



**Brandon Vandermyde**  
 NAI Utah South  
 243 E St. George Blvd Ste 200  
 435.627.5707  
 naiutahsouth.com  
 brandonv@naiutahsouth.com

Profile Search Listings Market Research Maps Custom GIS

Show Agent

## Residential Land in Green Valley



Canyon View Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7214	102550	06-18-2013	423	0	26.57	0	Multifamily	

PRICE TO BE DETERMINED. 88 - 120 SIGLE FAMILY LOTS, ADDITIONAL DENSITY AVAILABLE FOR MULTI-FAMILY. CALL FOR PRICING. RELATIVELY FLAT, PANORAMIC VIEWS. PRICED TO SELL! Loopnet=18224428

[View Attachment](#)

## Sale / Available

Ask	
Price:	\$0
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

## SWC Pioneer Pkwy & Rachel Dr



3627 Pioneer Parkway Santa Clara, UT 84765

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8512	103314		0	3.73	162,479	PDC	<b><u>SC-6-2-8-2201</u></b>

[View Attachment](#)

## Sale / Available

Ask	
Price:	\$0
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

## 36 Lot Ind Subdivision (White Sage)



Sandhill Dr &amp; Washington Dam Rd Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8559	103341	07-11-2014	35	0	0.00	0	I-2	<b>W-227-P</b>

Own your own lot in the new White Sage Industrial Park. Zoned I-2 for light and heavy applications. Lots will be finished pads, ready for construction, the first quarter of 2015. Sizes vary from .29 to 1.15 acre, priced from \$75,000 to \$150,000. See plat map for details. Submit all offers. Call Curren for a full marketing package and lot reservation agreements. Loopnet=18820593 Washington County=14-158484

[View Attachment](#)

Land / Industrial

**Sale / Available**

Ask
Price: \$0
Price/SF:\$0.00
CAP: 0.00
Taxes 0

## Beautiful Views Over WA Fields



1564 S Amity Ln Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8568	103344	07-16-2014	30	0	0.25	0		<b>W-SSR-3-334</b>

Beautiful walk-out lot on the Washington Bench (Scenic Sunrise Subdivision). Fantastic views out the back to the north and west. Over 70' of frontage - one of the larger lots in the neighborhood. Peaceful street. Low traffic.

Land / Multi-Family/Residential

**Sale / Available**

Ask
Price: \$0
Price/SF: \$0.00
CAP: 0.00
Taxes 0

## Sienna Hills



Washington Pkwy &amp; I-15 Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6267	102560	05-10-2012	827	0	82.00	3,571,920		<b>W-5-2-1-122</b>

Sienna Hills is an 82 acre planned retail development. A majority of the site is currently rough graded. The owner will consider selling the entire parcel for development or individual parcels to end users. If your client is looking for a build to suit or lease opportunities please contact the listing agents. Price not disclosed. Contact agent. Loopnet=17655962

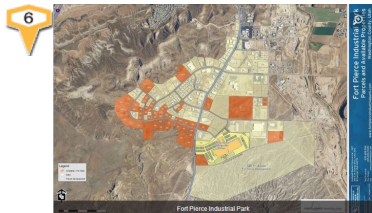
[View Attachment](#)

Land / Retail/Office

**Sale / Available**

Ask
Price: \$0
Price/SF:\$0.00
CAP: 0.00
Taxes 0

## Fort Pierce Industrial Park



4100 S River Rd St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8362	103185		0	750.00	32,670,000	M-1	<b>SG-5-3-17-1101</b>

We have fully improved industrial lots ranging from 1 to 100 + acres. Fort Pierce Industrial Park is located in Southern Utah near the new St. George Airport. We have multiple interchanges off of I-15 into the park. It is the best business location in Southern Utah. Price not disclosed. Contact agent. Loopnet=18447651

[View Attachment](#)

Land / Industrial

**Sale / Available**

Ask
Price: \$0
Price/SF:\$0.00
CAP: 0.00
Taxes 0

## 357 Acres Above Hurricane

Land / Multi-Family/Residential

## Sale / Available



Hwy 59 Hurricane , UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7903	102893		0	357.00	15,550,920		H-3-2-1-310,H-3437-A, H-3437-B

Ask
Price: \$0
Price/SF:\$0.00
CAP: 0.00
Taxes 0

Description Potential development opportunity overlooking Hurricane on Hwy 59 in Southern Utah. Property has excellent views and access. Property previously entitled for up to 900 residential units. Hurricane City is developer friendly and growing. New Southern Corridor will connect I-15 to Sand Hollow Reservoir, final segment begins in April 2014. Price not disclosed. Contact agent. Follow Highway 59 up the east bench until you get to the top. Property is on the west side of the road, where Land Advisors sign is located. See attached map. Loopnet=18509848

## Southern Utah

Land / Multi-Family/Residential

## Sale / Available



Shangri-La Rd Toquerville, UT 84774

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4841	102022	01-09-2012	949	0	150.00	0	R 1-20	

