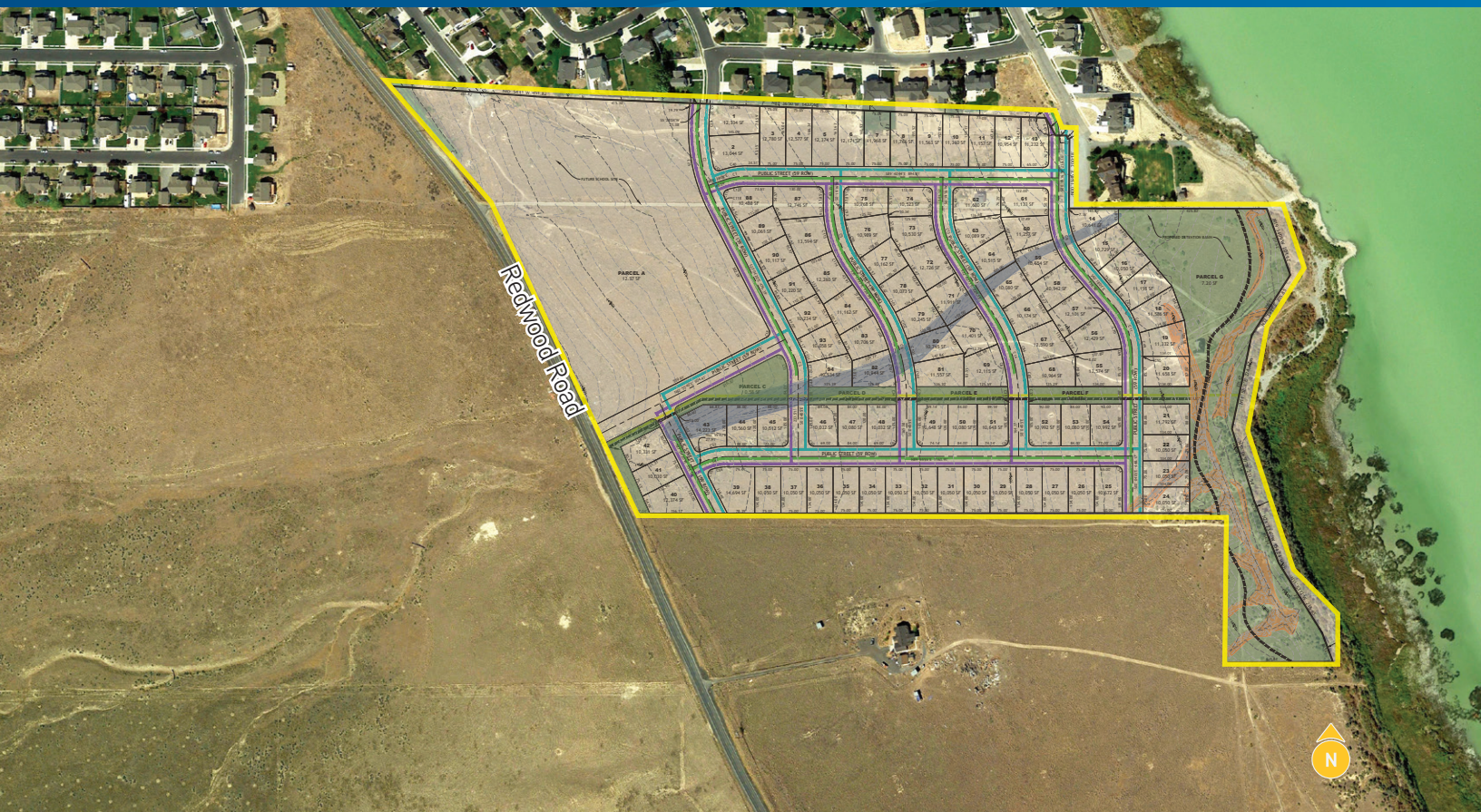


FOR SALE > DEVELOPMENT LAND

Lighthouse Cove - Land

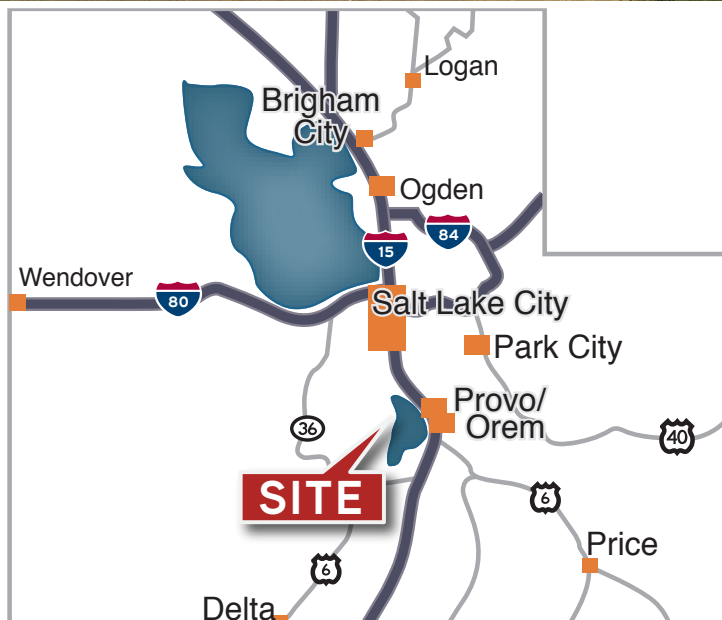
4200 SOUTH REDWOOD ROAD | SARATOGA SPRINGS, UTAH

Colliers
INTERNATIONAL



Property Information

- > Price: \$5,400,000
- > 48.91 Acres
- > Zoned R-1-10 (10,000 SF lots)
- > Lake frontage community
- > Walking distance to marina
- > Adjacent to new Alpine School
- > Great views of Mount Timpanogos and Utah Lake
- > Parcels 16-00-0034, 0035, 0036, & 16-004-0003



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PROPERTIES INC.

FOR SALE > DEVELOPMENT LAND

Lighthouse Cove - Land

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**SARATOGA
SPRINGS**

Life's just better here

The City, incorporated in December of 1997. From its very beginning, the City experienced rapid growth and today there is more development interest in the City than at any other time in its short history.

The City's population is estimated at around 32,000 residents - a suburban population that works along the Wasatch Front, but desires a quiet suburban area in which to live. The City is issuing a number of permits for residential dwelling units monthly and is among the top five highest growth cities in Utah. As a region, the northern Utah County area has also experienced rapid development and growth in recent years. In 2017 alone, Saratoga Springs together issued over 1,000 building permits, 60 percent of which were residential dwelling units.

Saratoga Springs is only partially developed and it is expected that the build-out population of the City will be over 120,000 residents. There are still several large parcels that remain as well as numerous smaller tracts that will one day be developed. In its General Land Use Plan, the City has sites planned for low, medium and high density residential, neighborhood and regional parks, schools, commercial and office uses and large research and development properties.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	3,129	7,320	12,743
2022 Projected	3,973	12,262	19,226
Households			
2017 Estimated	728	1,683	2,965
2022 Projected	921	2,796	4,433
Income			
2017 Median HHI	\$77,855	\$79,756	\$80,398
2017 Average HHI	\$87,711	\$97,504	\$100,531
2017 Per Capita	\$20,585	\$22,563	\$23,366

Information provided by ESRI Business Analyst

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