

Fenced Industrial Lot w/2 Secured Gates (7026)

Closing Date:

Land/Industrial

Distressed

4374 E Enterprise Dr
St. George, UT 84790

Property Class:
YearBuilt:

Description: Vacant lot Zoned Manufacturing M-1. Fenced area has two secure gates in front. Utilities in street at property. Just 1 lot South of Staheli Laundry. The general area is known as the Fort Pierce Industrial Park and not too far from new St. George Airport.

Loopnet= WashCo=13-144967 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 3/11/2013
Transaction ID: 7026
Available SF:
Acres: 3.35
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$347,900.00
CAP: n/a
Zoning: M-1

Fort Pierce Corner Lot (4464)

Closing Date:

Land/Industrial



770 E Venture Dr Lot 80
St. George, UT 84770

Property Class:
YearBuilt:

Description: Fort Pierce Industrial Park. Corner lot. This lot is ready to build and a great price. The Fort Pierce Industrial Park is filling fast. Surrounded by open and thriving businesses. Lot frontage could be 250 if facing Commerce Dr or 220 if facing Venture Drive

Loopnet= WashCo=09-108035 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 2/16/2009
Transaction ID: 4464
Available SF:
Acres: 1.21
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$169,900.00
CAP: n/a
Zoning: Industrial

Fort Pierce Industrial Park Acreage (6086)

Closing Date:

Land/Industrial



1000 E Venture Dr Lot 98
St. George, UT 84790

Property Class:
YearBuilt:

Description: EASY INTERSTATE ACCESS; NEAR NEW AIRPORT; \$35,000 OF IMPROVEMENTS COMPLETED; EXCAVATION COMPLETED; SEWER AND WATER TO PAD; LOT FENCED ON TWO SIDES; MULTIPLE INGRESS/EGRESS; .35 ACRE FENCED YARD; PRELIMINARILY APPROVED 14,000 SF

Loopnet=17543000 WashCo= IronCo= PropertyLine=619917 BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 2/22/2012
Transaction ID: 6086
Available SF:
Acres: 2
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$22,900.00
CAP: n/a
Zoning:

Ft. Pierce Industrial Park Land (5676)

Closing Date:

Land/Industrial

Venture Dr @ Commerce
Dr Lot 75-A
St. George, UT 84790

Listing Date: 4/26/2011
Transaction ID: 5676
Available SF:
Acres: 3.06
Lot SF:

Sale Price:
List Price: \$361,080.00
CAP: n/a
Zoning: M-1



Property Class: Office SF (ind):
YearBuilt: Yard SF (ind):
Description: Flat terrain and great frontage. Has utilities to the site (extremely low-cost electrical). Near the new airport. \$118,000 per acre.
 Loopnet=17138129 WashCo=12-139248 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Sale\Land\5676 = Roger = Lot 75 Fort Pierce Ind Park.pdf](#)
Closing Comments:

Industrial Land in Ft. Pierce (6997)

Closing Date:

Land/Industrial



3700 S River Rd
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 3/11/2013
Transaction ID: 6997
Available SF:
Acres: 2.06
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$499,000.00
CAP: n/a
Zoning: M-1

Description: Zoned M-1 Ready to develop. 180' of frontage on River Road.
 Loopnet=18071071 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\nai-server1\Data\Common\Brochures\Other\6997 = loop18071071 = Industrial Land in Ft Pierce.pdf](#)
Closing Comments:

Lot 10 - 3D Commercial Center (5448)

Closing Date:

Land/Industrial



87 E 2850 S Lot 10
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 12/5/2011
Transaction ID: 5448
Available SF:
Acres: 0.84
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$245,000.00
CAP: n/a
Zoning: PD-COM

Description: Close to I-15, Exit 4. Lots 11, 15 & 16 are also available. See agent for details.
 Loopnet=16916534 WashCo=12-138453 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Sale\Land\5448 = Walter = 87 E 2850 S Lot 10.pdf](#)
Closing Comments:

