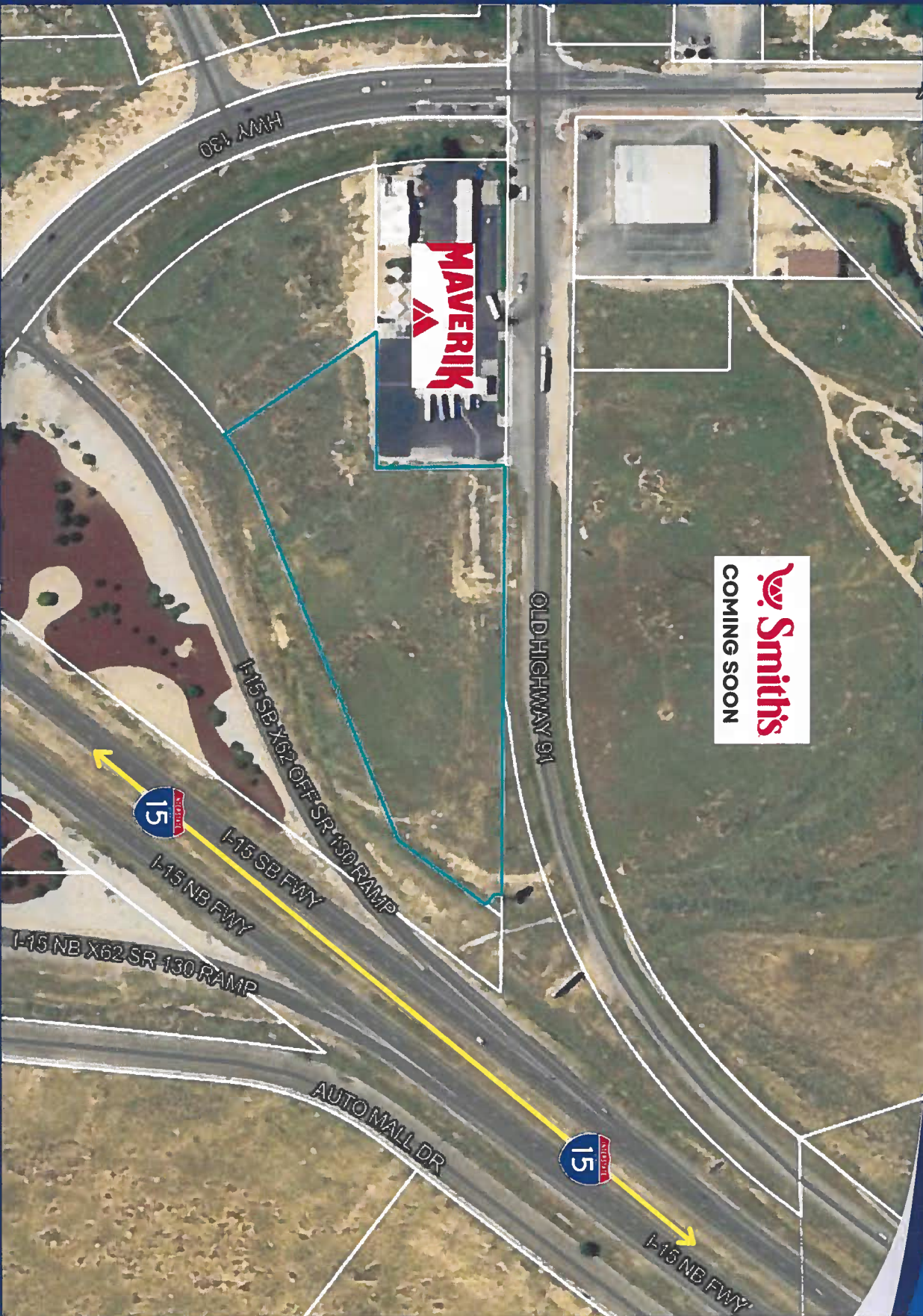


FOR SALE

4.92 ACRES | EXCELLENT I-15 VISIBILITY | CEDAR CITY, UTAH



RICK LUNT | D&B REAL ESTATE

Rick@ddbrealstate.biz

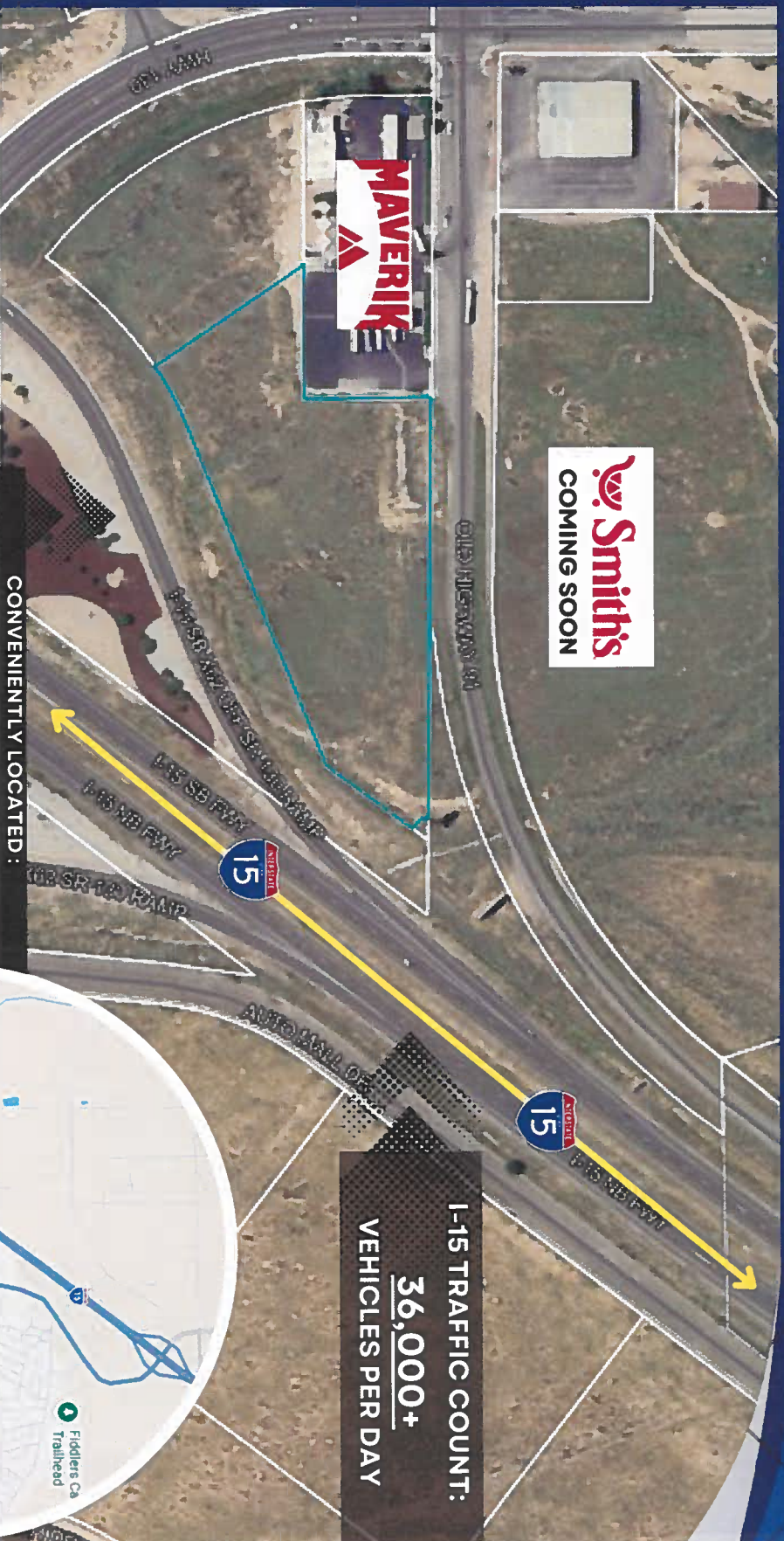
+1 (435) 559-1520

D&B

REAL ESTATE CEDAR CITY