Ask
Price: \$0
Price/SF:\$0.00
CAP: 0.00
Taxes 0

Prime residential land (R 1-20) (Some land Commercial (10 Acres 10+/-) with water can be used as is (exclusive family compound), a corporate retreat, or lodging /catering operation. There is also very good potential for high density residential, mixed use, and commercial use applications which could be very profitable when the housing market rebounds. There are multiple houses on the property, nice outdoor pool features, indoor basketball court, indoor pool and exercise room. Nice tennis court. The property also includes a number of beautiful waterfalls and ponds, a 4 seat Robinson 44 helicopter with pad is included, a very large workshop-shed powered via solar panels, an enclosed bird sanctuary for exotic waterfowl and a nice equestrian facility with riding trails, pasture and corrals. This transaction also includes a separate office headquarters consisting of 10,000+ square feet of class A office/commercial space about 3 miles from the property. This property must be seen to be appreciated and is very private ideal for those wishing privacy the property is protected by video and multiple electric gates. Price not disclosed. Contact agent. Loopnet=16242568

## St. George Airport Commercial Property



Southern Pkwy St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7159	102527	05-21-2013	451	0	160.00	0	Mixed/Industrial	SG-6714-C-1, SG-6714-C, SG-6744-C, SG-6744-P

\* SALE PRICE: BRING ALL OFFERS!\* TWO OF THE PROPERTIES ARE CURRENTLY ZONED: AIRPORT SUPPORTING BUSINESS PARK AND AIRPORT VICINITY INDUSTRIAL\* TWO OF THE PROPERTIES ARE MASTER PLANNED FOR: AIRPORT VICINITY INDUSTRIAL AND MIXED-USE \* NEWLY DEVELOPED AREA\* CLOSE PROXIMITY TO DESERT CANYONS 2,500 ACRE MASTER PLANNED COMMUNITY AND SPORTS PARK\* UTILITIES ARE CLOSE TO THE SITE\* GOOD SOILS REPORTED IN THE AREA. PRICE NOT DISCLOSED. CONTACT AGENT. Loopnet=18182125

[View Attachment](#)

Land / Other

Sale / Available

Ask
Price: \$0
Price/SF:\$0.00
CAP: 0.00
Taxes 0

## Great View Lot in Toquerville Estates



Rim View Dr Toquerville, UT 84774

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5791	102073	07-15-2011	1127	0	0.79	34,412	RES	<b><u>T-TEA-A-15</u></b>

Absolutely gorgeous views. Easy to build on. Possible walk-out basement. Utilities in the street. Paved roads. Priced to sell. Take Shangri La Drive from SR-17. Turn right on Rim View Drive. Loopnet=17271500 Washington County=13-150224

[View Attachment](#)

Land / Multi-Family/Residential

Sale / Available

Ask
Price: \$39,900
Price/SF:\$1.16
CAP: 0.00
Taxes 0

## 5 Acres Industrial



3150 S 1100 W Hurricane, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8624	103370		0	5.00	217,800	RA:1	<b><u>H-3395-D-P</u></b>

Development ground zone RA:1 one unit per acre. Utilities are on 1100 west roughly 800 feet away. Just west of 1100 west at approximately 3150 s. Loopnet=18819692

Land / Industrial

Sale / Available

Ask
Price: \$55,000
Price/SF: \$0.25
CAP: 0.00
Taxes 0



## 6.26 Acres



N Beryl Beryl, UT 84714

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8103	103005		0	6.26	272,686		E-1406-0004-0001

6.26 acres with 1 ac/ft water. Capped well on property. Natural gas & electric on property. Washington County=14-154668

Land / Farm/Ranch

**Sale / Available**

	Ask
Price:	\$64,900
Price/SF:	\$0.24
CAP:	0.00
Taxes	0

## Leeds Commercial



650 N Main Leeds, UT 84746

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7775	102843	12-17-2013	241	0	3.38	147,233	COM	<a href="#">L-78-D-1</a>

3.38 acres of commercial ground in Leeds. Has 463' of frontage on Main Street Main street in Leeds Utah at approximately 650 North. Next to the fire station Loopnet=18234188

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$65,000
Price/SF:	\$0.44
CAP:	0.00
Taxes	0

## 7 Acres



5028 N 100 E (Approx) Pintura, UT 84720

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8225	103053	05-06-2014	101	0	7.00	0		Portion of 3134-A-LS

This 7 acres is part of a 27.92 acre parcel and will require a lot split. (Sale subject to county approval of the lot split.) Includes 1/2 acre foot of water: share #81-4737. Buyer to share the cost of drilling a well and share well with the adjacent property owner. Loopnet=18736820 Washington County=14-156942

[View Attachment](#)

Land / Farm/Ranch

**Sale / Available**

	Ask
Price:	\$70,000
Price/SF:	\$0.23
CAP:	0.00
Taxes	0

## 50 Acres North of Enterprise, UT



N Old Modena Rd Enterprise, UT 84725

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7403	101828	09-01-2013	348	0	50.00	2,178,000	Ag	E-1633-0006-0000

50+/- Acres off Old Modena Road in Enterprise, Iron County, UT. Sale includes 1 acre foot of water. Loopnet=18335780

Land / Farm/Ranch

**Sale / Available**

	Ask
Price:	\$75,000
Price/SF:	\$0.03
CAP:	0.00
Taxes	0

**.28 Acre OKC Corral Lot**

1621 S Arabian Wy Washington, UT 84780

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8673	102169		0	0.28	12,197	M1	<b><u>W-OKC-28</u></b>

