

280 ACRES OF PRIME DEVELOPMENT LAND, ENOCH , UT

CEDAR CITY, UT 84721

OFFERING MEMORANDUM



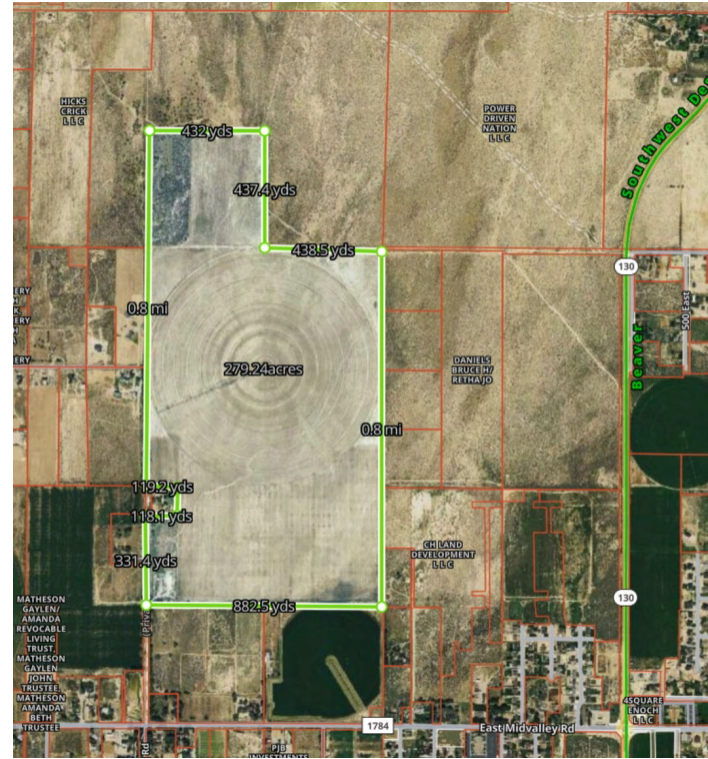
# INVESTMENT SUMMARY

AGGRESSIVE SELLER READY TO MAKE A DEAL!!

This is a BELOW MARKET opportunity to acquire 280 acres of versatile and high potential development land in the fast-growing community of Enoch, adjacent to the growing college town of Cedar City, Utah.

The sale consists of 4 parcels (80, 80, 80, and 40 acres). Currently zoned R-1-11 residential for ¼ acre residential lots. Potential to re-zone for commercial projects such as an RV park or storage unit facility. Utilities are ready to go adjacent to the property boundaries.

Estimated market value for the raw land is \$3,500,000. For fast, solid deals, seller is only asking \$2,800,000 (\$10,000/acre) OR BEST OFFER!!



# PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	279.54
Parcel ID	A-0909-0025-0000, A-0909-0026-0000, A-0909-0029-0000, A-0909-0037-0000
Zoning Type	R-1-11 Residential
County	Iron
Assessed Value	\$2,582,950.00
Market Value	\$3,468,502.00
Electric	YES
City Water	YES
City Sewer	YES







Subject Property

Enoch

W 4800 N

4800 N

4800 N

130

130

15

N Old Hwy 91  
Veteran's Memorial Hwy

Red Rover Retreat  
at The Hitch'n Post

Residential  
Development

The Barn at  
Cedar Meadows

Carl's Jr

Fiddlers Canyon  
Trailhead

Vision Pest Solutions

N 3100 W

N 3100 W



# LOCATION HIGHLIGHTS

- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- There is currently a severe shortage of entry-level housing in Cedar City and the surrounding area. This includes a housing shortage for the growing student population.
- Close access to I-15 freeway (3 miles), Highway 130, and Midvalley Rd. (4800 N)
- Located in between two large pockets of existing residential development







**SUU** SOUTHERN  
UTAH  
UNIVERSITY



# SALES COMPARABLES

265 E Midvalley Rd.  
Enoch, Utah 84721

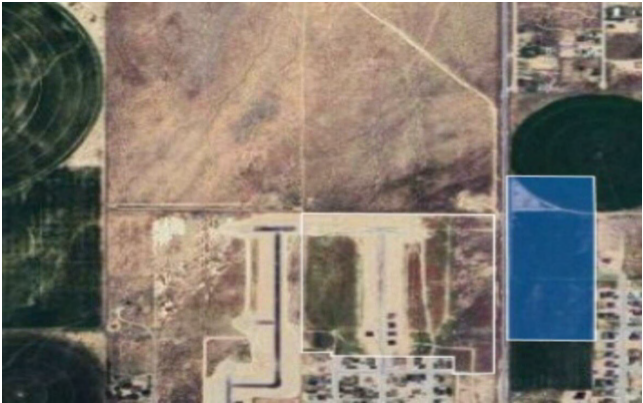
Parcel practically adjacent to the subject property sold for \$18,233 per acre (with a 1523 sf building)