4.92 ACRES | EXCELLENT I-15 VISIBILITY | CEDAR CITY, UTAH

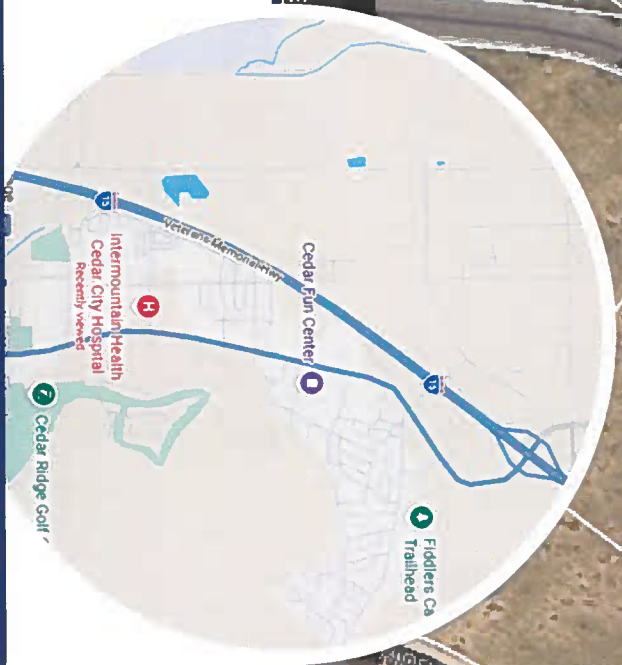
FOR SALE



- Zoned for High Volume Commercial/Retail/Hospitality Use
- Fast-Growing North Cedar City Demographics
- All Utilities Available to Site

CONVENIENTLY LOCATED:
HIGH - TRAFFIC INTERSECTION OF
MAIN STREET AND I-15 EXIT 62 INTERCHANGE

I-15 TRAFFIC COUNT:
36,000+
VEHICLES PER DAY



- 4.92 Total Acres
- Excellent Interstate 15 Visibility & Easy Access
- Located Across Planned Smith's Grocery Store

