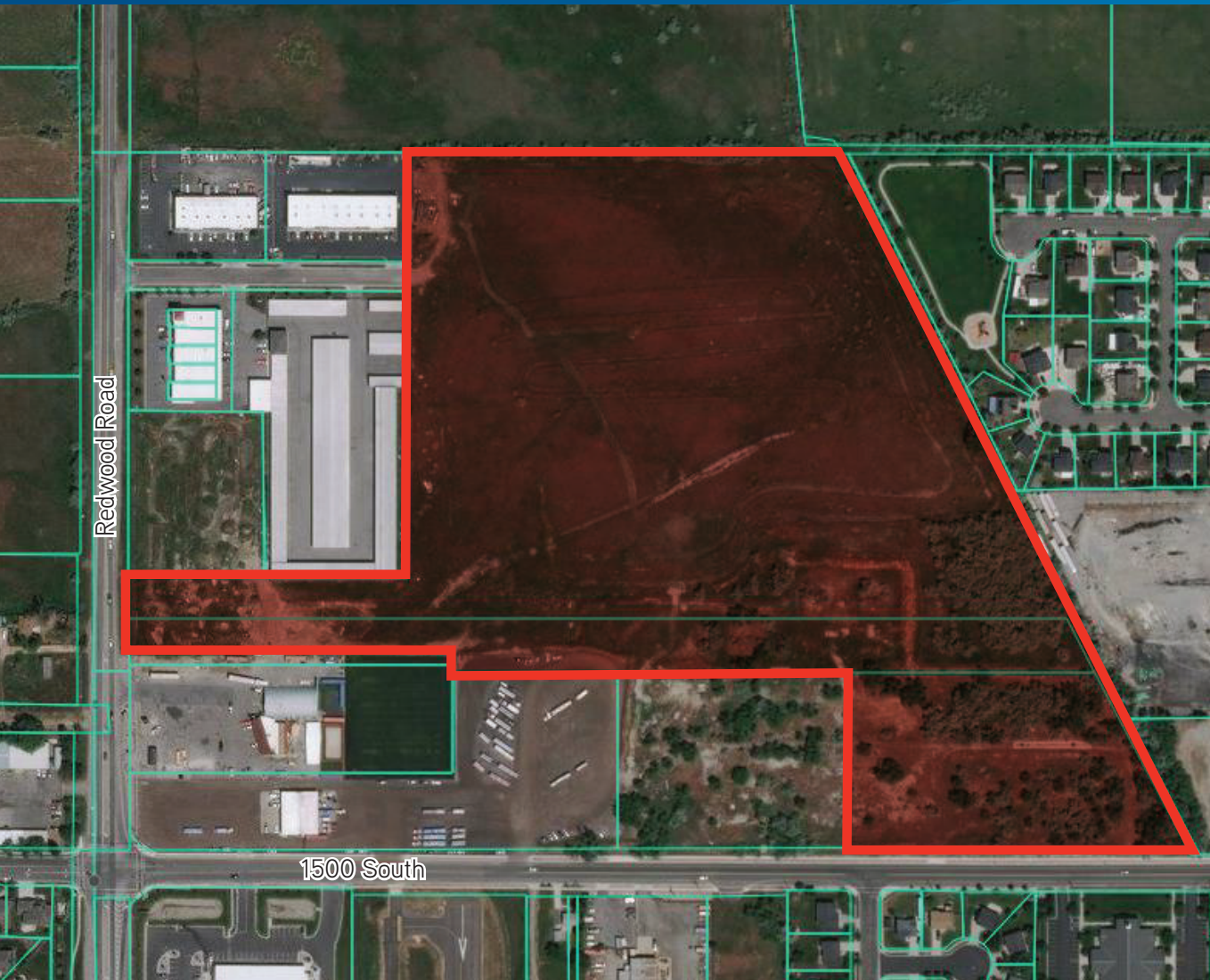


# Maverik Excess

(NEC) 1500 SOUTH REDWOOD ROAD | WOODS CROSS, UT



## Property Information

- > 30 +/- acres for sale
- > Sale price: \$4,000,000
- > Light Industrial/Business Park Zoning
- > Great location off of Redwood Rd
- > Close proximity to Legacy Pkwy and Interstate 15

## Traffic Counts

- > Redwood Rd - 10,000 ADT
- > 1500 South - 2,900 ADT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2018 Estimated	5,912	55,690	102,316
2023 Projected	6,419	60,973	111,009
<b>Households</b>			
2018 Estimated	1,720	18,757	33,247
2023 Projected	1,874	20,474	35,969
<b>Income</b>			
2018 Median HHI	\$86,463	\$72,827	\$80,712
2018 Average HHI	\$98,411	\$88,194	\$101,756
2018 Per Capita	\$28,750	\$29,668	\$33,238

*Information provided by ESRI Business Analyst*

**Stuart Thain**  
+1 801 947 8303  
stuart.thain@colliers.com

**Kent Kohlase, CCIM**  
+1 801 947 8364  
kent.kohlase@colliers.com

**Laila Brown**  
+1 801 947 8305  
laila.brown@colliers.com

**Colliers International**  
6440 S Millrock Dr | Suite 500  
Salt Lake City, UT 84121  
P: +1 801 947 8300



# Maverik Excess

The map displays a commercial corridor in Manheim, Texas, with a proposed site location highlighted by a yellow callout box labeled "SITE". The site is located near AAA Summit Stage and The Dirt Lab. The map includes major roads such as Legacy NB Pkwy, Redwood Rd, and Highway 66. Various commercial buildings and businesses are labeled, including Lowe's, Petco, Office Depot, Costco, at home, TJ Maxx, Cinemark, Cafe Rio, Barnes & Noble, Michaels, Ross, Sizzler, OfficeMax, O'Reilly, TACO BELL, University, Midas, AutoZone, KeyBank, Rite Aid, Smith's Marketplace, America's First, 7-Eleven, Dick's, and others. The map also shows traffic volume data (ADT) for various roads and segments, such as 24,000 ADT on Legacy NB Pkwy, 17,000 ADT on Highway 66, and 10,000 ADT on Redwood Rd. The map is oriented with North at the top.

**Colliers International**  
6440 S Millrock Dr | Suite 500  
Salt Lake City, UT 84121  
P: +1 801 947 8300