RARE FIND! Lot 109 in Ft. Pierce Ind. Park (5320)

Closing Date:

Land/Industrial



Mill Cir Lot 109
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 7/14/2010
Transaction ID: 5320
Available SF:
Acres: 1.44
Lot SF: 62726.4
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$175,000.00
CAP: n/a
Zoning: M-1

Description: Located in the area's premier industrial park. (Close to I-15.) Direct access to the new airport. Approved for heavy manufacturing. Water, power, sewer hookups on the property. Cheapest power rates in the area.
 Loopnet=16803312 WashCo=12-140240 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\nai-server1\Data\Common\Brochures\FOR Sale\Land\5320 = Chappell = FPIP Lot 109 Millrock Cir.pdf](#)
Closing Comments:

11.95 Acres (7129)

Closing Date:

Land/Multi-Family/Residential



**3100 E Seegmiller Rd
(Approx)
St. George, UT 84790**

Listing Date: 4/4/2013
Transaction ID: 7129
Available SF:
Acres: 11.95
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$780,000.00
CAP: n/a
Zoning: AG

Property Class:
YearBuilt:

Description: Prime residential development land in St. George. Good potential density. Fantastic views overlooking the valley and Pine Valley Mountain. Sewer, power, storm drain and other utilities near or on site. Owners may be able to add up to 7 shares of water. May consider trade. One of the owners is a licensed real estate agent in Utah.

Loopnet= WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Castle Rock Lot (6409)

Closing Date:

Land/Multi-Family/Residential



**Castle Rock 1 Lot 27
St. George, UT 84770**

Listing Date: 7/16/2012
Transaction ID: 6409
Available SF:
Acres: 0.5
Lot SF: 21780
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$134,900.00
CAP: n/a
Zoning: RES

Property Class:
YearBuilt:

Description: Half acre lot in Castle Rock with views of the valley. Butts up to the Red Desert Reserve with beautiful red rock cliffs. Owner will look at all offers.

Loopnet=17774500 WashCo=12-139570 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Land\6409 = Roger = Lot 27 Castle Rock.pdf](#)

Closing Comments:

Developable Land (6748)

Closing Date:

Land/Multi-Family/Residential



**2143 E 2800 S
St. George, UT 84770**

Listing Date: 11/9/2012
Transaction ID: 6748
Available SF:
Acres: 4.71
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$390,000.00
CAP: n/a
Zoning: Res

Property Class:
YearBuilt:

Description: Can be developed. Currently Soil Test Approved for One Single Dwelling. 5 shares of flood irrigation water.

Loopnet= WashCo=12-141934 IronCo= PropertyLine= BizBuySell= OtherID=

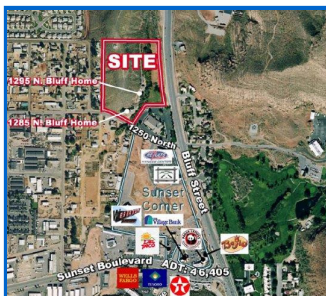
Brochure:

Closing Comments:

North Bluff Property - 13.6 Acres (58)

Closing Date:

Land/Multi-Family/Residential



**1295 N Bluff St
St. George, UT 84770**

Listing Date: 1/23/2006
Transaction ID: 58
Available SF:
Acres: 13.6
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$3,100,000.00
CAP: n/a
Zoning: RE-20

Property Class:
YearBuilt:

Description: Zoning is currently RE-20. Lends itself to retail/office/multi-family development. Re-zoning process will begin with submitted plans. Two additional parcels available: 3,190 SF home on .65 acre lot for \$315,000 and 2,098 SF home on .5 acre lot for \$375,000. (Purchase price based on approximately \$10/usable SF. Should additional usability be permitted, purchase price shall reflect total usable acreage.)

Call Listing Agent to show. BY APPOINTMENT ONLY.