Great for light industrial use Has visibility on Washington Dam Road Dixie Escalante Power Cheapest power in the region All utilities to site First industrial lot as you enter Rio Virgin Industrial Park Loopnet=18833957

Land / Industrial

**Sale / Available**

Ask

Price:	\$79,000
Price/SF:	\$6.48
CAP:	0.00
Taxes	0

**La Verkin Commercial Land**

State Route 9 La Verkin, UT 84745

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6637	102325	10-04-2012	680	0	1.22	0		<b><u>LV-116-B-1</u></b>

Located directly on the highway. Enroute to Zion National Park (2.8 million travelers per year). Near new hotel construction. Loopnet=17918585 Washington County=14-155590

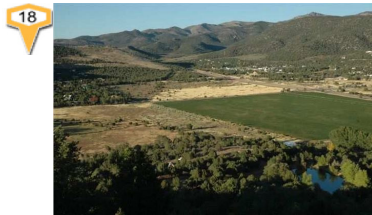
[View Attachment](#)

Land / Retail/Office

**Sale / Available**

Ask

Price:	\$79,000
Price/SF:	\$1.49
CAP:	0.00
Taxes	0

**4 Dixie Deer Subdivision Lots**

33 N Sundance Kid Central, UT 84722

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8011	102957		0	0.95	41,382		DDE-5-33,42,53,61

FOUR View lots being sold together for a larger parcel. Located on the west boundary of Unit 4 in Dixie Deer Subdivision and en route to Pine Valley Recreation area. Located N. of St. George just 20-22 miles in a cool and beautiful environment. All utilities available - Buyer to verify utility and septic requirements with Washington County Departments. Price Includes lots 4-2, 4-3, 4-4, & 4-5. DDE 33, 42, 53, & 61. Loopnet=16972021

Land / Farm/Ranch

**Sale / Available**

Ask

Price:	\$81,000
Price/SF:	\$1.96
CAP:	0.00
Taxes	0

**Pad Ready Lot or Build-to-Suit**

368 E Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5955	102147	11-01-2011	1018	0	0.00	3,500		<b><u>SG-PPOP-3-Z</u></b>

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 Washington County=14-157089

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

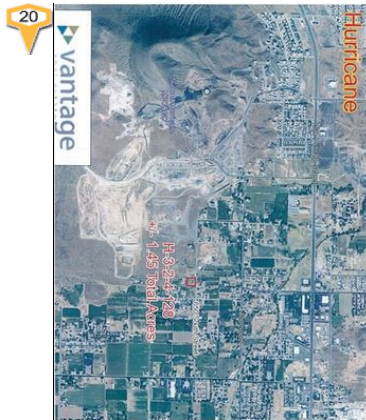
Ask

Price:	\$99,900
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

## 1.45 Residential Acres

Land / Multi-Family/Residential

## Sale / Available



1170 W 650 S Hurricane, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8625	103371		0	1.45	63,162	Residential	<a href="#">H-3-2-4-128</a>

Residential ground zoned 1:10 one unit per 10,000 S/F. All utilities are at the property in the street Hurricane at approximately 1170 W 650 S Loopnet=18819668

	Ask
Price:	\$105,000
Price/SF:	\$1.66
CAP:	0.00
Taxes	0

## 20 Acres + 1 Ac/ft Water

Land / Farm/Ranch

## Sale / Available



Sec 33, T37S, R12W Kanarrville, UT 84742

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8003	102949		0	20.00	871,200		E-0323-0325-0001

Beautiful view lot in Kanarrville. Property is off 1200 W near 400 N. - look for signs. Loopnet=18561442

	Ask
Price:	\$119,000
Price/SF:	\$0.14
CAP:	0.00
Taxes	0

## Walmart Hurricane Pads

Land / Retail/Office

## Sale / Available



240 N 3400 W Hurricane, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8379	103198		0	1.40	60,984	COM	H-WALM-3, H-WALM-4, H-WALM-5, H-WALM-8

Loopnet=18716351

[View Attachment](#)

	Ask
Price:	\$120,000
Price/SF:	\$1.97
CAP:	0.00
Taxes	0

## Industrial Land in Rio Virgin

Land / Industrial

## Sale / Available



1840 E Washington Dam Rd Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8122	102404	03-28-2014	140	0	0.77	0	MFG	<a href="#">W-DEIP-1</a>

Great location. Washington Dam Road will eventually connect to the Southern Corridor and be on the way to Sand Hollow State Park. BROCHURE #8122 Loopnet=18636263 Washington County=14-155078

[View Attachment](#)

	Ask
Price:	\$139,900
Price/SF:	\$4.17
CAP:	0.00
Taxes	0

## Industrial Land in Rio Virgin



1840 E Washington Dam Rd Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8123	102404	03-28-2014	140	0	0.77	0	MFG	<u>W-DEIP-2</u>

Great location. Washington Dam Road will eventually connect to the Southern Corridor and be on the way to Sand Hollow State Park. BROCHURE #8122 Loopnet=18636263 Washington County=14-155079

[View Attachment](#)

## Land / Industrial

## Sale / Available

Ask	
Price:	\$139,900
Price/SF:	\$4.17
CAP:	0.00
Taxes	0

## 2 Large Lots Near Shangri-La



900-1000 N Sunshine Ln La Verkin, UT 84745

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7286	102599	07-08-2013	403	0	5.05	0		LV-156-A-1, T-168-B-1

