Use
- High Traffic Area in Quickly Growing Saratoga Springs

Parcel ID#'s:

- 58:029:0003 (5.02 acres)
- 58:029:0058 (1.01 acres)
- 58:032:0094 (3.29 acres)

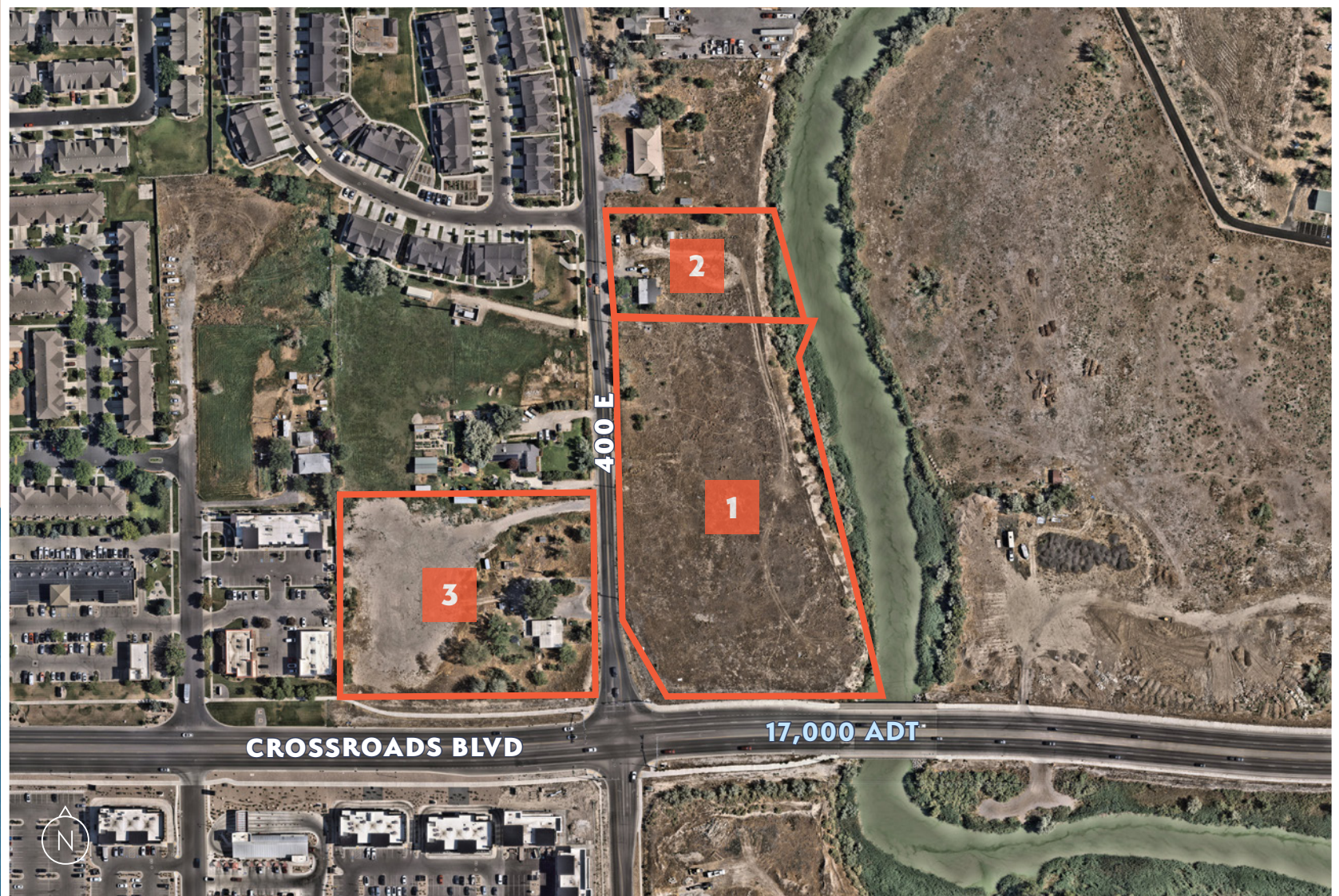


Site Overview

1 58:029:0003
(5.02 acres)

2 58:029:0058
(1.01 acres)