Loopnet=14492932 WashCo=12-135399, (Home) 12-135400 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Land\58 = Walter = 1295 N Bluff.pdf](#)

Closing Comments:

Stone Point Subdivision (6534)

Closing Date:

Land/Multi-Family/Residential



360 N Stone Mountain Dr
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date:	9/4/2012	Sale Price:	
Transaction ID:	6534	List Price:	\$3,000,000.00
Available SF:		CAP:	n/a
Acres:	6.5	Zoning:	
Lot SF:			
Office SF (ind):			
Yard SF (ind):			

Description: 43 lot subdivision, fully improved pads. Adjacent to Shadow Mountain Development. Great view of Green Valley. Backs Shadow Mountain with access to hiking trails. Seller will consider facilitating take down schedule.

Loopnet= WashCo= IronCo= PropertyLine=634547 BizBuySell= OtherID=

Brochure:

Closing Comments:

1 Acre on Riverside Drive (7059)

Closing Date:

Land/Other



2000 E Riverside Dr
(Approx.)
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date:	3/29/2013	Sale Price:	
Transaction ID:	7059	List Price:	\$175,000.00
Available SF:		CAP:	n/a
Acres:	1.05	Zoning:	Commercial
Lot SF:			
Office SF (ind):			
Yard SF (ind):			

Description: Located just west of Towne Storage (joint access). Potential site for 9,180 SF building and 45 parking spaces. Retail, office or warehouse uses. High visibility and quick access to major retail corridors and IHC Hospital. Will consider build-to-suit, lease option or other financing options. 1.05 acre per Recorder's office/1.02 acre per site plan.

Loopnet=18130352 WashCo=13-145854 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Land\7059 = Walter = 2000 E Riverside.pdf](#)

Closing Comments:

Empty Commercial Lot on Busy Street (4611)

Closing Date:

Land/Other



52 E 200 N
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date:	7/17/2009	Sale Price:	
Transaction ID:	4611	List Price:	\$155,000.00
Available SF:		CAP:	n/a
Acres:	0.32	Zoning:	Commercial
Lot SF:			
Office SF (ind):			
Yard SF (ind):			

Description: Superb piece of Commercial Property south of Iceberg Drive in on 200 East. There are some uses that are not allowed in this location. Property has been reduced for a quick sale!

Loopnet= WashCo=09-111944 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Prime Property on Dixie Dr (6584)

Closing Date:

Land/Other



415 S Dixie Dr
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 9/17/2012
Transaction ID: 6584
Available SF:
Acres: 6
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,400,000.00
CAP: n/a
Zoning: PD COM

Description: One of a kind location on Dixie Drive. Zoned PD-Commercial/Residential. Layout of conceptual master plan. Zoning approval includes 200+ door independent living units. BROCHURE #6583

Loopnet=17884899 WashCo=12-141473 IronCo= PropertyLine= BizBuySell= OtherID=

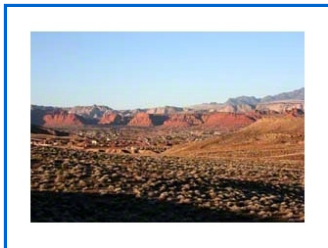
Brochure: [\nai-server\1\Data\Common\Brochures\FOR Sale\Land\6583 = Roger = 415 S Dixie Drive.pdf](#)

Closing Comments:

The Lakes in St. George (1853)

Closing Date:

Land/Other



Plantation Dr & Sunbrook
Ave
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 5/25/2012
Transaction ID: 1853
Available SF:
Acres: 730
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$29,900,000.00
CAP: n/a
Zoning: Mixed

Description: 730 ACRES OF VACANT LAND LOCATED IN THE CITY OF ST GEORGE, UTAH. THE PROPERTY IS MASTER PLANNED FOR RESIDENTIAL DEVELOPMENT, INCLUDING LOW, MEDIUM AND HIGH DENSITY, AND A SMALL AMOUNT OF COMMERCIAL DEVELOPMENT. THE CURRENT OWNERS HAVE BEEN WORKING CLOSELY WITH THE CITY FOR THE LAST THREE YEARS IN ORDER TO CREATE A DEVELOPMENT AGREEMENT THAT WILL MITGATE DEVELOPER FEES AND COSTS AND AT THE SAME TIME BENEFIT THE CITY IN ITS EFFORTS TO CREATE A DESIRABLE PLACE TO LIVE THAT WILL ALSO PROVIDE PUBLIC USES, EASY ACCESS AND FLOW AND UTILITY OF THE DEVELOPMENT.LOCATION: WEST (GREEN VALLEY AREA) ST. GEORGE, WEST AND ADJACENT TO THE SUNBROOK GOLF COURSE.