Beautiful 2.57 acre lot, accessible from Sunshine Lane, with views of the Shangri-La and La Verkin Creek. Can purchase separately for \$90,000. Also available is a 2.48 acre parcel, with over 1,000 feet of frontage, right on La Verkin Creek (just below the view lot) for \$50,000. Submit all offers. Loopnet=18324467 Washington County=14-156493

[View Attachment](#)

## Land / Multi-Family/Residential

## Sale / Available

Ask	
Price:	\$140,000
Price/SF:	\$0.64
CAP:	0.00
Taxes	0

## Empty Commercial Lot on Busy Street



52 N 200 E St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4611	102572	07-15-2013	396	0	0.32	0	Commercial	<u>SG-1225-RD</u>

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! Washington County=13-148104

## Land / Other

## Sale / Available

Ask	
Price:	\$142,500
Price/SF:	\$10.22
CAP:	0.00
Taxes	0



## Fort Pierce Industrial Park



686 E Commerce Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7382	102203	08-23-2013	357	0	1.07	46,609	M-1	<b><u>SG-5-3-19-131</u></b>

ZONED M-1, MANUFACTURING. LOCATED IN THE FORT PIERCE INDUSTRIAL PARK. 8 MINUTES TO I-15 & 14 MINUTES TO NEW AIRPORT. Loopnet=18307385

[View Attachment](#)

Land / Industrial

Sale / Available

	Ask
Price:	\$165,000
Price/SF:	\$3.54
CAP:	0.00
Taxes	0

## 1 Acre on Riverside Drive



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

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7059	102451	03-29-2013	504	0	1.05	0	COM	<b><u>SG-5-2-28-240</u></b>

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 Washington County=13-151200

[View Attachment](#)

Land / Retail/Office

Sale / Available

	Ask
Price:	\$175,000
Price/SF:	\$3.83
CAP:	0.00
Taxes	0

## Fort Pierce Lot 94



755 S Factory Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7346	102664	08-03-2013	377	0	1.03	44,867	M-1	<b><u>SG-5-3-19-123</u></b>

Industrial land in Fort Pierce Industrial Park. Loopnet=18293936

[View Attachment](#)

Land / Industrial

Sale / Available

	Ask
Price:	\$175,000
Price/SF:	\$3.90
CAP:	0.00
Taxes	0

## 2 Adjacent Lots in Rio Virgin



1523-1543 E Midway St Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8020	102962	01-03-2014	224	0	1.10	47,916	I-1	W-RVIP-30, W-RVIP-31

Two .55 acre lots in Rio Virgin Industrial Park. Available together or separately. Conveniently located on Midway Street, just off Washington Dam Road. Minutes from Hurricane and the St. George Airport, upon completion of the Southern Corridor. Zoned Light Industrial. Loopnet=18601986 Washington County=14-158159

[View Attachment](#)

Land / Industrial

Sale / Available

	Ask
Price:	\$180,000
Price/SF:	\$3.76
CAP:	0.00
Taxes	0



## Fort Pierce Industrial Lot



Commerce Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6596	102316	04-08-2013	494	0	1.07	0	I-M	<u><b>SG-5-3-19-128</b></u>

Industrial lot. Seller Financing. Located direct access to the new airport. All utilities available. Owner/Agent Washington County=13-145608

Land / Industrial

**Sale / Available**

	Ask
Price:	\$195,000
Price/SF:	\$4.18
CAP:	0.00
Taxes	0

## Buildings &amp; Acreage in Gateway Ind Park



189-201 N 5500 W (Old Hwy 91) Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8200	102860	04-18-2014	119	0	1.26	0	IND/MFG	<u><b>H-GNIP-1-2B-1</b></u>

Perfect for manufacturing, trucking company or any distribution company. Building 1 has 2 private offices with remodeled restrooms. Warehouse has 15' clear height, air lines and 3-phase power every 25' throughout, (14) 14' overhead doors, 6 radiant heaters, 8 swamp coolers, new T-5 lighting and new fire suppression system. Includes an additional 6,645 SF awning. Additional 2,275 SF office building for sale or lease separately. Up to 12.06 additional 'pad ready' acres available, for sale at approximately \$175,000 per acre, contingent upon lot split. Part of larger common area with Warner Truck Center, Freightliner and other quality tenants. Common area dock available. Hurricane City PDO zoning. BROCHURE #7806 Loopnet=18549253 Washington County=14-157695

[View Attachment](#)

Industrial / Manufacturing

**Sale / Available**

	Ask
Price:	\$220,000
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

## 2.7 Acres Washington Dam



2021 E Washington Dam Rd Washington, UT 84780

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8359	103182		0	2.00	87,120	I-1	<u><b>W-4-2-19-3305</b></u>

CLOSE PROXIMITY TO NEW INTERCHANGE OF THE SOUTHERN PARKWAY. PRICED TO SELL.  
Loopnet=18636696

[View Attachment](#)

Land / Industrial

**Sale / Available**

	Ask
Price:	\$220,000
Price/SF:	\$2.53
CAP:	0.00
Taxes	0

## 2.35 Acres Zoned Commercial



350 S Bluff Street St. George, UT 84770

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8374	103196		0	2.35	102,366	COM	<b><u>SG-711-C-6</u></b>

