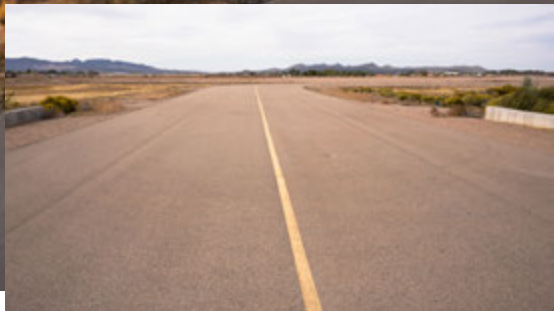




Accelerating success.



Land For Sale

Asking Price:
\$1,000,000

Runway Land

500 Aviation Way | Cedar City, UT

2.50 AC taxiway-adjacent parcel at
Cedar City Regional Airport

Property Highlights

- 2.50 AC ready for development
- 8,650-foot runway
- Located on the Cedar City Regional Airport Taxiway
- Major reconstruction on the main runway and crosswind runway
- Additional improvements on the taxiways underway
- Great exposure and access to Aviation Way
- Direct access to the south end of the airport runway
- Paved extension directly onto site
- All utilities available

Contact:

Don L. Enlow, SIOB
Executive Vice President
+1 801 947 8388
don.enlow@colliers.com

Howard Layton, CCIM, MAI
Principal Broker
+1 801 947 8346
howard.layton@colliers.com

Marcy Pitman
Associate Broker
+1 801 947 8330
marcy.pitman@colliers.com

Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

Demographics



Population	
1 Mile	2,064
3 Miles	34,626
5 Miles	46,805



2028 Projected Pop	
1 Mile	2,436
3 Miles	38,468
5 Miles	52,171



2023-2028 Annual Rate	
1 Mile	3.37%
3 Miles	2.13%
5 Miles	2.19%



Daytime Population	
1 Mile	3,079
3 Miles	38,431
5 Miles	48,642



Avg Household Income	
1 Mile	\$131,069
3 Miles	\$86,139
5 Miles	\$86,481



Median Age	
1 Mile	36.7
3 Miles	28.0
5 Miles	28.6





Cedar City Airport

The Cedar City Airport (CDC) is conveniently located in the heart of Southern Utah, giving visitors quick access to The Mighty 5 national parks along with many national monuments, state parks and recreational areas.

The airport offers flights through Delta and daily flights to Salt Lake City via SkyWest Airlines. It also offers car rental services through AVIS/Budget and Enterprise, and the area offers numerous lodging options, from luxury hotels to Airbnb and rustic cabin retreats, maximizing visitors time in the area.

CDC is currently undergoing a 10-month \$5.2 million expansion. Improvements will upgrade the airport security system and add a new passenger gate, baggage claim roller system, passenger screening machine, and quadruple the seating capacity past the security checkpoint.

The expansion began in May 2024 and scheduled to be completed in early 2025. The airport has continued to run during the project and hasn't experienced any major impact or flight interruption.

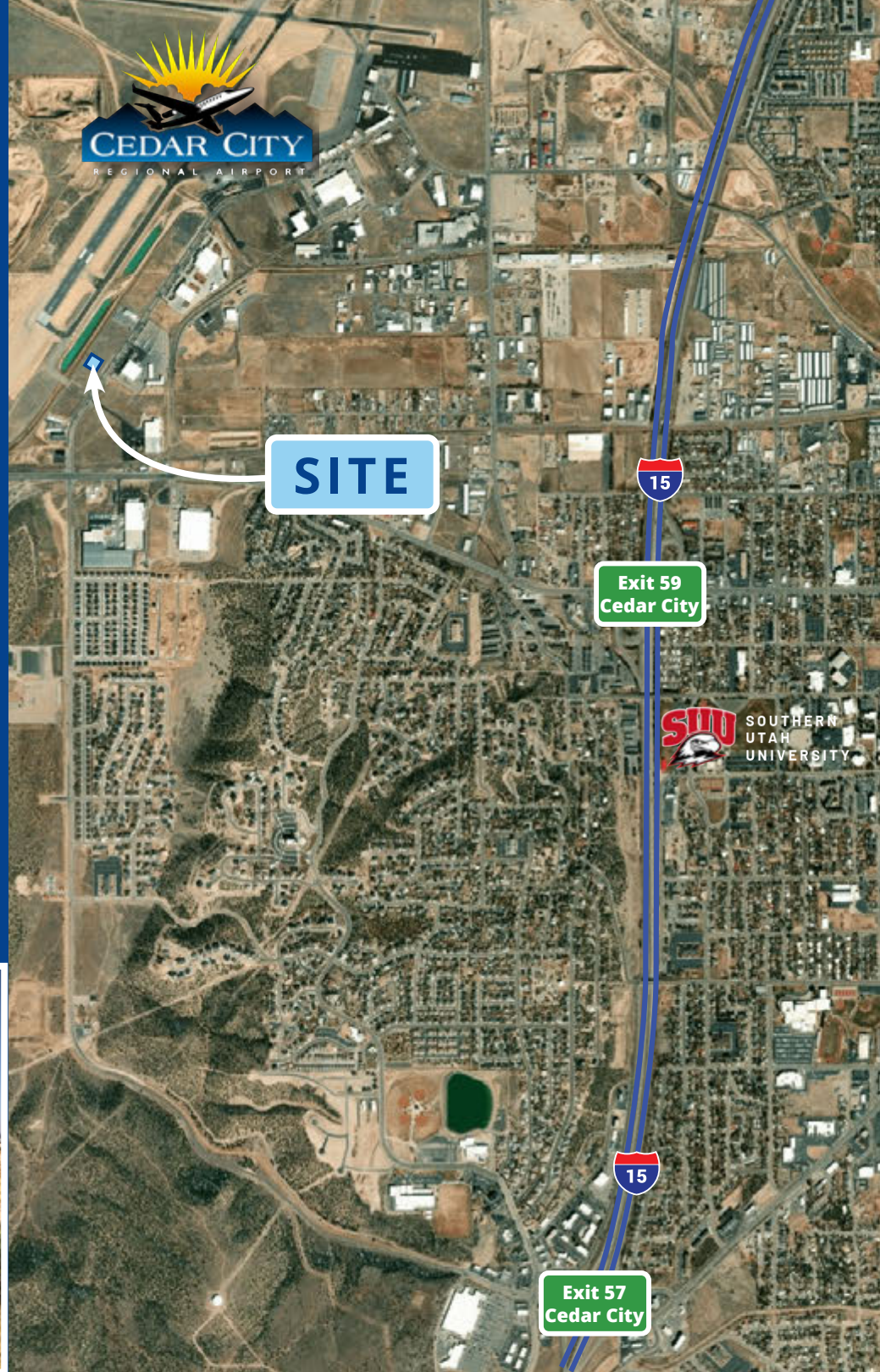


Contact us:

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Executive Vice President
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Salt Lake City, UT 84121
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colliers.com

