

*Land Sites
For Sale or
Build to Suit*



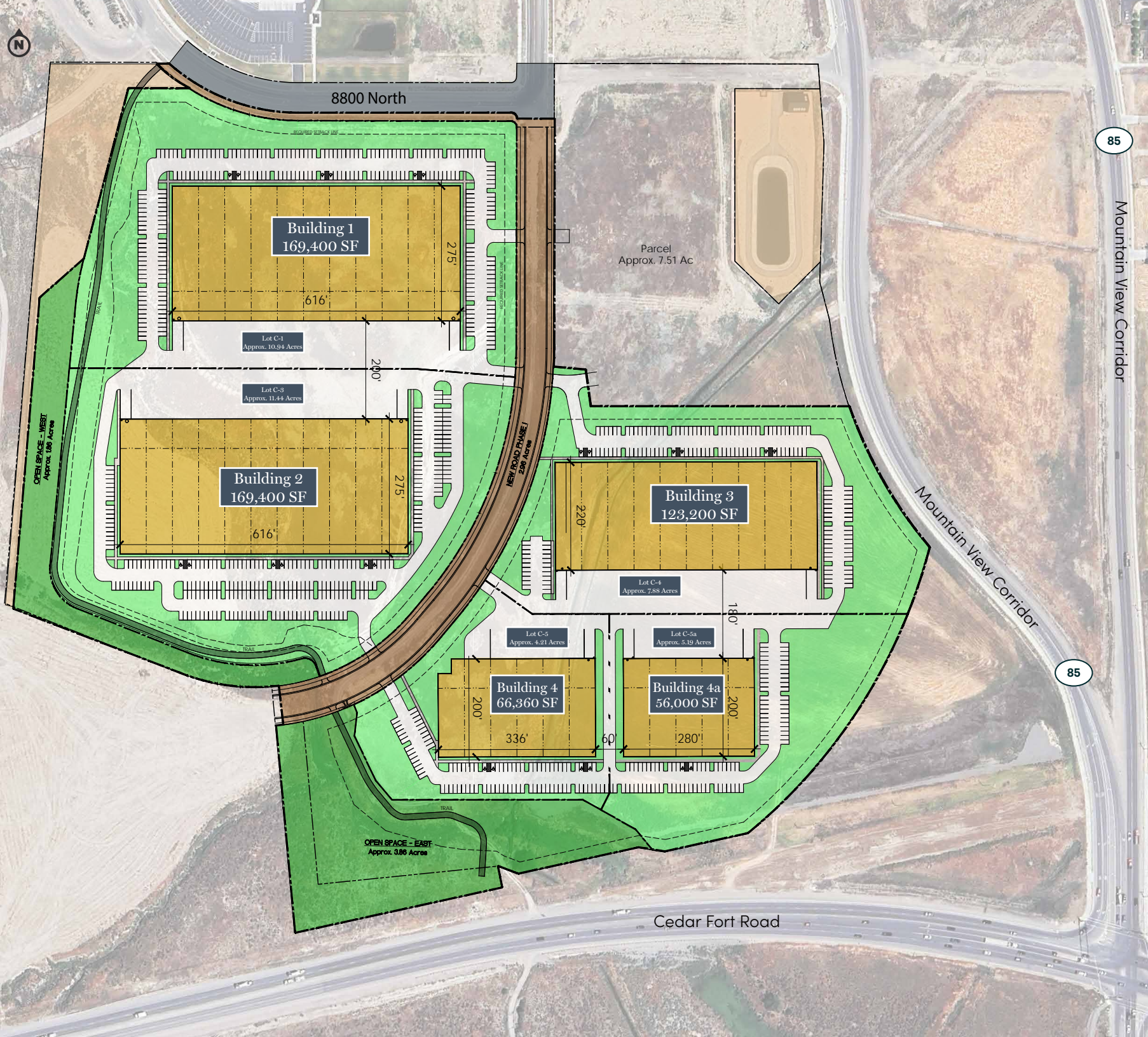
Wildflower Commerce Center

SARATOGA SPRINGS, UTAH 84045

Land Sites For Sale



Build to Suit



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
2024 Households	21,126	39,000	120,993
2029 Projected Households	25,907	47,978	138,731
2024 Average Household Income	150,595	148,256	155,135
2029 Average Household Income	172,899	169,761	177,818