Commercial ground on south Bluff Street adjacent to established office/professional complex. Bluff Street is a very high traffic corridor that travels through the central business district with 23,880 annual average daily traffic counts. Loopnet=18662674

Land / Retail/Office

**Sale / Available**

Ask	
Price:	\$225,000
Price/SF:	\$2.20
CAP:	0.00
Taxes	0

## Lot 10 - 3D Commercial Center



87 E 2850 S St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5448	102012	12-05-2011	984	0	0.84	0	PD-COM	<b><u>SG-3DCC-10</u></b>

Close to I-15, Exit 4. Located across the freeway from Walmart and near LaQuinta Inn. Lots 11, 15 & 16 are also available. See agent for details. Loopnet=16916534 Washington County=13-147543

[View Attachment](#)

Land / Industrial

**Sale / Available**

Ask	
Price:	\$245,000
Price/SF:	\$6.70
CAP:	0.00
Taxes	0

## 1.73 Acres on State Street



SW Corner of State St &amp; 2170 W Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7882	102515	01-22-2014	205	0	1.74	0	HWY COM	<b><u>H-3-1-33-3440</u></b>

BANK OWNED. Fantastic visibility and access. Near residential and commercial projects. Average daily traffic count = 22,140. Attractive seller financing may be available for qualified buyer. Loopnet=18550030 Washington County=14-153278

[View Attachment](#)

Land / Retail/Office

Distressed

**Sale / Available**

Ask	
Price:	\$250,000
Price/SF:	\$3.30
CAP:	0.00
Taxes	0

## 2200 EAST MIDDLETON DRIVE



2200 EAST MIDDLETON DRIVE St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7535	102727	10-28-2013	291	0	2.95	128,502	C-2	<b><u>SG-5-2-21-1412</u></b>

RARE INTOWN COMMERCIAL/LIGHT INDUSTRIAL SITE, 1.5 ACRES USABLE, FENCED, UTILITIES IN THE STREET. Loopnet=18421592

[View Attachment](#)

Land / Industrial

**Sale / Available**

Ask	
Price:	\$260,000
Price/SF:	\$2.02
CAP:	0.00
Taxes	0

## Stonebrook Towne Square Lot



80 S 1150 W Hurricane, Ut 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8414	103244	06-05-2014	71	0	0.74	32,234	COM	<u>H-SBTS-1</u>

Great Commercial Opportunity in Hurricane UT. With great potential for medical, dental or law offices. Surrounded by Walgreens and Mountain America. Washington County=14-156960

Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$265,900
Price/SF:	\$8.25
CAP:	0.00
Taxes	0

## Fort Pierce Lot 155



4363 S Enterprise Dr St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7991	102938		0	2.00	87,120		<u>SG-5-3-19-136</u>

LOCATED IN FORT PIERCE, THE AREA'S PREMIER INDUSTRIAL PARK. 10 MINUTES TO I-15 AND 14 MINUTES TO NEW AIRPORT. CHEAPEST POWER IN THE STATE. Loopnet=18548278

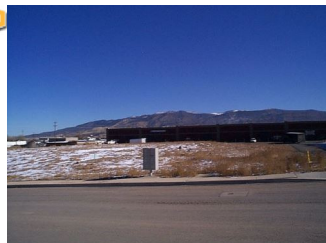
[View Attachment](#)

Land / Industrial

**Sale / Available**

	Ask
Price:	\$280,000
Price/SF:	\$3.21
CAP:	0.00
Taxes	0

## 1.4 Acres in Commerce Park



394 N 2150 W Cedar City, UT 84720

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7990	102937		0	1.47	64,033		B-1734-000A-0008

This ideal piece of property comes fully improved with all utilities. sits just off of Hwy 56 and fronts onto 2150 W. Located in the middle of multiple office warehouse units, this location is a plus plus. There is not better property available for commercial/industrial use in Cedar City. 200 North to 2150 W., turn north, look for first development on the right side of the street. The property is fully developed with all utilities and has access easements on all sides. Loopnet=16033376

Land / Industrial

**Sale / Available**

	Ask
Price:	\$288,000
Price/SF:	\$4.50
CAP:	0.00
Taxes	0

## St. George Industrial Lot



500 N Industrial Rd St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8356	103179		0	1.75	76,230	M-1	<u>SG-1766</u>

CLOSE PROXIMITY TO I-15 INTERCHANGE Loopnet=18656237

[View Attachment](#)

Land / Industrial

**Sale / Available**

	Ask
Price:	\$290,000
Price/SF:	\$3.80
CAP:	0.00
Taxes	0

## Parcel on State Street in Hurricane



700 W State St (Approx.) Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6539	101798	04-21-2009	1942	0	1.27	0		<b>H-3-1-34-33261</b>

Parcel adjacent to State Bank of Southern Utah. Frontage on State Street (SR-9). Excellent access. BROCHURE  
 #4411 Loopnet=16240418 Washington County=11-133935

[View Attachment](#)

Retail / Financial

**Sale / Available**

	Ask
Price:	\$300,000
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

## South Hurricane Fields



Near Sky Ranch Airport Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6847	102413	01-18-2013	574	0	20.00	0		H-3403-E-1, E-3403-H

