



OFFERING MEMORANDUM

TOWNHOME DEVELOPMENT

550 W 1750 N
CEDAR CITY, UT

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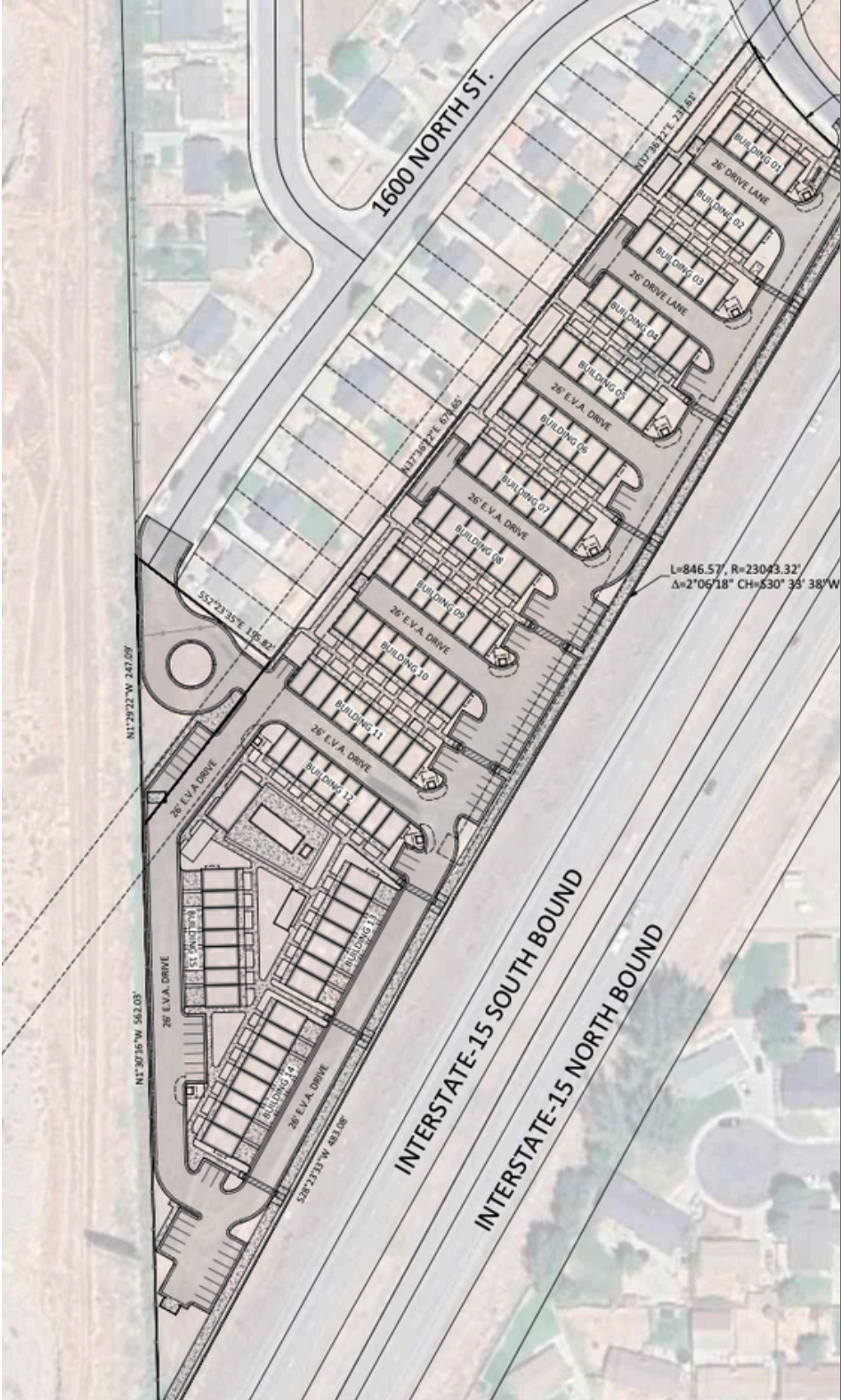
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THE OFFERING

Align Real Estate is pleased to present an exceptional opportunity to purchase an entitled Townhome Development project in Cedar City UT.

PROPERTY ADDRESS	Approximately 550 W 1750 N Cedar City, UT
LOT SIZE	6.22 Acres
NUMBER OF UNITS	99 Townhomes
AMENITIES	Pool, Clubhouse and Playground
ASKING PRICE	\$3,1680,000 (\$32,000/Door)
ZONING	R-3-M
STATUS	Preliminary Plat Approval Underway





PROPERTY SUMMARY

This townhome site is situated approximately 1.5 miles from I-15 freeway access.

The available Due Diligence items, including an ALTA Survey, ESA Phase 1, Geotechnical Report, and DRT planning/zoning notes can be provided upon request.

Preliminary plat with 99 townhome units is in process of approval by the City.

The sale includes necessary water rights for the development.