Loopnet=17679686 WashCo= IronCo= PropertyLine=619644 BizBuySell= OtherID=

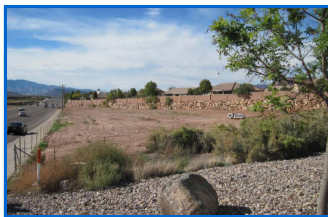
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Closing Comments:

1.4 Acres on Sunset Blvd (7006)

Closing Date:

Land/Retail/Office



Sunset Blvd
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 3/5/2013
Transaction ID: 7006
Available SF:
Acres: 1.4
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$449,000.00
CAP: n/a
Zoning: C-3

Description: Excellent frontage on Sunset Blvd. Adjacent to Mountain America Credit Union. Near Sand Hollow Aquatic Center.

Loopnet=18143204 WashCo=13-146086 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\FOR Sale\Land\7006 = Walter = 1.4 AC Sunset Blvd.pdf](#)

Closing Comments:

2.35 Acres on South Bluff (5999)

Closing Date:

Land/Retail/Office

Approx. 350 S Bluff St
St. George, UT 84770

Listing Date: 1/4/2012
Transaction ID: 5999

Distressed
Sale Price:
List Price: \$249,500.00



Property Class: Available SF: CAP: n/a
YearBuilt: Acres: 2.35 Zoning: PD-AP
 Lot SF:
 Office SF (ind):
 Yard SF (ind):

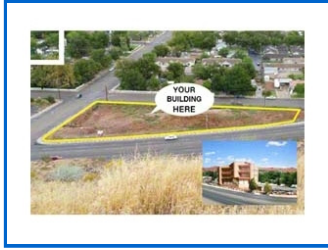
Description: BANK OWNED. High traffic location (23,855 ADT). Good visibility. Fantastic signage opportunity. Preliminary approval for 19,500 +/- SF office building.

Loopnet=17494524 WashCo=12-134630 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\nai-server1\Data\Common\Brochures\For Sale\Land\5999 = Walter = 350 S Bluff.pdf](#)

Closing Comments:

Bluff Street Commercial (6299)

Closing Date: Land/Retail/Office



217 S Bluff St Listing Date: 5/25/2012 Sale Price:
St. George, UT 84770 Transaction ID: 6299 List Price: \$599,000.00
 Available SF: CAP: n/a
 Acres: 0.98 Zoning: C-3
 Lot SF:
Property Class: Office SF (ind):
YearBuilt: Yard SF (ind):

Description: Traffic count: 25,000 +/- ADT. Over 350 feet of frontage on Bluff Street. Downtown location. Priced to sell.

Loopnet=17679678 WashCo= IronCo= PropertyLine=622256 BizBuySell= OtherID=

Brochure:

Closing Comments:

Commercial Land (5715)

Closing Date: Land/Retail/Office



900 E & Red Hills Pkwy (N Listing Date: 5/5/2011 Sale Price:
of Liquor Store) Transaction ID: 5715 List Price: \$1,115,571.00
St. George, UT 84770 Available SF: CAP: n/a
 Acres: 2.87 Zoning: C-3
 Lot SF:
Property Class: Office SF (ind):
YearBuilt: Yard SF (ind):

Description: Located between St. George Boulevard and Red Hills Parkway, just north of the Utah State Liquor Store. Beautiful view of Downtown St. George. Excellent office location. Usable acres = 1.97 @ \$13.00/SF.