South of Hurricane Fields. Ideal for ranch, subdivision or investment. Adjoining subdivisions include Adobe Hills, Grassy Meadows, Sky Ranch and others. Owner may consider terms. Loopnet=18004616 Washington County=13-149075

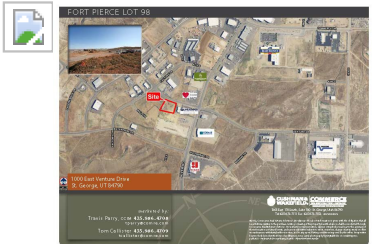
[View Attachment](#)

Land / Farm/Ranch

**Sale / Available**

	Ask
Price:	\$300,000
Price/SF:	\$0.34
CAP:	0.00
Taxes	0

## Fort Pierce Industrial Park Acreage



1000 E Venture Dr St. George, UT 84790

TransID	PropID	Listed	Closed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6086	102257	02-22-2012	05-17-2013	450	0	2.00	0		

PROPERTY FEATURES Great location in the Fort Pierce Industrial Park. Easy Interstate access and near the new airport. Join major tenants like Yesco and Blue Bunny.

[View Attachment](#)

Land / Industrial

**Sale / Available**

	Ask
Price:	\$300,000
Price/SF:	\$3.44
CAP:	0.00
Taxes	0

## Adjacent to Zion National Park



I-15 Kolob Canyon Exit 40 New Harmony, UT 84757

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6487	102284	08-10-2012	735	0	330.00	14,374,800	OST-20	<b>2014-NP-NS</b>

330 acres of residential / recreational property. Current zoning allows for subdividing into 20 acre parcels. Water available. Low lying level ground ascends to steep slope and level ground on top of plateau. Located adjacent to Zion Nation Park Visitors Center at the Kolob Fingers exit on I-15. North and east side border park, south side is BLM ground, and west side borders private ground. Water shares available for purchase. Loopnet=17784198

[View Attachment](#)

Land / Multi-Family/Residential

**Sale / Available**

	Ask
Price:	\$330,000
Price/SF:	\$0.02
CAP:	0.00
Taxes	0



## 1.4 Acres on Sunset Blvd



Sunset Blvd St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7006	102449	03-05-2013	528	0	1.40	0	C-3	<b><u>SG-6-2-22-1410</u></b>

Excellent frontage on Sunset Blvd. Adjacent to Mountain America Credit Union. Near Sand Hollow Aquatic Center. Loopnet=18143204 Washington County=14-156403

[View Attachment](#)

Land / Retail/Office

## Sale / Available

	Ask
Price:	\$335,000
Price/SF:	\$5.49
CAP:	0.00
Taxes	0

## Buildings &amp; Acreage in Gateway Ind Park



189-201 N 5500 W (Old Hwy 91) Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7887	102860	12-19-2013	239	0	2.24	0	IND/MFG	<b><u>H-4-1-34-321-RD3</u></b>

Perfect for manufacturing, trucking company or any distribution company. Building 1 has 2 private offices with remodeled restrooms. Warehouse has 15' clear height, air lines and 3-phase power every 25' throughout, (14) 14' overhead doors, 6 radiant heaters, 8 swamp coolers, new T-5 lighting and new fire suppression system. Includes an additional 6,645 SF awning. Additional 2,275 SF office building for sale or lease separately. Up to 12.06 additional 'pad ready' acres available, for sale at approximately \$175,000 per acre, contingent upon lot split. Part of larger common area with Warner Truck Center, Freightliner and other quality tenants. Common area dock available. Hurricane City PDO zoning. BROCHURE #7806 Loopnet=18549253 Washington County=14-157692

[View Attachment](#)

Industrial / Manufacturing

## Sale / Available

	Ask
Price:	\$392,000
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

## 5.2 Acres on Highway 91



Approx. 411 W Hwy 91 (Corner of Normandy &amp; Guy) Ivins, UT 84738

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7868	101997	01-25-2014	202	0	5.20	0	C-1	<b><u>I-6-2-6-3211</u></b>

Perfect for most commercial uses, contingent upon Ivins City approval. Water meter and power installed. Sewer in street and vent stubbed into property. Adjacent to future school site. SUBMIT ALL OFFERS! Loopnet=18549775 Washington County=14-153271

[View Attachment](#)

Land / Retail/Office

## Sale / Available

	Ask
Price:	\$395,000
Price/SF:	\$1.74
CAP:	0.00
Taxes	0



## Enterprise 160



Hwy 18 / Hwy 219 Enterprise, UT 84725

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4821	102569	01-05-2012	953	0	160.00	6,969,600		

Beautiful hillside property. Superb parcel in growing area. 160 +/- acres with 32 acre foot underground water. Power/phone to property. New well installed. Private gravel road. Sloping terrain with spectacular views of Enterprise town. Owner/Agent. Mounting farming community in Northwest Washington County. Dramatic views of appealing errain overlooking the town of Enterprise, Utah. Loopnet=16321599

## Sale / Available

Ask
Price: \$395,000
Price/SF:\$0.06
CAP: 0.00
Taxes 0

## 13.65 Acres in Washington Fields



4000 S Washington Fields Rd (Approx.) Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
3376	101666	09-27-2008	2148	0	13.65	594,594	OS	W-5-3-1-342