PRICE	\$851,200.00
SALE DATE	08/16/2022
BUILDING SIZE	1,523 SQFT
LOT SIZE	46.68 ACRES

Enoch UT 84721  
APN: A-0980-0000-0000  
Enoch, Utah 84721

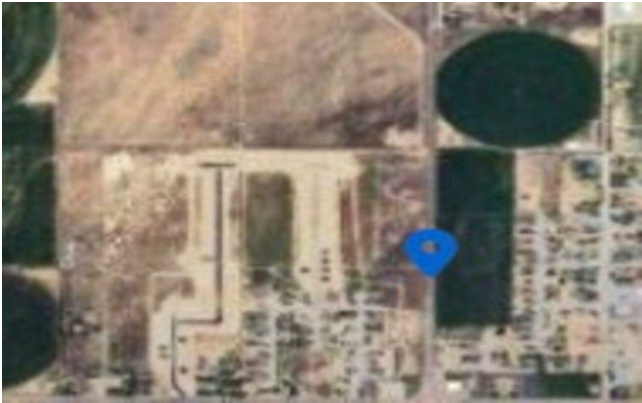
Another adjacent recently property sold for \$11,765 per acre



PRICE	\$321,527.00
SALE DATE	05/14/2024
LOT SIZE	27.33 ACRES

4960 N. Minersville Hwy.  
Enoch, Utah 84721

This property is only being sold with 28 acre feet of water rights, which would have a max value of \$336,000. This leaves raw land value at asking price of \$5,366,000 or \$188,215 per acre.



PRICE	\$5,702,000.00
SALE DATE	ACTIVE
LOT SIZE	28.51 ACRES

## CITY OF CEDAR CITY

INCORPORATED 2/17/1868

## AREA

CITY 35.9 SQ MI

ELEVATION 5846 FT

## POPULATION

POPULATION 35,235

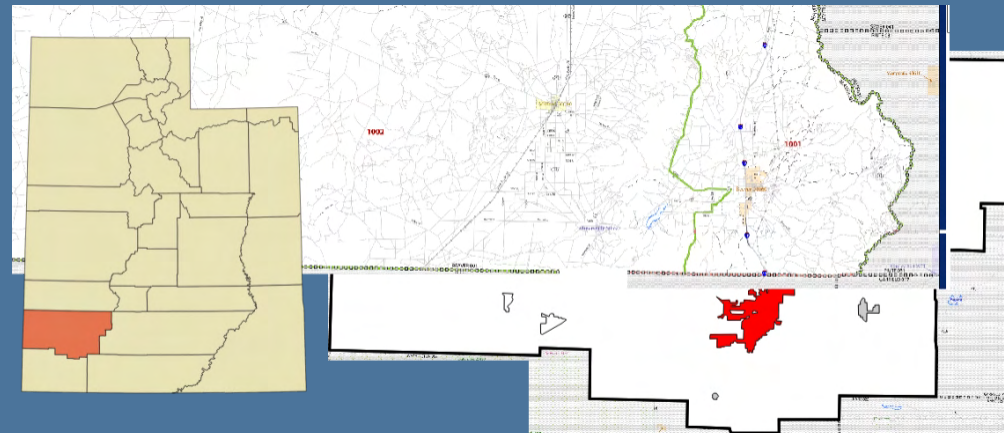
DENSITY 982.57 SQ MI



## ABOUT CEDAR CITY

Cedar City is the largest city in Iron County, Utah, United States. Located 250 miles (400 km) south of Salt Lake City, it is 170 miles (270 km) north of Las Vegas on Interstate 15. Southern Utah University is located in Cedar City.

Cedar City has been named the THIRD fastest-growing college town in America by BrokeScholar. The study shows the population has nearly doubled between 2000 and 2023 and is forecasted to have a population of 51,000 by 2030. This growth has brought enhanced cultural opportunities, increased educational resources and a stronger local economy. Cedar City is the home to Southern Utah University and Southwest Technical College.





# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	84	4,573	8,100
2010 Population	101	6,531	12,357
2024 Population	197	10,005	19,141
2029 Population	220	11,487	21,647
2024-2029 Growth Rate	2.23 %	2.8 %	2.49 %
2024 Daytime Population	150	6,561	14,480

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	4	165	416
\$15000-24999	2	103	271
\$25000-34999	3	183	363
\$35000-49999	5	300	582
\$50000-74999	25	778	1,390
\$75000-99999	9	574	1,065
\$100000-149999	6	444	1,038
\$150000-199999	10	294	372
\$200000 or greater	9	114	219
Median HH Income	\$ 71,186	\$ 72,563	\$ 70,803
Average HH Income	\$ 111,484	\$ 89,165	\$ 85,517

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	35	1,335	2,351
2010 Total Households	43	1,898	3,660
2024 Total Households	72	2,955	5,716
2029 Total Households	81	3,404	6,482
2024 Average Household Size	2.74	3.38	3.32
2024 Owner Occupied Housing	62	2,613	4,493
2029 Owner Occupied Housing	71	3,069	5,281
2024 Renter Occupied Housing	10	342	1,223
2029 Renter Occupied Housing	10	335	1,200
2024 Vacant Housing	2	96	249
2024 Total Housing	74	3,051	5,965





# CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE EXP COMMERCIAL ADVISOR FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



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