Loopnet=17222398 WashCo=12-140655 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server1\Data\Common\Brochures\For Sale\Land\5715 = Walter = 900 E North of Liquor Store.pdf](#)

Closing Comments:

Crossroads at Dixie Center (6695)

Closing Date: Land/Retail/Office



Dixie Dr & Bluff St Listing Date: 11/5/2012 Sale Price:
St. George, UT 84790 Transaction ID: 6695 List Price:
 Available SF: CAP: n/a
 Acres: 23 Zoning: Commercial
 Lot SF:
Property Class: Office SF (ind):
YearBuilt: Yard SF (ind):

Description: * 23+/- ACRE RETAIL CENTER* MOVIE THEATER ANCHORED* LOCATED BETWEEN DIXIE DRIVE & BLUFF STREET I-15 EXITS* ADJACENT TO DIXIE CONVENTION CENTER* (5) PADS AVAILABLE FOR RESTAURANT, FINANCIAL AND C-STORE USES* FOR SALE / LEASE / GROUND LEASE / BUILD TO SUIT

Loopnet=17905842 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Dixie Drive Commercial Frontage Land (6040)

Closing Date: Land/Retail/Office



632 N Dixie Dr
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 2/2/2012
Transaction ID: 6040
Available SF:
Acres: 2.77
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$511,505.00
CAP: n/a
Zoning: C-3

Description: Commercial frontage on Dixie Drive. St. George trail system adjacent to the property. Zoned General Commercial. Neighboring businesses: Albertson's, McDonald's, Johnson Pediatric Denistry, Simister Orthodontics, Dixie Vet Clinic and Animal Tender Resort. Priced to sell.

Loopnet=17541195 WashCo=12-135562 IronCo= PropertyLine= BizBuySell= OtherID=

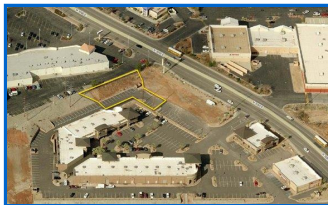
Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Land\6040 = Ryan = 632 N Dixie Dr.pdf](#)

Closing Comments:

Festival Plaza, Pad H (7108)

Closing Date:

Land/Retail/Office



632 N Dixie Dr
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 4/12/2013
Transaction ID: 7108
Available SF:
Acres: 0.28
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$249,999.00
CAP: n/a
Zoning:

Description: Preliminary plans available for a two story building around 5,000 sf. No asphalt or curb/gutter needed.

Loopnet=18122146 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

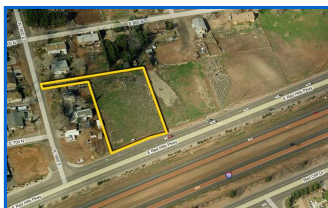
Brochure:

Closing Comments:

Freeway Visible Land (6304)

Closing Date:

Land/Retail/Office



1850 E Redhills Pkwy
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 5/30/2012
Transaction ID: 6304
Available SF:
Acres: 1.3
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$645,000.00
CAP: n/a
Zoning: C-2

Description: Great I-15 visibility. Flat and prime for construction. Utilities nearby. BROCHURE #5680

Loopnet=17685365 WashCo=13-142877 IronCo= PropertyLine= BizBuySell= OtherID=

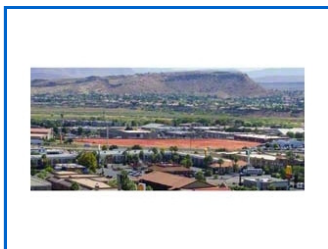
Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Land\5680 = Wes = 1850 E Redhills Pkwy.pdf](#)

Closing Comments:

I-15 Commercial Property (6680)

Closing Date:

Land/Retail/Office



400 E Sunland Dr
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 10/30/2012
Transaction ID: 6680
Available SF:
Acres: 9.88
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$4,950,000.00
CAP: n/a
Zoning:

Description: AMAZING 1,035 +/- FT OF I-15 FRONTAGE. GREEN BELTED LAND ALLOWING FOR LOW COST HOLD. COMMERCIAL ZONED IN GENERAL PLAN. EASY I-15 ACCESS.