13.65 acre parcels just north of the new airport. BROCHURE #3376 Loopnet=15713504 Washington County=13-146076

[View Attachment](#)

## Sale / Available

Ask
Price: \$395,850
Price/SF: \$0.67
CAP: 0.00
Taxes 0

## 13.65 Acres in Washington Fields



4000 S Washington Fields Rd (Approx.) Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
3377	101666	03-27-2008	2332	0	13.65	594,594	OS	<u>W-5-3-1-340</u>

13.65 acre parcels just north of the new airport. BROCHURE #3376 Loopnet=15713504 Washington County=09-109679

[View Attachment](#)

## Sale / Available

Ask
Price: \$395,850
Price/SF: \$0.67
CAP: 0.00
Taxes 0

## State Street Property



450 N State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
2351	101429	06-02-2008	2265	0	1.08	47,045	HC	<u>H-SMME-1</u>

HIGHWAY COMMERCIAL ZONING; GOOD ACCESS & VISIBILITY; SR9 FRONTAGE; UTILITIES TO THE SITE Loopnet=15719556 Property Line=475303

[View Attachment](#)

## Land / Retail/Office

## Sale / Available

Ask
Price: \$400,000
Price/SF: \$8.50
CAP: 0.00
Taxes 0

## Commercial Land on Telegraph



Telegraph St (Red Rock Estates) Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7785	100883	12-17-2013	241	0	0.55	23,958	C-1	<u>W-RE-2</u>

Commercial land located on Telegraph, adjacent to a car wash and Family Dollar. Great for many uses.  
 Loopnet=18626992 Washington County=14-154877

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$400,000
Price/SF:	\$16.70
CAP:	0.00
Taxes	0

## Canyons RV Resort



2770 W State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
3178	101596	08-07-2012	738	0	35.99	0	Mobile Home/RV	H-CRV-

Fantastic opportunity for an RV Park in Hurricane. This listing includes 59 approved and platted but unimproved RV lots and 32.98 additional acres for possible future development in the Canyons RV subdivision. Bank Owned.  
 Washington County=12-139671

Land / Multi-Family/Residential

Distressed

**Sale / Available**

	Ask
Price:	\$400,000
Price/SF:	\$0.26
CAP:	0.00
Taxes	0

## Buildings &amp; Acreage in Gateway Ind Park



189-201 N 5500 W (Old Hwy 91) Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7886	102860	12-19-2013	239	0	2.61	0	IND/MFG	<u>H-4-1-34-331-A-RD3</u>

Perfect for manufacturing, trucking company or any distribution company. Building 1 has 2 private offices with remodeled restrooms. Warehouse has 15' clear height, air lines and 3-phase power every 25' throughout, (14) 14' overhead doors, 6 radiant heaters, 8 swamp coolers, new T-5 lighting and new fire suppression system. Includes an additional 6,645 SF awning. Additional 2,275 SF office building for sale or lease separately. Up to 12.06 additional 'pad ready' acres available, for sale at approximately \$175,000 per acre, contingent upon lot split. Part of larger common area with Warner Truck Center, Freightliner and other quality tenants. Common area dock available. Hurricane City PDO zoning. BROCHURE #7806 Loopnet=18549253 Washington County=14-157691

[View Attachment](#)

Industrial / Manufacturing

**Sale / Available**

	Ask
Price:	\$456,750
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

## Hurricane Retail Land



2000 W State St Hurricane, UT 84739

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7763	102836	11-19-2013	269	0	1.00	43,560		<b>H-3-1-33-3422</b>

Land Information: Site Size: 1.00 acres Asking Price: \$499,000.00 (\$11.45 / SF) Corner parcel in a proposed commercial development Improved lot with utilities 2000 State Street (SR 9) and 2260 West Loopnet=18452533

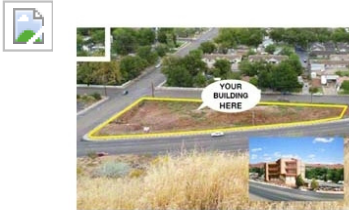
[View Attachment](#)

Land / Retail/Office

**Sale / Available**

Ask	
Price:	\$499,000
Price/SF:	\$11.46
CAP:	0.00
Taxes	0

## Bluff Street Commercial



217 S Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6299	101487	05-25-2012	812	0	0.98	0	C-3	<b>SG-725-A-1-A</b>

Traffic count: 25,000 +/- ADT. Over 350 feet of frontage on Bluff Street. Downtown location. Priced to sell. Loopnet=17679678 Property Line=622256

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

Ask	
Price:	\$499,000
Price/SF:	\$11.69
CAP:	0.00
Taxes	0

## Fort Pierce Lot 2



3726 S River Rd St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8357	103180		0	2.06	89,734	M-1	<b>SG-5-3-17-131-ED1</b>

RARE FRONTAGE ON RIVER ROAD, LOCATED IN FORT PIERCE, THE AREA'S PREMIER INDUSTRIAL PARK, ZONED M-1, MANUFACTURING. 4 MINUTES TO I-15 AND 14 MINUTES TO NEW AIRPORT. Loopnet=18656232

