



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



NORTHFIELD LAND

550 WEST 1750 N • CEDAR CITY • UTAH • 84721

FOR SALE

PROPERTY SPECS

- Currently Zoned R-M-3, 24 Units Per Acre
- Cedar City has experienced a steady population growth over the past decade, driving a high demand for new housing options.
- Location is right next to I-15 making it ideal for easy marketing as well a great location for tenants working and going to school in the area.
- Price Includes 18 Acre Feet of Water
- Seller has preliminary plans showing a layout for 144 units.
- Median home price in Cedar City has increased by 12% since 2019, making renting more attractive.



1 MILE

6,903
2023 EST.
POPULATION

2,320
2023 EST.
HOUSEHOLDS

\$75,252
2023 EST.
AVERAGE HH
INCOME

3 MILE

29,569
2023 EST.
POPULATION

9,947
2023 EST.
HOUSEHOLDS

\$73,097
2023 EST.
AVERAGE HH
INCOME

5 MILE

50,126
2023 EST.
POPULATION

16,499
2023 EST.
HOUSEHOLDS

\$81,203
2023 EST.
AVERAGE HH
INCOME

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FULL SERVICE COMMERCIAL REAL ESTATE

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