UNIT MIX

65 Units

- 1,500 SF
- 2 Car Garage
- 2 Bedrooms
- 2.5 Bathrooms

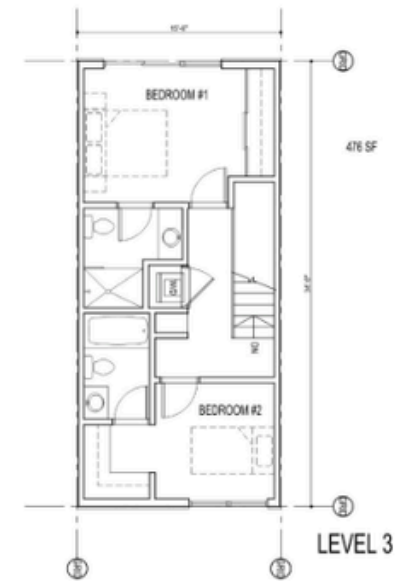
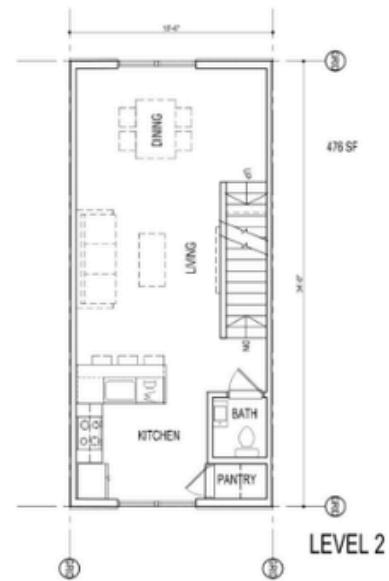
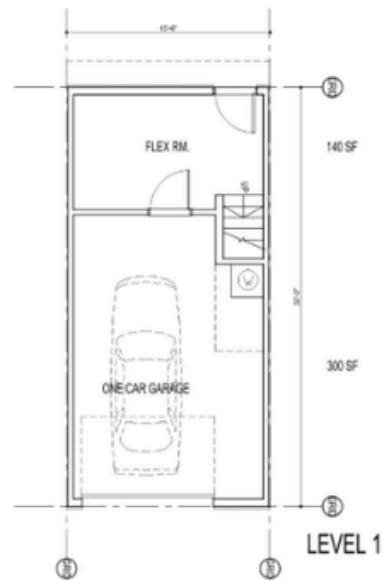
34 Units

- 1,200 SF
- 1 Car Garage
- 2 Bedrooms
- 2.5 Bathrooms

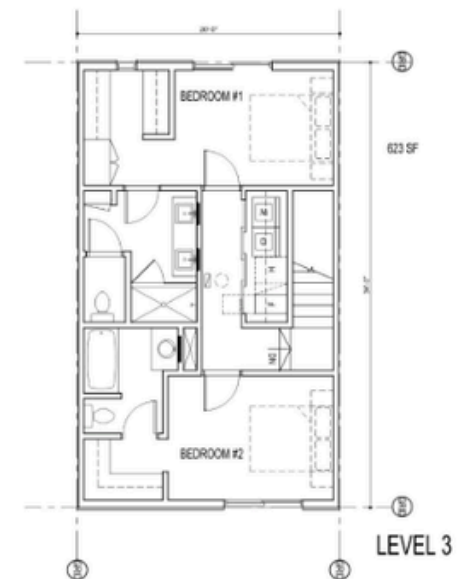
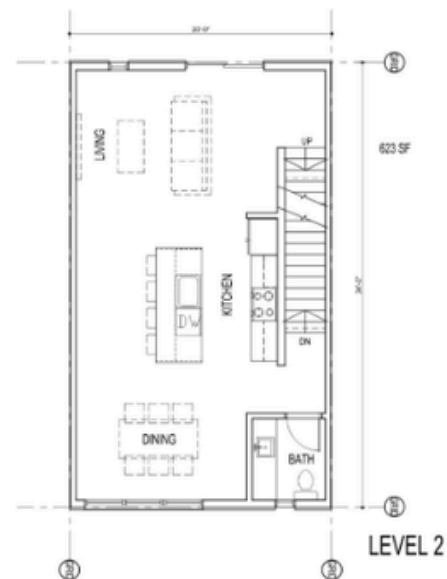
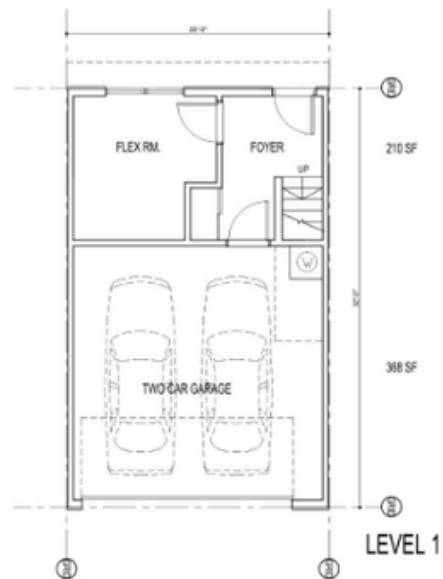
POTENTIAL PROJECT



FLOOR PLANS



A2 TOWNHOUSE 2 CONCEPT PLANS
SCALE: 1/4" = 1'-0"





AREA OVERVIEW

CEDAR CITY, UTAH

Cedar City is one of Southern Utah's fastest-growing and most strategically positioned markets — and the numbers back it up.

