

*Land Sites  
For Sale or  
Build to Suit*



# Wildflower Commerce Center

SARATOGA SPRINGS, UTAH 84045

**CBRE**

# Land Sites For Sale

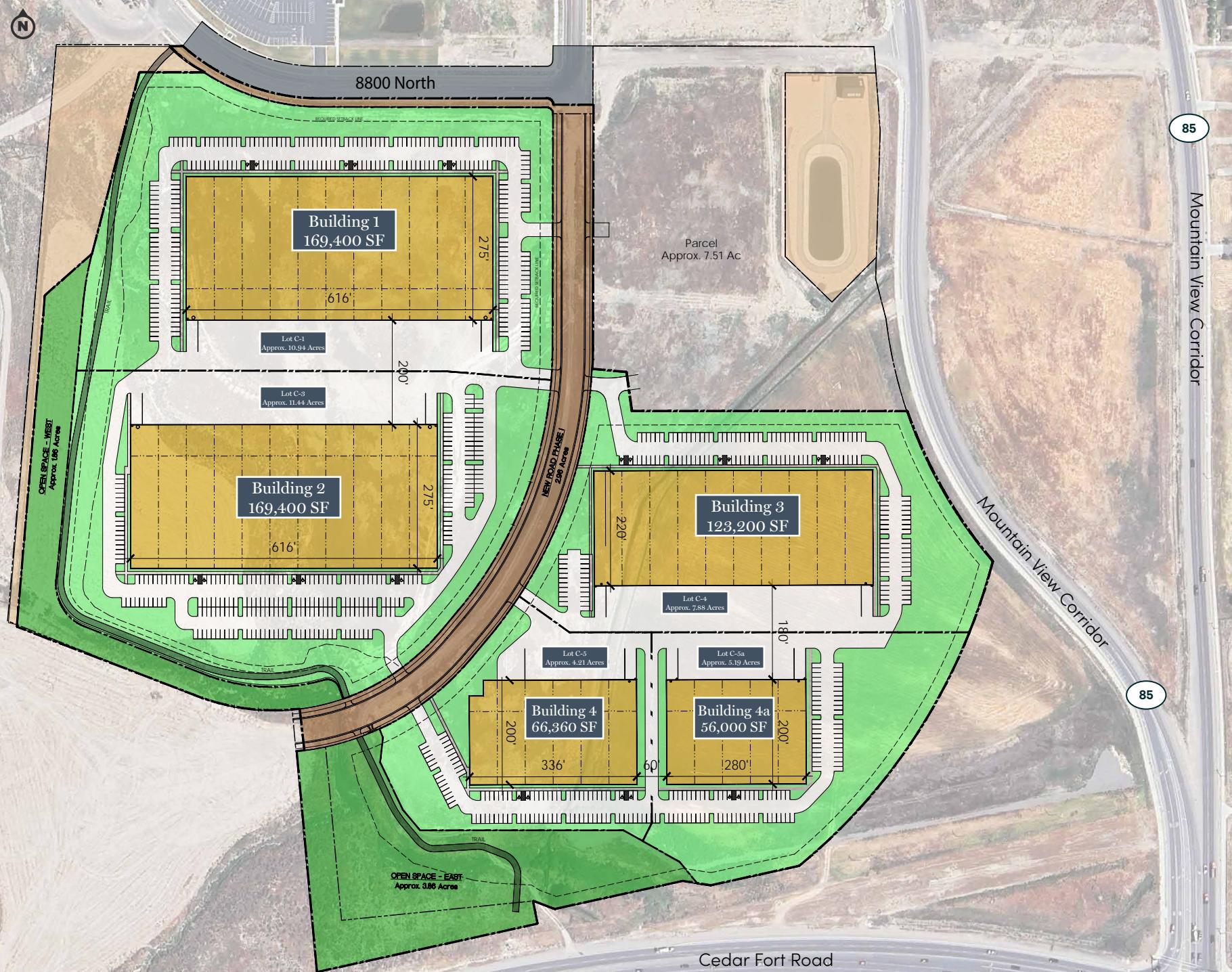


# Build to Suit

Mountain View Corridor

85

Cedar Fort Road



# Specifications



39.66 Total Acres



Individual Lot Sizes Ranging from 4.21 to 11.44 Acres, Up to 39.66 Total Acres  
Building Sizes Range from 56,000 to 169,400 Square Feet



Zoned for Light Industrial, Retail, and Commercial Uses  
Contact the Listing Team for Full Description

## Area Demographics

	3 Miles	5 Miles	10 Miles
Population			
2024 Population	80,814	149,936	437,078
2029 Projected Population	96,429	179,234	489,302
Households			
2024 Households	21,126	39,000	120,993
2029 Projected Households	25,907	47,978	138,731
Average Household Income			
2024 Average Household Income	150,595	148,256	155,135
2029 Average Household Income	172,899	169,761	177,818