Loopnet=17895365 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

I-15 Retail Land (6679)

Closing Date:

Land/Retail/Office



**1325 S Sunland Dr
St. George, UT 84770**

**Property Class:
YearBuilt:**

Description: OUTSTANDING VISIBILITY. 620+/- FT OF I-15 FRONTAGE. GREEN BELTED LAND ALLOWING FOR LOW COST HOLD. COMMERCIAL ZONED IN GENERAL PLAN. EASY I-15 ACCESS.

Loopnet=17895364 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 10/30/2012
Transaction ID: 6679
Available SF:
Acres: 8.5
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$4,250,000.00
CAP: n/a
Zoning:

Land Adjacent to America First CU (6483)

Closing Date:

Land/Retail/Office



**1564 W Sunset Blvd
St. George, UT 84770**

**Property Class:
YearBuilt:**

Description: Utilities stubbed to site. Located in a large retail area with high traffic counts.

Loopnet=17789331 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 8/13/2012
Transaction ID: 6483
Available SF:
Acres: 1.2
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price:
CAP: n/a
Zoning: C-3

Land Adjacent to I-15 (4476)

Closing Date:

Land/Retail/Office



**Convention Center Dr
St. George, UT 84770**

**Property Class:
YearBuilt:**

Description: Prime location. Seller will participate in road access south of Convention Center. Views will never be blocked. Tons of level land. See agent about topo, etc. and see documents section. Must stand on land to appreciate. Possible mixed zoning.

Loopnet= WashCo=12-141752 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 11/1/2012
Transaction ID: 4476
Available SF:
Acres: 13.69
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$6,790,000.00
CAP: n/a
Zoning: C-3

Land South of Costco (6482)

Closing Date:

Land/Retail/Office



**750 N 3050 E
St. George, UT 84790**

**Property Class:
YearBuilt:**

Description: Near retail, restaurants and businesses with easy access to I-15.

Loopnet=17789361 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 8/13/2012
Transaction ID: 6482
Available SF:
Acres: 2.43
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price:
CAP: n/a
Zoning: C-3

Pad Ready Lot or Build-to-Suit (5955)

Closing Date:

Land/Retail/Office



368 E Riverside Dr Lot 7
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 11/1/2011
Transaction ID: 5955
Available SF:
Acres:
Lot SF: 3500
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$99,900.00
CAP: n/a
Zoning:

Description: Four lots to choose from. Priced from \$99,900 to \$165,000. Pad ready, utilities stubbed, parking completed. Near freeway interchange with quick accessibility to all of downtown. Neighbors include dentist, doctors, attorney and more. Purchase or lease. Build-to-suit options.

Loopnet=17439679 WashCo=12-139254 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Land\5955 = Wes = 368 E Riverside Dr.pdf](#)

Closing Comments:

PD Commercial Land (6967)

Closing Date:

Land/Retail/Office



Riverside Dr
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 2/25/2013
Transaction ID: 6967
Available SF:
Acres: 4.94
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,067,000.00
CAP: n/a
Zoning: PD COM

Description: Planned development. Possible assisted living location, office building or retail. Great access off of Riverside Dr. Near the hospital. Preliminary studies completed. Owner may carry short-term financing.

Loopnet=18072672 WashCo=13-144918 IronCo= PropertyLine= BizBuySell= OtherID=

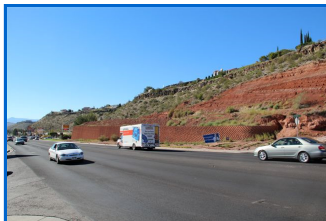
Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Land\6967 = Wes = Riverside Dr PD-COM.pdf](#)

Closing Comments:

Prime Bluff Street Commercial Pad (6625)

Closing Date:

Land/Retail/Office



400 N Bluff St
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 8/2/2012
Transaction ID: 6625
Available SF:
Acres: 4.38
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$700,000.00
CAP: n/a
Zoning: C-3

Description: Adjacent to Sinclair C-Store, AT&T, St. George Day Spa, 3 Amigos Market and Adventure World Academy. Offers tremendous views of Downtown St. George. ADT = 41,000 cars per day. Office building plans included. Bring all offers!