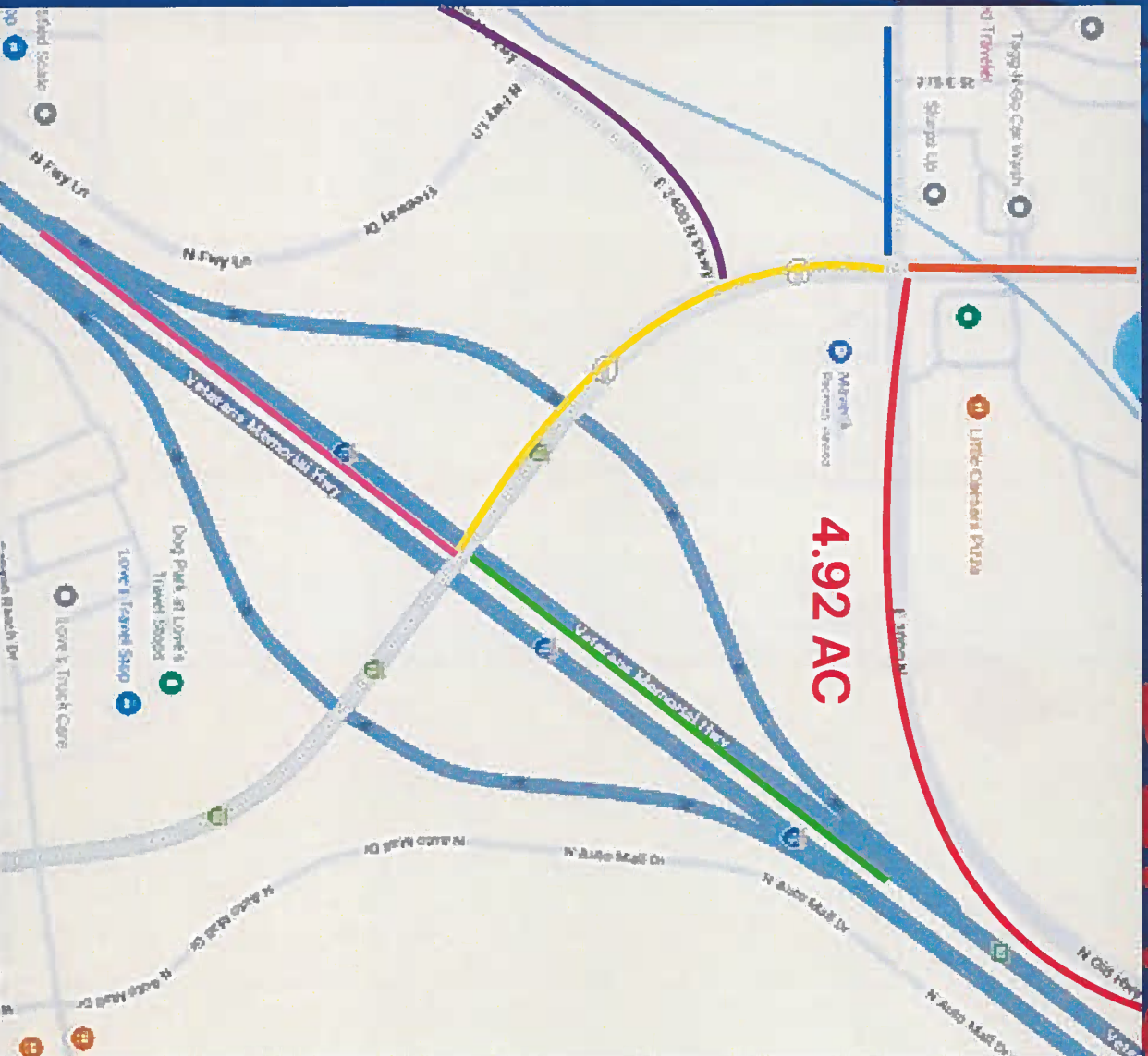
RICK LUNT | D&B REAL ESTATE

Rick@dbrrealestate.biz
+1 (435) 559-1520



REAL ESTATE CEDAR CITY

DEMOGRAPHICS



Traffic Counts

2400 North via 3000 N - SR 130	2,300
South Bound I-15 Enoch/Minersville	31,000
North Main St via SR 130 - 3000 N	15,000
Minersville HWY SR 130 - 4800 N (Midvalley Rd)	12,000
3000 North via 2400 N - SR 130	2,200
I-15 North Bound North Cedar City	36,000
3000 N Old US 91 (Frontage Rd)	6,100

RICK LUNT | D&B REAL ESTATE

Rick@dbrealestate.biz

+1 (435) 559-1520

D&B

REAL ESTATE CEDAR CITY

DEMOGRAPHICS

City	Cedar City	Enoch
Population	38,524	8,144
Households	12,480	2,280
Median Household Income	\$63,589	\$80,750
Average Household Income	\$88,239	\$94,384



RICK LUNT | D&B REAL ESTATE

Rick@dbrealestate.biz

+1 (435) 559-1520

D&B

REAL ESTATE CEDAR CITY

ALL INFORMATION, INCLUDING DEMOGRAPHICS, PROPERTY DETAILS, ZONING, UTILITIES, AND PERMITTED USES, IS DEEMED RELIABLE BUT NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY BUYER.