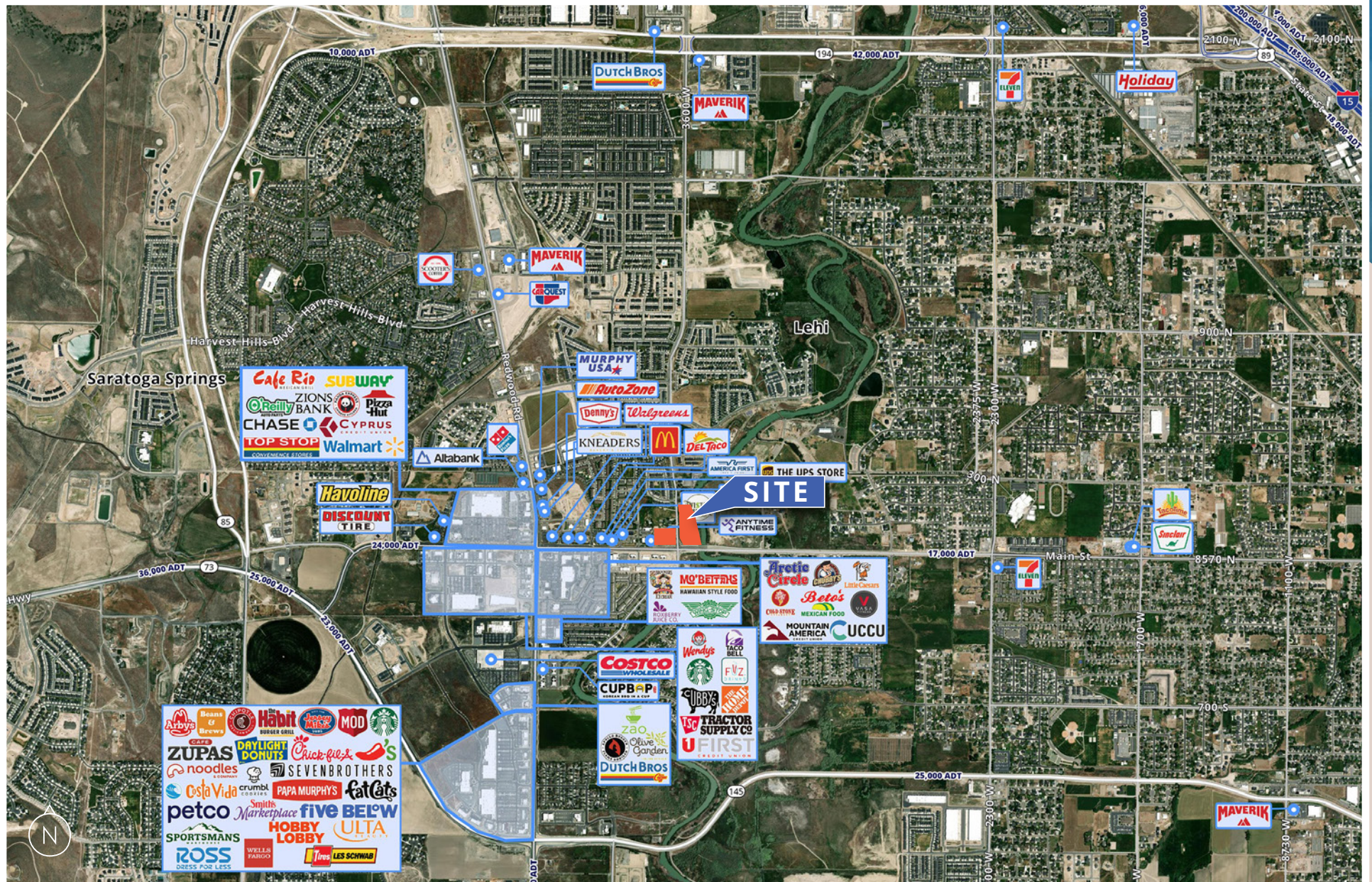
3 58:032:0094
(3.29 acres)



Concept Photos



Tenant Map



Aerial View



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Saratoga Springs, Utah

The city of Saratoga Springs is located southwest of Lehi on the northwest shore of Utah Lake on State Highway 68. Saratoga Springs has an estimated population of 49,354 with a median age of 22, and a median household income of \$106,844. Between 2010-2020, the rate of growth was 112% annually and continues to be one of the fastest growing cities in Utah.



Demographics

Key Points (3-miles)



89.7k+
Population
(2026)



Explosive Growth!