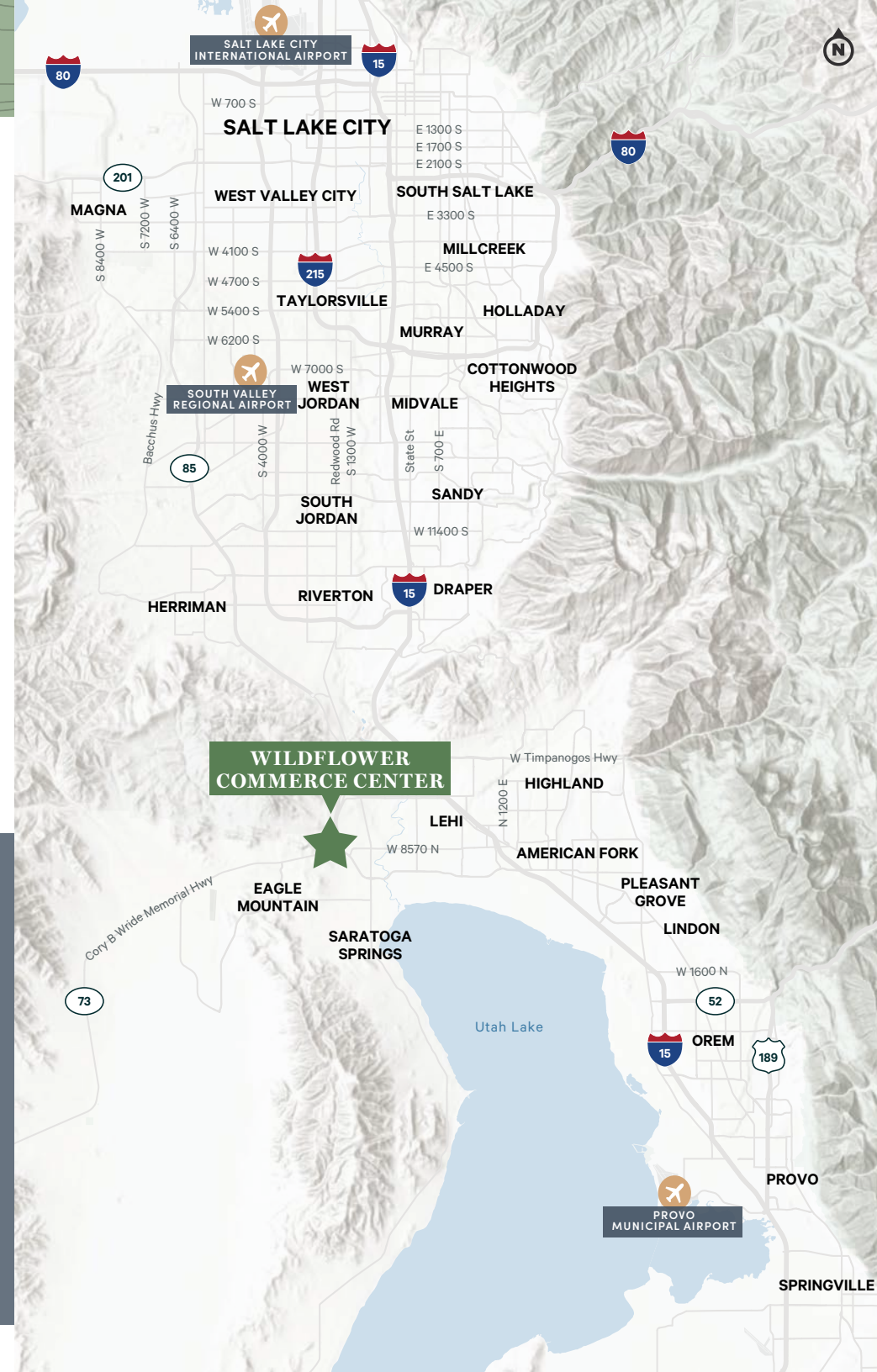
Location Highlights

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.

