

# BOULDER RIDGE

FOR SALE OR LEASE



## PROPERTY DETAILS

Toquerville, UT

- 5.26 Acres for Sale or Lease (\$22.00 PSF)
- Adjacent to new 5-acre Maverik (Opening in 2027)
- Excellent Freeway Visibility
- Utilities Stubbed to Site
- 27 Miles from Zion National Park

## 2025 DEMOS



### EST. POPULATION

10 MINUTES » 3,704  
15 MINUTES » 10,650  
20 MINUTES » 80,879



### EST. HOUSEHOLDS

10 MINUTES » 1,395  
15 MINUTES » 3,841  
20 MINUTES » 30,555



### EST. AVERAGE HH INCOME

10 MINUTES » \$110,882  
15 MINUTES » \$98,555  
20 MINUTES » \$100,009



**SPENCER GREER, MRED**  
sgreer@newmarkmw.com  
direct 801.783.3078  
[View Profile](#)

**PRESTON MILLER, MRED**  
pmiller@newmarkmw.com  
direct 801.783.5492  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)



MILLS LN



Exit 27

HWY 17

16 ADT

1,002 ADT

1,001 ADT

32,982 ADT

OLD HWY 91

1700 N



3,828 ADT

HWY 17

1,418 ADT

1,416 ADT

34,362 ADT

COOLBREEZEWAY

ANDERSON JUNCTION RD

SEVEN CS LN



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**Single Family Permits**    **Multi Family Permits**

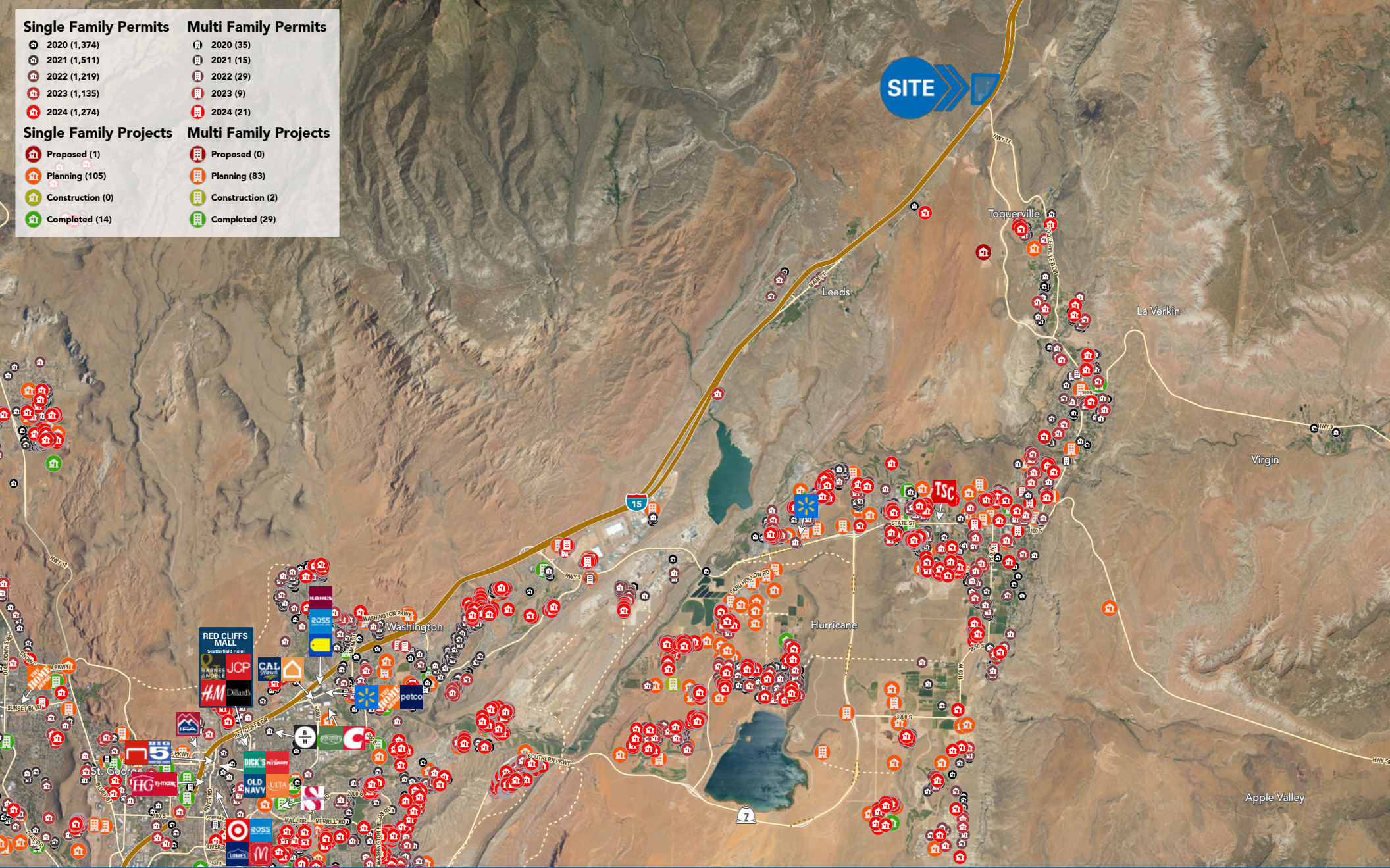
- 🏠 2020 (1,374)
- 🏠 2021 (1,511)
- 🏠 2022 (1,219)
- 🏠 2023 (1,135)
- 🏠 2024 (1,274)

- 🏠 2020 (35)
- 🏠 2021 (15)
- 🏠 2022 (29)
- 🏠 2023 (9)
- 🏠 2024 (21)

**Single Family Projects**    **Multi Family Projects**

- 🏠 Proposed (1)
- 🏠 Planning (105)
- 🏠 Construction (0)
- 🏠 Completed (14)

- 🏠 Proposed (0)
- 🏠 Planning (83)
- 🏠 Construction (2)
- 🏠 Completed (29)



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