11.2%
Population Growth
2026-2031



29.2
Median Age



3.58
Average Household
Size



\$138k+
Median Household
Income



	1 Mile	3 Mile	5 Mile
Population			
2026 Estimated	11,380	89,727	192,908
2031 Projected	12,151	99,765	216,571
Households			
2026 Estimated	3,473	24,999	52,895
2031 Projected	3,810	28,733	61,006
Income			
2026 Median HHI	\$136,176	\$137,921	\$135,844
2026 Average HHI	\$153,887	\$160,223	\$160,551
2026 Per Capita	\$46,981	\$44,792	\$44,181



Utah Overview

Utah regularly ranks among the best states for **business, careers, living, health & quality of life.**

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.

Utah ranked as the #1 best state to move to

ConsumerAffairs (August 2024)



Utah's Population Demographics (2025)

Population	3.5M
Households	1.2M
Average Household Size	2.96



Utah's Income Factors (2025)

Median Household Income	\$99.1K
Average Household Income	\$127.2K
Per Capita Income	\$42.4K

Demographics

POPULATION GROWTH

Utah is a **young and high-growth state** & often ranks as the youngest state in the nation at 32.5, compared to the U.S. median age of 39.6.

Utah attracts many new out-of-state residents drawn to its landscapes, great economy and quality of life. Net migration has accounted for over 50 percent of the population growth in recent years.

Utah's population is concentrated along the Wasatch Front in the contiguous counties from the north to south: Box Elder, Weber, Davis, Salt Lake, Utah and Juab Counties. To the east, the Wasatch Back refers to Morgan, Summit and Wasatch Counties, and Tooele County is to the west. The combined population of the 10-county region exceeds 2.9 million people, over 80 percent of the state's total population. The population in this area is projected to grow 5.7 percent by 2030.

Southwestern Utah is gaining population at astonishing rates. Washington and Iron Counties are the fastest-growing counties in Utah. With a combined growth rate of 13.1 percent, there will be over 300,000 living in the two southwest counties by 2030.

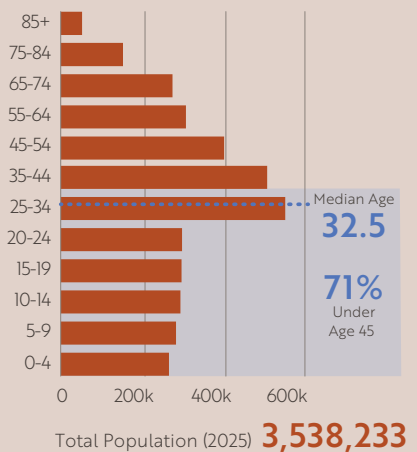
From July 2023 to July 2024, Utah ranked as the 2nd fastest growing state in the U.S., Utah's population is expected to reach 3.8 million people by 2031 and 5.4 million by 2060.



Projected Population Growth (2025-2030)

Entire State	6.2%
Fastest Growing by Region	
Cedar City	14.8%
St. George	12.5%
Provo-Orem-Lehi	10.1%
Heber-Park City	8.7%
Box Elder County	8.0%
Logan	7.2%
Ogden-Layton-Clearfield	4.3%
Salt Lake City-Murray	3.4%

POPULATION BY AGE



Utah Plays

Utah will welcome back the **Winter Olympic Games in 2034.**

 Having previously hosted the games in 2002. Many world-class facilities were constructed in preparation for the games and have remained multi-use venues, like the Utah Olympic Park in Park City, the Utah Olympic Oval in Kearns, and of course the various slopes of ski areas known for the "Greatest Snow on Earth."

YEAR-ROUND RECREATION



The diverse landscapes of Utah's public lands offer numerous unique recreational opportunities like mountain biking in Moab; OHV riding in Little Sahara; whitewater rafting the Green, San Juan or Colorado Rivers; and camping and hiking everywhere in between. Utah stands as a premier destination with so many places offering distinct, awe-inspiring experiences.



Utah winters offer skiing at 15 resorts throughout the state, but even non-skiers have options for play in the winter. Scale a frozen waterfall in Provo Canyon, bobsled with a pro down an actual Olympic track at Olympic Park in Park City, snowmobile through 800+ miles of groomed trails in places like Manti-La Sal Mountains or Logan Canyon, snowshoe among the scenic winter landscape (including snow-capped red rock hoodoos) in Bryce Canyon, or take the family sledding at Jeremy Ranch in the daytime and wandering through Midway's Ice Castles in the evening.



- | | | | |
|---|--------------------------|---|-----------------|
|  | National Park |  | National Forest |
|  | National Recreation Area |  | State Park |
|  | National Monument |  | Ski Resort |

Recreation Hotspots



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