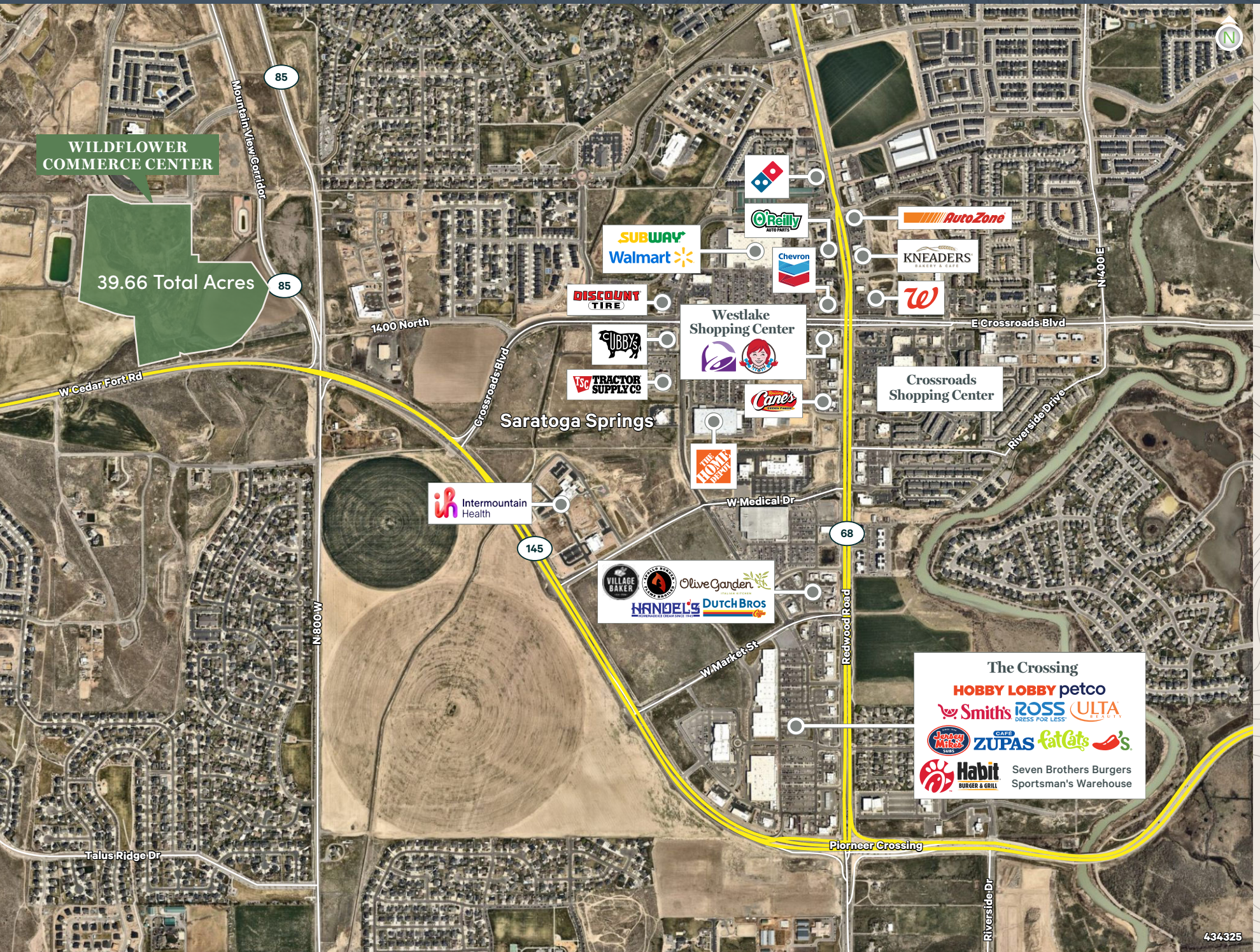
This prime Saratoga Springs location places the property at a major regional crossroads, providing seamless access to surrounding communities including Lehi, Eagle Mountain, and the Silicone Slopes tech corridor.

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



SARATOGA SPRINGS, UTAH 84045

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