Loopnet=17888423 WashCo=13-146283 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Land\6625 = Ryan = 400 N Bluff St.pdf](#)

Closing Comments:

Prime Pads by Olive Garden, Iggy's, Marriott (5698)

Closing Date:

Land/Retail/Office



172 S 1470 E Lot 9
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 5/16/2011
Transaction ID: 5698
Available SF:
Acres: 1.88
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,092,006.00
CAP: n/a
Zoning: C-2

Description: Rim Rock Commercial Center is located in the heart of St. George's retail shopping district. Target, Olive Garden, Iggy's, Marriott Courtyard and Marriott Town Place Suites all surround this unique buying opportunity. 1.88 acre pad, nearest Iggy's - price figured at \$15.50 X 70,452 usable SF (1.62 usable acres). 2.61 acre lot priced at \$13.50 X 93,042 usable SF (2.14 usable acres). Lots are available together or separately. BROCHURE #5697

Loopnet=17190506 WashCo=12-138734 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Land\5697 = Ryan = 172 S 1470 E.pdf](#)
 Closing Comments:

Prime Pads by Olive Garden, Iggy's, Marriott (5697)

Closing Date:

Land/Retail/Office



172 S 1470 E Lot 8
 St. George, UT 84790

Property Class:
 YearBuilt:

Listing Date: 5/16/2011
 Transaction ID: 5697
 Available SF:
 Acres: 2.61
 Lot SF:
 Office SF (ind):
 Yard SF (ind):

Sale Price:
 List Price: \$1,256,067.00
 CAP: n/a
 Zoning: C-2

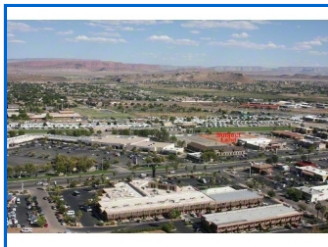
Description: Rim Rock Commercial Center is located in the heart of St. George's retail shopping district. Target, Olive Garden, Iggy's, Marriott Courtyard and Marriott Town Place Suites all surround this unique buying opportunity. 1.88 acre pad, nearest Iggy's - price figured at \$15.50 X 70,452 usable SF (1.62 usable acres). 2.61 acre lot priced at \$13.50 X 93,042 usable SF (2.14 usable acres). Lots are available together or separately. BROCHURE #5697

Loopnet=17190506 WashCo=12-138733 IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Land\5697 = Ryan = 172 S 1470 E.pdf](#)
 Closing Comments:

South Main Street Retail Land (6805)

Closing Date:

Land/Retail/Office



1030 S Main St Pad A, Pad
 B
 St. George, UT 84770

Property Class:
 YearBuilt:

Listing Date: 12/26/2012
 Transaction ID: 6805
 Available SF:
 Acres: 1.84
 Lot SF:
 Office SF (ind):
 Yard SF (ind):

Sale Price:
 List Price: \$900,000.00
 CAP: n/a
 Zoning: C-3

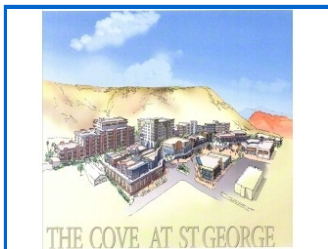
Description: This parcel of land is available for Sale at \$900,000. It is fully developable with all utilities stubbed to the property. The property has frontage on south Main Street (just north of the Howard Johnson Hotel), and also has an access easement to Bluff Street next to Staples. The Sellers may be willing to carry a portion of the financing. This property may also be leased.