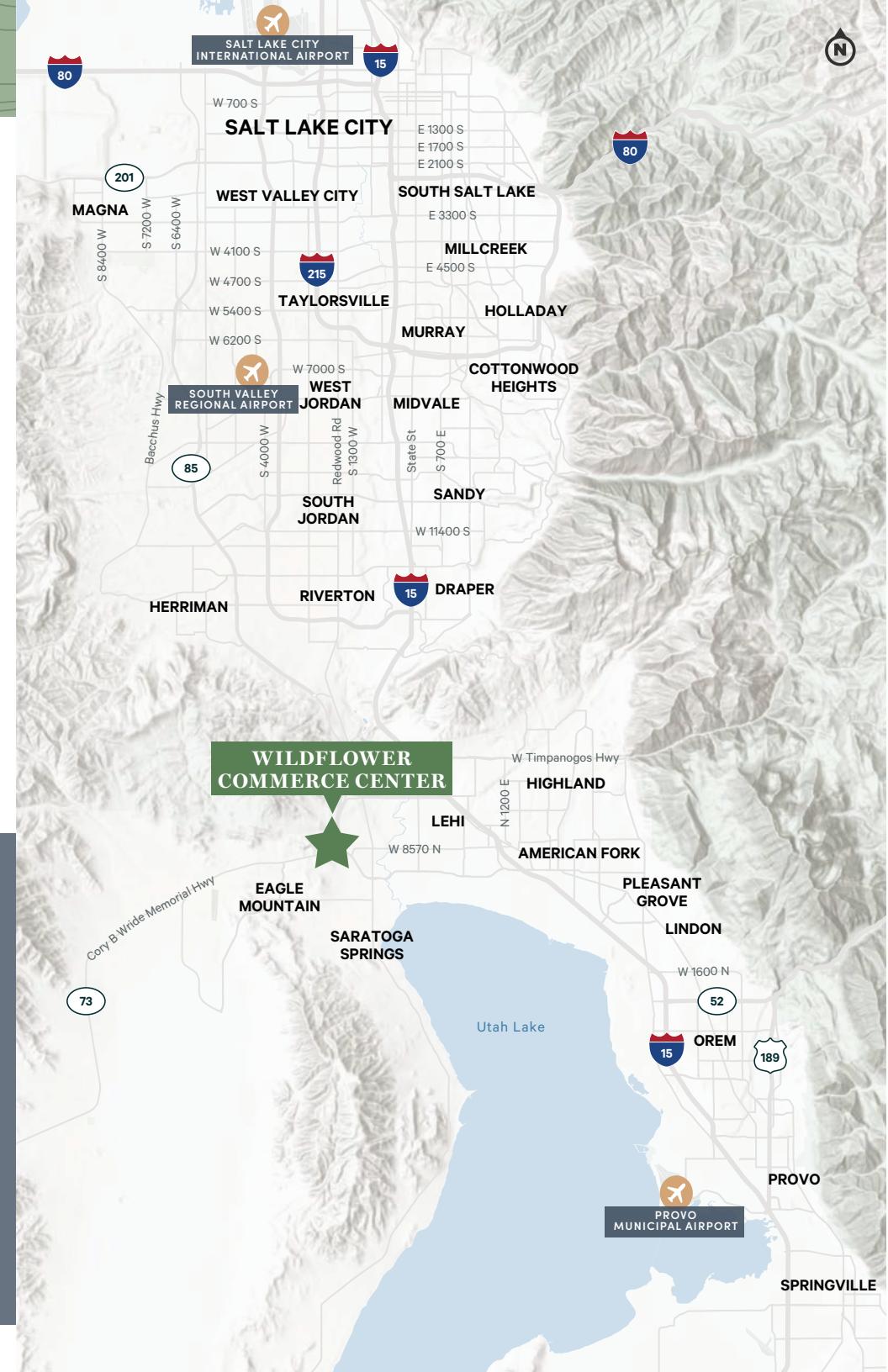
# Location Highlights

Strategically located in the heart of Utah County, Wildflower Commerce Center offers exceptional visibility and accessibility at the key intersection of Mountain View Corridor and Cedar Fort Road.

This prime Saratoga Springs location places the property at a major regional crossroads, providing seamless access to surrounding communities including Lehi, Eagle Mountain, and the Silicone Slopes tech corridor.

The site benefits from steady traffic flow, convenient proximity to retail and dining amenities, and direct routes to I-15 and Mountain View Corridor.

- 35 Miles to Salt Lake International Airport
- 24 Miles to Provo Municipal Airport
- 7 Miles to South Valley Regional Airport
- 6 Miles to Silicone Slopes
- Quick access via SR-145 to I-15, offering access up and down Wasatch Front



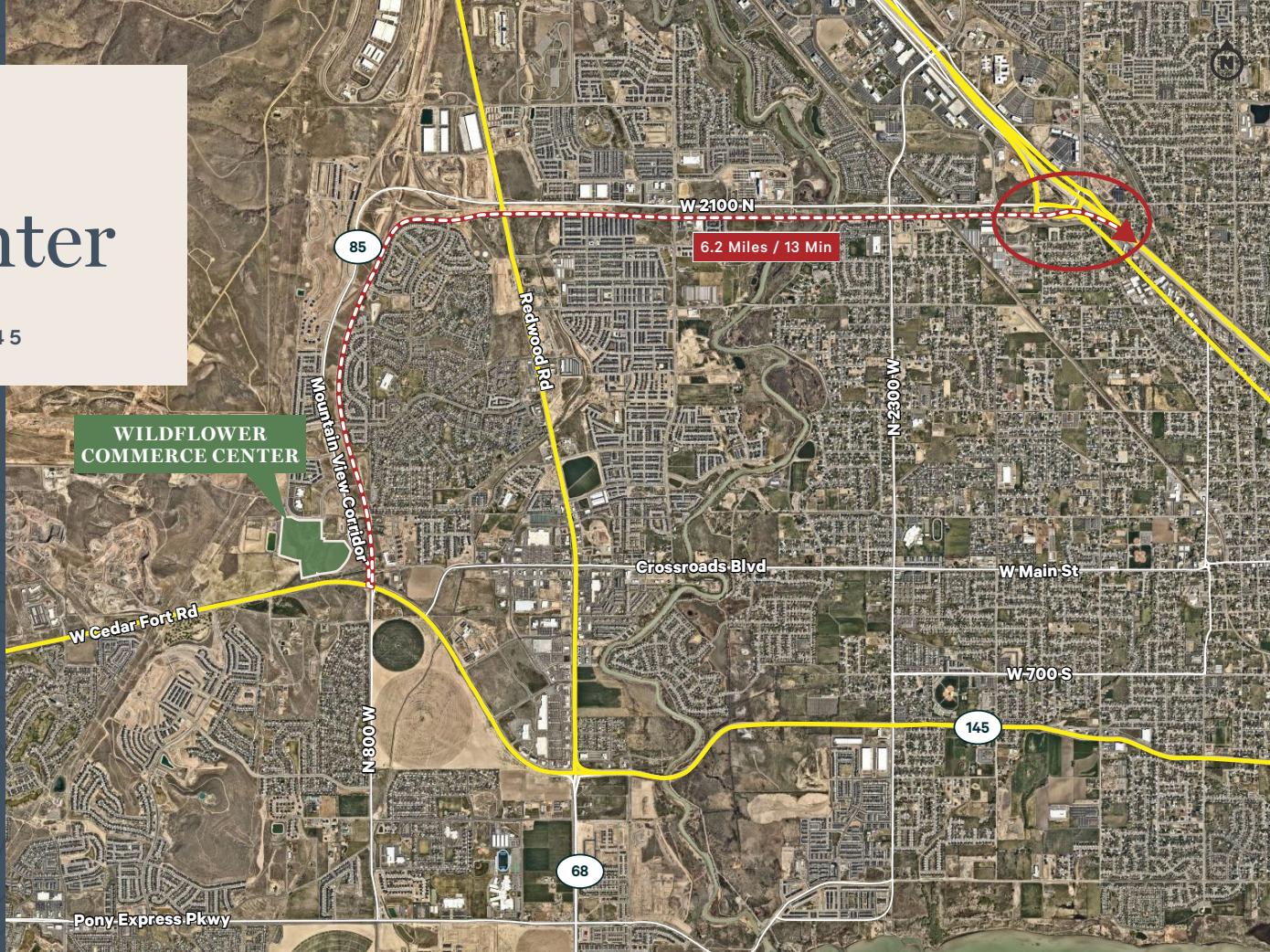
# Surrounding Businesses Map



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## CONTACTS

**JEFF RICHARDS**  
Executive Vice President  
+1 801 869 8026  
jeff.richards@cbre.com

**TOM DISCHMANN**  
Executive Vice President  
+1 801 243 9411  
tom.dischmann@cbre.com

**CHRIS LIDDELL**  
Senior Vice President  
+1 801 869 8007  
chris.liddell@cbre.com

**MATT MCAFEE**  
Senior Vice President  
+1 801 869 8023  
matt.mcafee@cbre.com

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