- Cedar City has been recognized as one of Utah's top 10 fastest-growing cities statewide, with a current population of over 41,000 and a 10-year projection exceeding 56,000 residents.
- As the economic and cultural hub of Iron County, Cedar City accounts for nearly 65% of Iron County's population, with the county itself projected to grow from 65,000 to over 83,000 residents within the decade.
- Home to Southern Utah University — a Division I institution with 15,000 students — Cedar City has earned recognition as the 3rd fastest-growing college town in America, driving a young, talented workforce and sustained consumer demand.
- Ideally situated as the Gateway to the Parks, Cedar City offers visitors and residents immediate access to Zion National Park, Bryce Canyon, and Cedar Breaks National Monument, fueling a thriving tourism economy with a 63.7% hotel occupancy rate and 7.7% tourism growth.
- With a pro-business climate, low commute times, and explosive population momentum, Cedar City represents a rare combination of affordability, growth, and quality of life that continues to attract residents, businesses, and investors from across the region.

Median Household Income

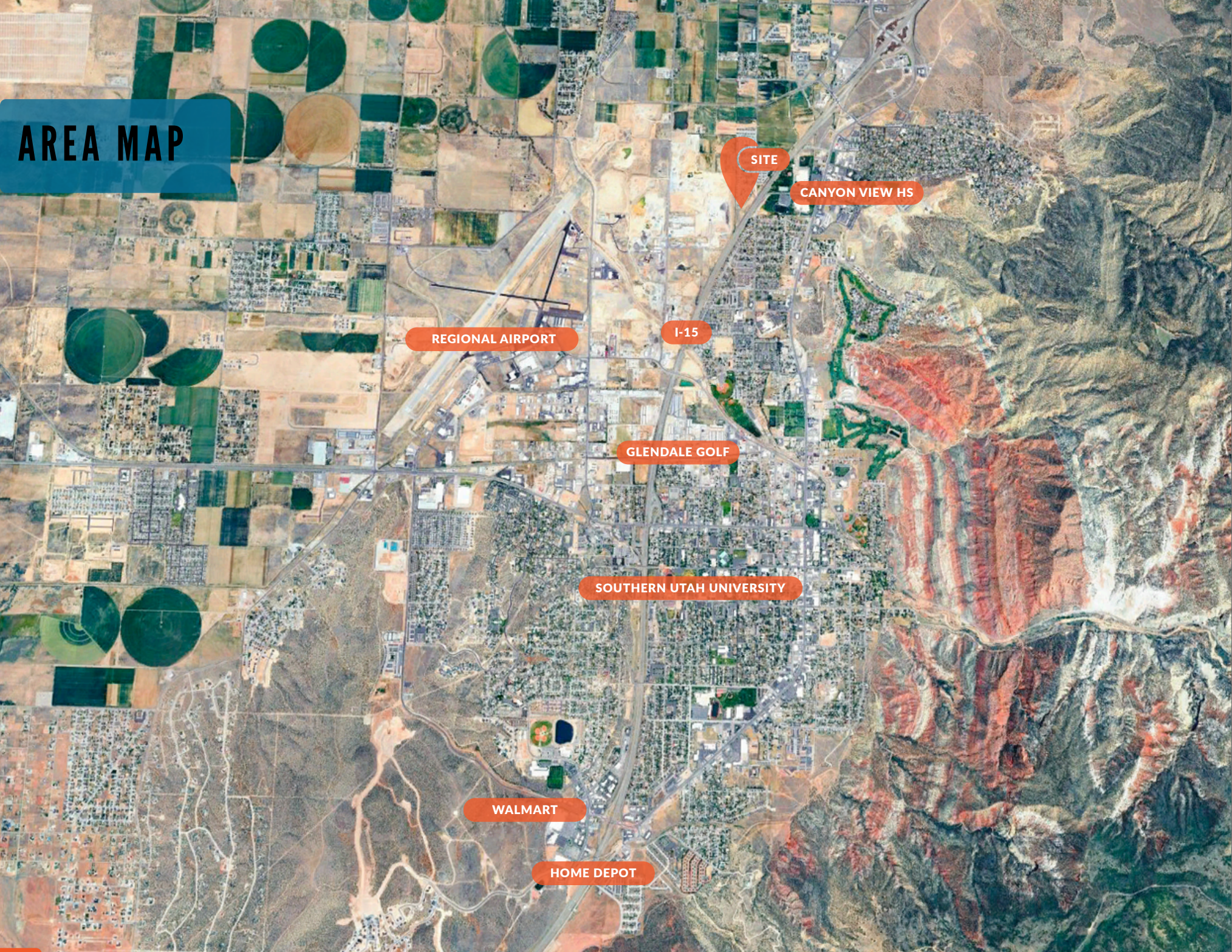
\$63,589

Median Home Value

\$377,000

Median Age

26.8 YRS



AREA MAP



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