Loopnet=17959900 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure:
 Closing Comments:

The Cove at St. George (6804)

Closing Date:

Land/Retail/Office



900 S 250 W
 St. George, UT 84770

Property Class:
 YearBuilt:

Listing Date: 12/27/2012
 Transaction ID: 6804
 Available SF:
 Acres: 15.99
 Lot SF:
 Office SF (ind):
 Yard SF (ind):

Sale Price:
 List Price: \$3,500,000.00
 CAP: n/a
 Zoning: C-2

Description: This mixed use development site in St. George, Utah could provide a combination of luxury residential condominium, retail/commercial usage and restaurant space, with easy access off of Bluff Street, just north of the I-15 Interchange. Of the approximate 16 acres, about 7 to 9 acres are buildable (depending on application). The land is zoned C-2. The property slopes to the west, up the Black Ridge (old St. George Airport), and provides great views toward the east (Red Hill and Zion National Park).

Loopnet=17959939 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
 Brochure:
 Closing Comments:

Tonaquint Hills Development Land (6254)

Closing Date:

Land/Retail/Office

1100 W 1600 S Lot I
 St. George, UT 84770

Listing Date: 5/8/2012
 Transaction ID: 6254

Sale Price:
 List Price: \$800,000.00



Property Class:
YearBuilt:

Available SF:
Acres: 2.32
Lot SF:
Office SF (ind):
Yard SF (ind):

CAP: n/a
Zoning: PUD

Description: Commercial building lot i Tonaquint Center adjacent to Tonaquint Data Center.
Loopnet= WashCo=12-137693 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Tonaquint Hills Development Land (6255)

Closing Date:

Land/Retail/Office



905 W 1600 S
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 4/1/2013
Transaction ID: 6255
Available SF:
Acres: 3.79
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$908,000.00
CAP: n/a
Zoning: PUD

Description: Commercial Corner lot on 1600 S Dixie Drive in Tonaquint Center. Great Potential.
Loopnet= WashCo=13-145426 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Tonaquint Hills Development Land (6257)

Closing Date:

Land/Retail/Office



901 W 1600 S
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 5/8/2012
Transaction ID: 6257
Available SF:
Acres: 9
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,500,000.00
CAP: n/a
Zoning: PUD

Description: 9 Acres +/- in Tonaquint Center East side of Dixie, from wash to River and S to City Property.
Loopnet= WashCo=12-137695 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Tonaquint Hills Development Land (6256)

Closing Date:

Land/Retail/Office



1487 W Silicon Wy
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 4/1/2013
Transaction ID: 6256
Available SF:
Acres: 10.23
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,225,000.00
CAP: n/a
Zoning: PUD

Description: Development Land next to Tonaquint Retail 2, Fronts Dixie Drive on West, Wonderful Parcel.
Loopnet= WashCo=13-145422 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

C-4 Zoned Home (6204)

Closing Date:

Office/Central Business District

55 N 100 W
St. George, UT 84770

Listing Date: 4/10/2013
Transaction ID: 6204
Sale Price:
List Price: \$225,000.00



Property Class:
YearBuilt: 1980

Available SF: 3015 **CAP:** n/a
Acres: 0.26 **Zoning:** C-4
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Great location for home & buisness! 1575 Sq.Ft. detached building behind house right off St. George Blvd. Bakes to Court House. Home was built in 1917, warehouse was built in 1985.

Loopnet= WashCo=13-145675 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Custom Designed Service & Parts Bldg Kit (7137)

Closing Date:

Retail/Vehicle Related



St. George, UT

Listing Date: 4/30/2013 **Sale Price:**
Transaction ID: 7137 **List Price:** \$429,000.00
Available SF: 17000 **CAP:** n/a
Acres: **Zoning:**
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Ready to assemble service and parts building kit for a auto dealership. Pearl white color with light silver trim. Approximatley 17,000 SF, 2-story parts building, customer service building, 16 indoor service bays, 16 partially covered service bays.

Loopnet= WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments: