

AVAILABLE FOR SALE OR GROUND LEASE



OFFERING
MEMORANDUM

INTERSTATE 15 FRONTAGE ± 15 ACRES

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID: ZAE0220167



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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present an exciting development or ground lease availability opportunity.

STUNNING 15-ACRE COMMERCIAL LAND OPPORTUNITY IN ST. GEORGE, UTAH

The Subject 15-acre property is zoned for Planned Unit Development Commercial (PUD-C) and is strategically located within St. George city limits. Positioned along Interstate 15, this expansive site offers unmatched exposure making it a premier location for retail, mixed-use, or flagship development projects.

The property enjoys 1,346 linear feet of I-15 frontage, with a daily traffic count of 54,474 vehicles. Directly adjacent to a Walmart Superstore, the site is ideal for national retailers seeking high visibility.

This site represents the last remaining undeveloped parcel with substantial acreage along the I-15 within the City of St. George. Striking hills and bluffs speckled throughout the Southern Utah landscape create natural geographical boundaries for development.

The next, northernmost exit off the I-15 at Sun River Parkway leads to the bold new 3,350 acre community known as [Desert Color](#) featuring beautiful homes and a resort. With a planned 11,000 homes over the course of several years, there are currently 2,800 homes built.

With a population of 95,342 in the 2020 census, amidst an overall population of 197,680 in the St. George MSA, St. George is consistently one of Utah's fastest-growing cities in the country with a population increase of 111% since 2000, driven by its vibrant economy and business-friendly climate.

Development Options:

This expansive parcel offers a variety of possibilities for commercial development including flagship retail, commercial shopping centers, recreational facilities to complement the Virgin River biking trail adjacent to the property, and more.

DEMOGRAPHICS BY RADIUS (COSTAR)	2-MILE	5-MILE	10-MILE
Population	19,089	108,078	167,687
Households	6,637	37,104	58,150
Average Household Income	\$90,308	\$86,758	\$88,057
Median Household Income	\$71,635	\$63,280	\$67,810

\$8,650,000
LIST PRICE

\$670,000/NNN
PROPOSED YR
GROUND LEASE RATE

\$577K/\$13.24
PRICE PER ACRE/
PRICE PER SF

15 ACRES
LOT SIZE

PUD-C
ZONING (RO)

±653,400
TOTAL SF

SUMMARY OF TERMS

INTEREST OFFERED

Fee Simple interest in 15 acres of land totaling 653,400 square feet OR GROUND LEASE OPTION.

PROPERTY TOURS

All property tours must be arranged with the listing agent in advance.

PROPERTY OVERVIEW

SITE ADDRESS	2800 S PIONEER RD, ST. GEORGE, UT 84790
OWNERSHIP INTEREST	FEE SIMPLE
PARCEL NUMBERS	G-5-3-7-444101, SG-5-3-7-44332
LOT SIZE	± 15 ACRES
PARCELS	TWO
SQUARE FOOTAGE	653,400 SF
ZONING	PLANNED UNIT DEVELOPMENT COMMERCIAL







INVESTMENT HIGHLIGHTS

- 15 ACRES/653,400 SQUARE FEET +/- ZONED PLANNED UNIT DEVELOPMENT COMMERCIAL (PUD-C) WITHIN THE CITY LIMITS OF ST. GEORGE, UTAH.
- OWNER HAS COMPLETED RIVER EMBANKMENT IMPROVEMENTS APPROVED BY REQUIRED LOCAL, STATE, AND FEDERAL AGENCIES. THE PROPERTY IS ABOVE THE FLOOD PLAIN AND CAN BE DEVELOPED IN ITS ENTIRETY SUBJECT TO ESTABLISHED SETBACKS.
- OWNER IS WAITING TO RECEIVE FINAL SURVEY TO BE RECORDED ESTABLISHING IMPROVEMENTS MADE AND LAND CONTRIBUTED TO AND RECEIVED FROM THE CITY AS A RESULT OF STRAIGHTENING OUT THE BOUNDARY ALONG THE VIRGIN RIVER.
- UTILITIES (SEWER, WATER , NATURAL GAS, ELECTRICITY, ETC.) ARE STUBBED TO THE PROPERTY.



ST GEORGE



2800 S PIONEER RD



VIRGIN RIVER





**±15 ACRES
FOR SALE OR
GROUND LEASE**



ST. GEORGE

VIRGIN RIVER







WAL★MART
SUPERCENTER





345 EAST
RIVERSIDE DRIVE

Smith's
Marketplace



SUN RIVER PARKWAY



FUTURE
COSTCO
WHOLESALE



BIGSHOTS
GOLF

GATEWAY TO
DESERT COLOR



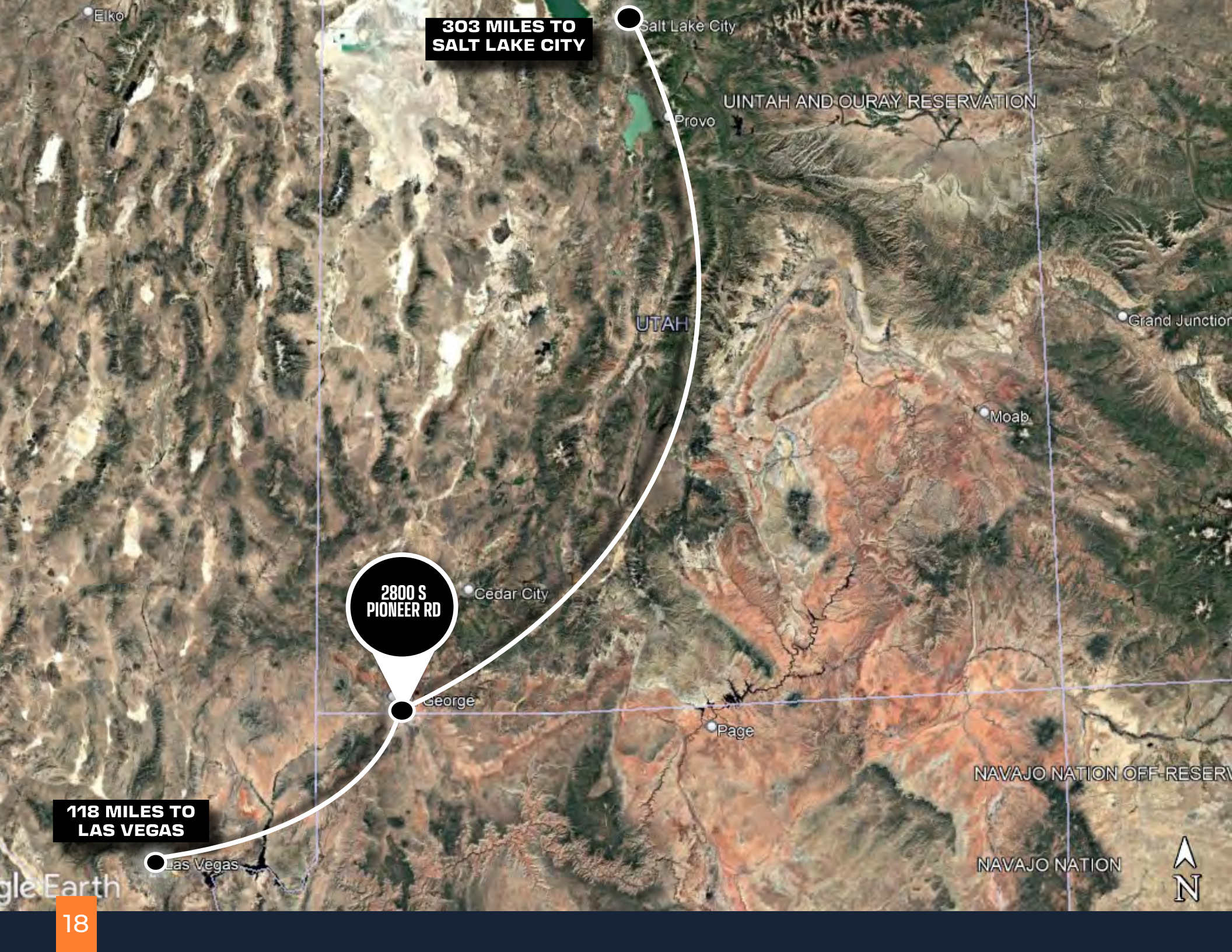
TECH RIDGE

2800 S
PIONEER RD



2800 S
PIONEER RD





303 MILES TO SALT LAKE CITY

2800 S PIONEER RD

118 MILES TO LAS VEGAS



INTERSTATE
15

2800 S
PIONEER RD

LAQUINTA
INNS & SUITES

Pilot

Walmart
AUTO CARE

DICKEY'S
BARBECUE PIT

BR
BASKIN • ROBBINS

Wendy's

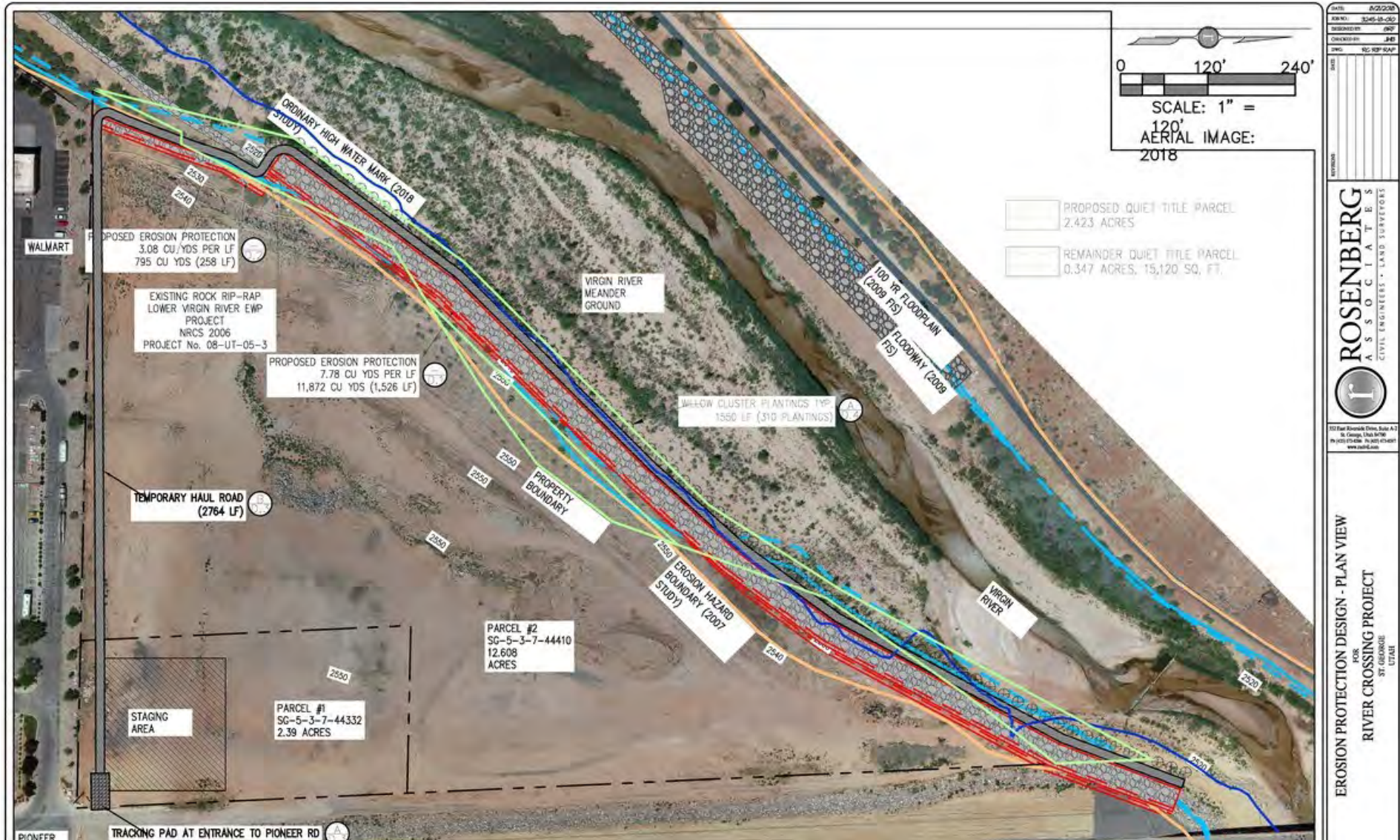
Walmart

WINGATE
BY WYNDHAM

PARCEL MAP

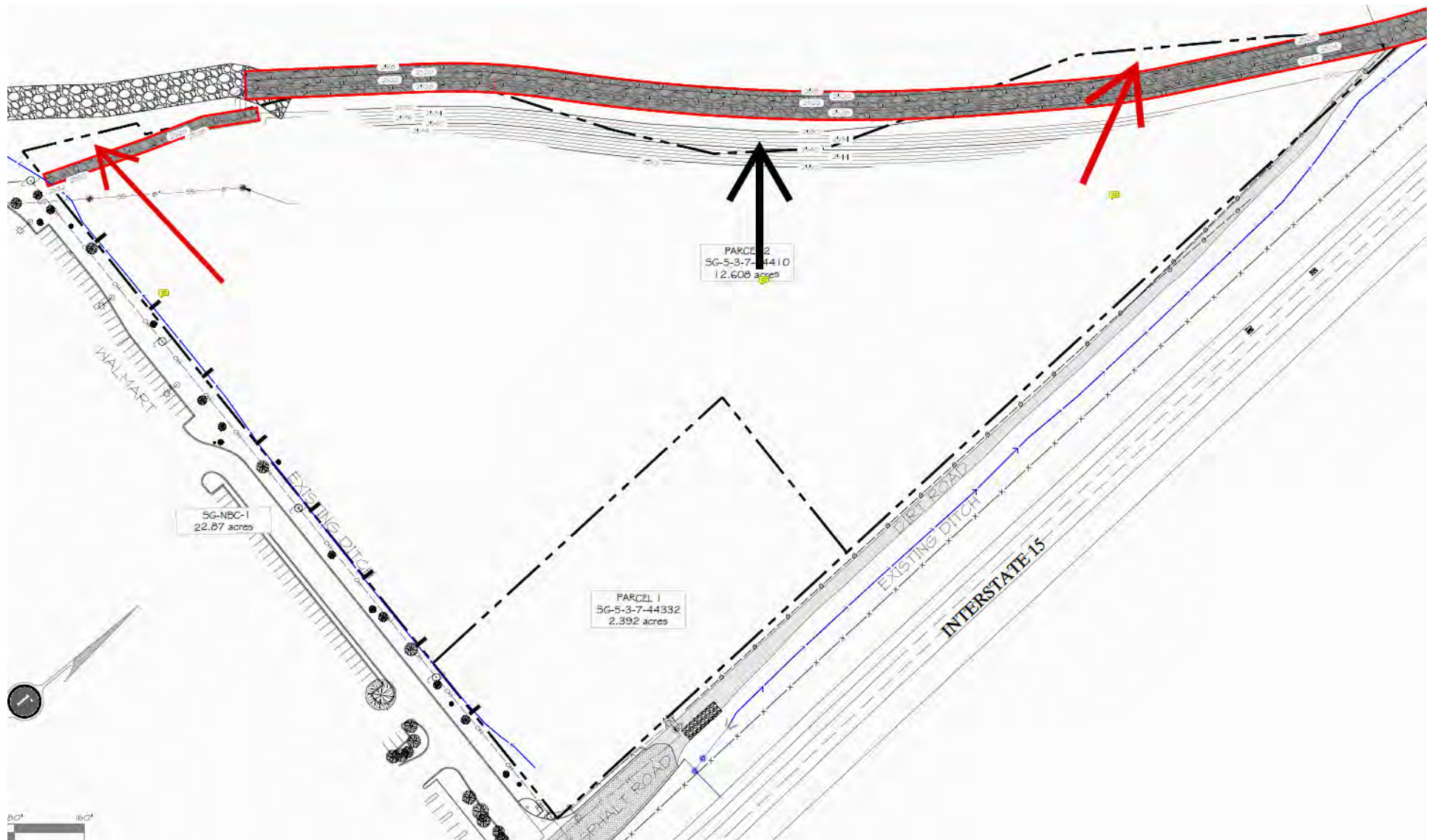


RIVER EMBANKMENT: COMPLETED PLANS



PROPOSED LAND SWAP WITH CITY

FOR PURPOSES OF VIRGIN RIVER BIKE TRAIL CONNECTIVITY



ST. GEORGE, UTAH

St. George led all U.S. metro areas in percentage growth last year based upon new data from the U.S. Census Bureau. With a gain of a little over 9,300 people, the area's population grew by 5.1%.

St. George is a city that benefits greatly from the beauty of its surroundings. Outdoor recreation in Utah boasts \$6.1 billion in economic output, representing 2.7% of the state's gross domestic product and responsible for creating 66,736 jobs.

The U.S. Department of Commerce's Bureau of Economic Analysis released 2021 economic data "exhibiting outdoor recreation's powerful and positive economic impact on the U.S. economy." The outdoor recreation industry has been a "consistent economic and jobs driver" in Utah. Utah's outdoor economy grew by 27.3% from 2020 to 2021, referencing data from the Bureau's Outdoor Recreation Satellite Account.

Utah's top recreation industries include snow activities, boating and fishing, RVing, riding ATVs and motorcycles, and hunting, shooting and trapping.



St. George was 2021's second most visited city in Utah after Salt Lake City for both in-state and out-of-state visitors. Five of the top eight destinations for out-of-state visitors are in Southern Utah, including Cedar City, Moab and Bryce Canyon National Park, according to the Utah Visitor Profile and Insights Report provided by the Utah Office of Tourism. In 2021, Washington County's total tourism tax revenue was \$15.3 million, and the bulk of visitor spending was in St. George, Springdale and Zion National Park, according to the Greater Zion Convention and Tourism Office's 2021 Tourism Report. Zion was the most visited state or national park in the region, with numbers exceeding 5 million, up from 2020's nearly 3.6 million.

The desert landscape, which includes red cliffs, sandstone bluffs and wide plateaus, provides beautiful views throughout the year.

Ranked #10 on Livability.com's "10 Best Cities for Families." A high percentage of kids, low crime, strong schools and a cost of living that's below the national average help make St. George one of the Best Places for Families.



The city of St. George is also well on its way to becoming a tech-oriented hub for students and businesses alike. Exemplified by the recent renaming of the known “Dixie College” to “Utah Tech University” in an effort to embrace a polytechnic approach to education and realize the vast growth potential of this industry in the Southern Utah region.

Utah Tech University’s history goes all the way back to the settlement of St. George in 1857, when leaders of The Church of Jesus Christ of Latter-day Saints asked 38 families to move to the southwest corner of Utah to establish a town and grow cotton. The encampment mall where these pioneers parked their covered wagons, raised their families, and taught their children school lessons is now the center of Utah Tech’s campus.

Today, with enrollment of 12,000+ students, Utah Tech University’s more than 200 academic programs offer transformative experiences across all disciplines – humanities, arts, education, health sciences, business, and STEM. UT students learn by doing, take advantage of real-world learning through industry partnerships, and graduate career ready.



300

Annual Days of Sunshine

77°

Avg. High Temperature

0”

Avg. Annual Snowfall

300+

Miles of Mtn. Biking Trails

1,660

Rock Climbing Routes

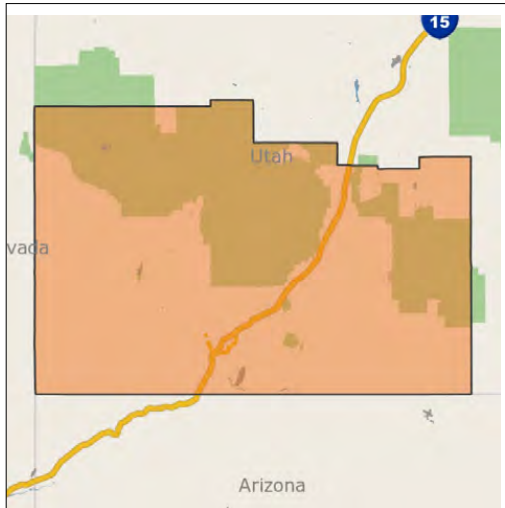
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Education Centers

ST. GEORGE, UTAH

ST. GEORGE, UT

St. George, Utah, also known as Greater Zion, draws outdoor enthusiasts, with its impressive parks and natural landscapes. The region's mild winters not only contribute to the local tourism industry, but also add appeal as a retirement location, with a large portion of residents being over 50. Sharing a border with Arizona and Nevada, St. George sits just 90 minutes north of Las Vegas by car, and it is about four and a half hours from Grand Canyon National Park. The region functions as an access point for travelers looking to explore not only Utah, but other portions of the Southwest. The market comprises the entirety of Washington County, the fifth-most populated county in the state. The city of St. George is the most populated city in the county, with over 117,000 residents, having more than doubled in size since 2000.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



GEOGRAPHY

The metro's position on the northeastern corner of Arizona and along Nevada's southeastern border offers residents and tourists unique access to the American Southwest.



TOURISM

Washington County is known for its appeal to hikers and climbers through Zion National Park, the Pine Valley Mountains and Red Cliffs National Conservation Area.



EDUCATION

Utah Tech University is St. George's largest college, with approximately 12,600 undergraduate students, most of whom are in state. This contributes to the high number of residents who reported having some college education or a bachelor's degree.

ECONOMY

- The metro's primary employment fields are health care, retail trade and construction, with major employers such as Intermountain Healthcare, Big City Insulation, Inc. and Orgill, Inc.
- Utah has one of the highest-regarded health care systems in the United States. St. George reflects this through high health care employment, and a declining number of uninsured residents under the age of 65.
- Current projections call for the local population to double within 40 years. St. George's distinction as one of the top-10 best performing small cities for economic opportunities in 2020 by the Milken Institute has raised the metro's residential appeal.

DEMOGRAPHICS



POPULATION

196K

Growth 2022-2027*
15.0%



HOUSEHOLDS

67K

Growth 2022-2027*
15.5%



MEDIAN AGE

38.9

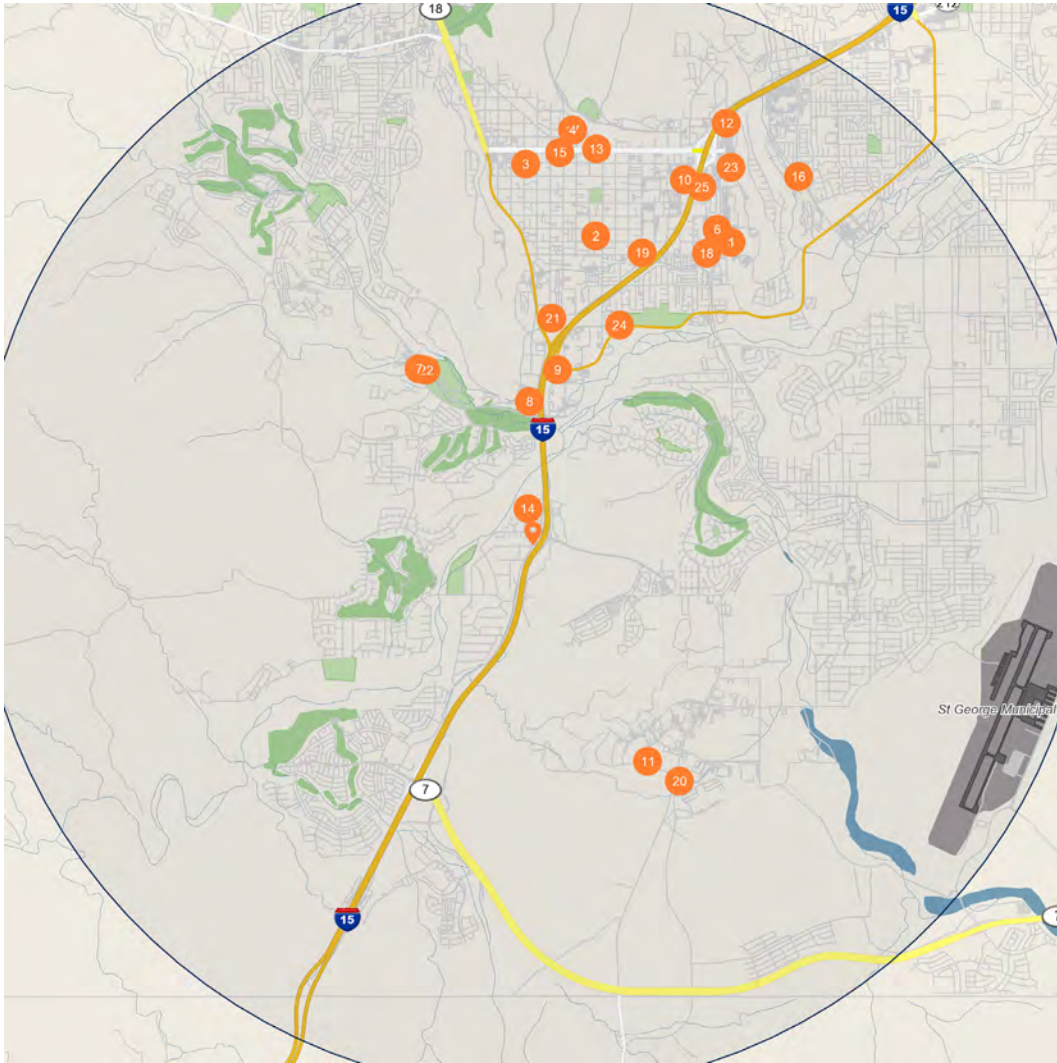
U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME

\$66,500

U.S. Median
\$66,400



Major Employers		Employees
1	Intermountain Health Care Inc-Dixie Regional Medical Center	6,257
2	IHC Health Services Inc-Dixie Regional Medical Center	1,800
3	Washington County School Dst	1,700
4	City of St George-Legal Department	591
5	IHC Health Services Inc-INTERMOUNTAIN HEALTHCARE	500
6	Skywest Airlines Inc	500
7	Intelligent Consmr Holdings LLC	490
8	Anthony Wade Inc-Stephen Wade Auto Center	330
9	Petroleum Wholesale LP-Texaco	323
10	Ensign Group Inc-St George Rehabilitation	317
11	David G Clove-Shoneys	280
12	Strategic Rest Acquisition LLC-Chillis	278
13	Sunroc Corporation-Sunroc-Building Products	270
14	Walmart Inc-Walmart	270
15	Zions Bancorporation Nat Assn-Zions First National Bank	257
16	Plusone Company	245
17	City of St George	230
18	Harmons At St George Inc-Harmons	217
19	Dixie State University	210
20	Young Electric Sign Company-Yesco	209
21	C & G Management Inc-Burger King	200
22	Printer Properties Pro	200
23	Ulta Beauty Inc	139
24	Turn Community Services Inc	136
25	St George Nursing Home LLC	131

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	5,112	47,457	106,161
2022 Estimate			
Total Population	4,347	40,703	92,268
2010 Census			
Total Population	2,813	27,554	64,687
2000 Census			
Total Population	1,407	17,657	43,607
Daytime Population			
2022 Estimate	4,568	48,457	122,069
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,000	17,000	36,967
2022 Estimate			
Total Households	1,687	14,616	32,074
Average (Mean) Household Size	2.7	2.8	2.9
2010 Census			
Total Households	1,088	9,968	22,452
2000 Census			
Total Households	532	6,401	15,184

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	5.5%	5.4%	4.4%
\$200,000-\$249,999	3.0%	3.3%	2.5%
\$150,000-\$199,999	6.1%	5.9%	5.7%
\$125,000-\$149,999	5.0%	4.5%	3.9%
\$100,000-\$124,999	13.5%	12.8%	12.2%
\$75,000-\$99,999	17.6%	16.1%	16.3%
\$50,000-\$74,999	22.0%	20.5%	19.9%
\$35,000-\$49,999	10.7%	10.8%	11.5%
\$25,000-\$34,999	7.1%	8.2%	9.2%
\$15,000-\$24,999	6.1%	7.4%	8.2%
Under \$15,000	3.4%	4.9%	6.2%
Average Household Income	\$106,206	\$103,351	\$94,560
Median Household Income	\$75,796	\$72,574	\$68,534
Per Capita Income	\$41,228	\$37,153	\$33,084

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	4,347	40,703	92,268
0 to 4 Years	5.0%	5.6%	6.3%
5 to 14 Years	11.6%	13.0%	13.9%
15 to 17 Years	3.8%	4.2%	4.5%
18 to 19 Years	2.1%	2.6%	2.8%
20 to 24 Years	4.6%	5.9%	6.8%
25 to 29 Years	4.0%	5.1%	6.3%
30 to 34 Years	3.9%	4.7%	5.6%
35 to 39 Years	4.9%	5.5%	6.1%
40 to 49 Years	8.6%	10.1%	10.7%
50 to 59 Years	9.2%	9.3%	8.9%
60 to 64 Years	7.7%	6.3%	5.3%
65 to 69 Years	9.7%	7.3%	5.9%
70 to 74 Years	9.1%	7.0%	5.8%
75 to 79 Years	7.2%	5.7%	4.7%
80 to 84 Years	4.5%	3.9%	3.3%
Age 85+	4.2%	3.8%	3.2%
Median Age	52.0	43.0	38.2

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	3,171	27,947	60,674
Elementary (0-8)	0.8%	1.5%	2.7%
Some High School (9-11)	2.1%	3.1%	4.2%
High School Graduate (12)	20.4%	18.9%	20.5%
Some College (13-15)	31.1%	31.1%	30.0%
Associate Degree Only	11.3%	12.2%	12.6%
Bachelor's Degree Only	21.8%	20.8%	18.6%
Graduate Degree	12.4%	12.4%	11.4%
HOUSING UNITS			
	1 Mile	3 Miles	5 Miles
Occupied Units			
2027 Projection	2,482	20,368	45,241
2022 Estimate	2,104	17,529	39,302
Owner Occupied	1,309	10,827	21,667
Renter Occupied	378	3,789	10,407
Vacant	417	2,913	7,229
Persons in Units			
2022 Estimate Total Occupied Units	1,687	14,616	32,074
1 Person Units	22.3%	21.0%	21.7%
2 Person Units	42.5%	40.3%	37.0%
3 Person Units	10.0%	10.9%	11.5%
4 Person Units	10.5%	11.2%	12.2%
5 Person Units	6.6%	7.3%	7.8%
6+ Person Units	8.1%	9.4%	9.8%

DEMOGRAPHICS



POPULATION

In 2022, the population in your selected geography is 92,268. The population has changed by 111.6 percent since 2000. It is estimated that the population in your area will be 106,161 five years from now, which represents a change of 15.1 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 38.2, compared with the U.S. average, which is 38.6. The population density in your area is 1,174 people per square mile.



HOUSEHOLDS

There are currently 32,074 households in your selected geography. The number of households has changed by 111.2 percent since 2000. It is estimated that the number of households in your area will be 36,967 five years from now, which represents a change of 15.3 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2022, the median household income for your selected geography is \$68,534, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 80.9 percent since 2000. It is estimated that the median household income in your area will be \$80,004 five years from now, which represents a change of 16.7 percent from the current year.

The current year per capita income in your area is \$33,084, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$94,560, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 47,622 people in your selected area were employed. The 2000 Census revealed that 60.5 percent of employees are in white-collar occupations in this geography, and 39.5 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 12.8 minutes.



HOUSING

The median housing value in your area was \$406,507 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 10,516 owner-occupied housing units and 4,668 renter-occupied housing units in your area. The median rent at the time was \$523.

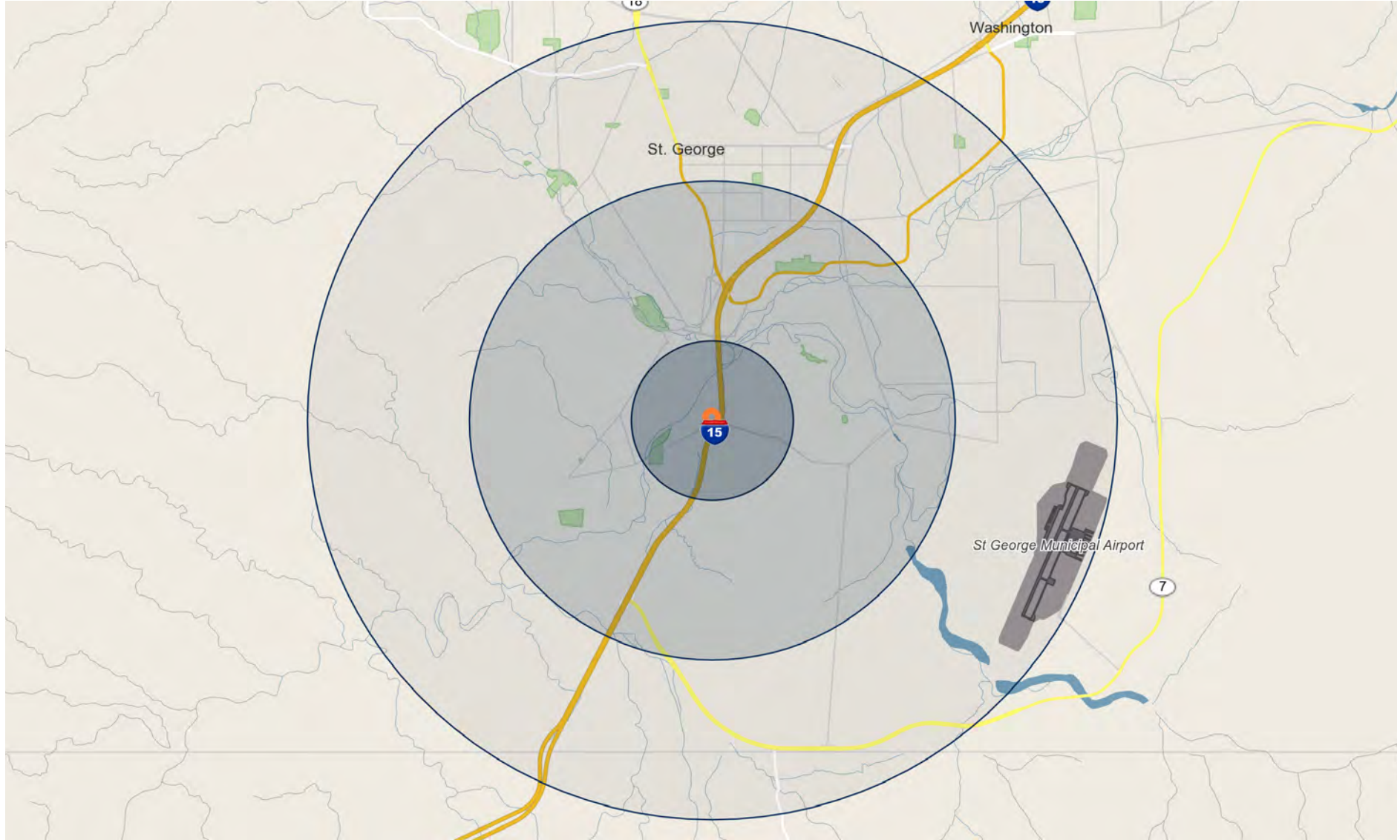


EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 11.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 18.6 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 12.6 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 20.5 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.0 percent in the selected area compared with the 20.4 percent in the U.S.





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