[View Attachment](#)

Land / Industrial

**Sale / Available**

Ask	
Price:	\$499,000
Price/SF:	\$5.56
CAP:	0.00
Taxes	0

## 20 Acres + 2 ac/ft water



385 S New Harmony, UT 84757

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7958	102925		0	20.00	871,200		<b>3088-D-1-NS</b>

A stunning property that will take your breath away! Gentle stream runs through this property. Endless possibilities for your own private estate backs up to National forest wilderness. Includes two AC/Ft water rights - Surface +/- or underground. Additional water rights available. Property is part of parcels 3100-G-NS & 3095-B-NP-NS. Loopnet=18422969

Land / Farm/Ranch

**Sale / Available**

Ask	
Price:	\$525,000
Price/SF:	\$0.60
CAP:	0.00
Taxes	0

## REO - Foreclosure Sale



Hwy 9 Frontage, Near Sand Hollow Reservoir Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4759	102506	09-23-2009	1787	0	3.00	0	Hwy Com	<b>H-3-2-6-1402</b>

Foreclosure along SR-9. Developing area, near the new WalMart and proposed intersection. Utilities nearby. Part of the Elim Valley master plan. Possible Seller financing and development bonuses. Loopnet=16443837 Washington County=10-125035

[View Attachment](#)

Land / Retail/Office  
**Distressed**  
**Sale / Available**

Ask
Price: \$530,000
Price/SF:\$4.06
CAP: 0.00
Taxes 0

## 1 Acre Commercial on Sunset



946 W Sunset Blvd St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7956	102842	12-14-2013	244	0	1.00	43,560	C-3	<b>SG-6-2-13-3333-1</b>

RARE COMMERCIAL PARCEL ON SUNSET BLVD; HIGH TRAFFIC COUNTS; SUNSET BLVD. FRONTAGE; GREAT VISIBILITY AND ACCESS ST GEORGE, UTAH Loopnet=16958017

[View Attachment](#)

Land / Retail/Office  
**Sale / Available**

Ask
Price: \$549,000
Price/SF: \$12.60
CAP: 0.00
Taxes 0

## Industrial Land



1125 E Washington Dam Rd Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
3256	101623	08-16-2012	729	0	4.78	208,217	Industrial	<b>W-229-A-4</b>

Direct access from (and frontage) on Washington Dam Road. Utilities adjacent to site. Large quantity of clean fill dirt on site. Loopnet=17795945

[View Attachment](#)

Land / Industrial  
**Sale / Available**

Ask
Price: \$575,000
Price/SF: \$2.76
CAP: 0.00
Taxes 0

## 19.53 Acres



Hwy 9 Virgin, UT 84779

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7413	102683	08-15-2013	365	0	19.53	0	RES	<b>V-2139-A</b>

Residential land off of Highway 9. Enroute to Zion National Park with over 2.5 million visitors each year. Take advantage of the high traffic and beautiful views! BROCHURE #7411 Loopnet=18362448 Washington County=14-158035

[View Attachment](#)

Land / Multi-Family/Residential  
**Sale / Available**

Ask
Price: \$585,900
Price/SF:\$0.69
CAP: 0.00
Taxes 0



## Painted Desert Professional Plaza



2450 S River Rd St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8373	103195		0	0.32	13,939		<a href="#">SG-PDPP-5</a>

4 commercial building pads located in the Painted Desert Professional Plaza. All 4 pads included in sale. Zoned commercial office professional. Pads are level, build ready, and located in project with two formally completed buildings. Parking lot and access is paved with curb and gutter. Bare pads available, or seller will build to suit 3300 sq ft office building. Project is located on south River Road which has become the new gateway for many new residential developments and easy access to new airport. Loopnet=18662686

Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$590,000
Price/SF:	\$42.33
CAP:	0.00
Taxes	0

## 1.99 Acre Commercial Pad



1675 W State St Hurricane , UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7387	100280	08-23-2013	357	0	1.99	0	HWY COM	H-3-1-33-3111, H-3-1-33-3118

Great corner commercial pad along SR-9. Located a couple of blocks west of Lin's Grocery and the new Swig. Loopnet=18375512 Washington County=13-150023

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$600,000
Price/SF:	\$6.92
CAP:	0.00
Taxes	0

## Washington Dam 7.5 Acres



1681 E Washington Dam Rd Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4865	102089	09-20-2013	329	0	7.50	326,700		

LOCATED IN RIO VIRGIN INDUSTRIAL PARK; FRONTAGE ON WASHINGTON DAM ROAD; UTILITIES TO THE SITE; CLOSE TO THE FUTURE SOUTHER CORRIDOR; PRICE TO BE DETERMINED. Loopnet=18361720

[View Attachment](#)

Land / Industrial

**Sale / Available**

	Ask
Price:	\$620,000
Price/SF:	\$1.90
CAP:	0.00
Taxes	0



## Freeway Visible Land



1850 E Redhills Pkwy St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6304	102050	05-30-2012	807	0	1.30	0	C-2	<b><u>SGM-11-34-D</u></b>

Great I-15 visibility. Flat and prime for construction. Utilities nearby. Will consider build-to-suit. BROCHURE  
 #5680 Loopnet=17685365 Washington County=14-155721

[View Attachment](#)

Land / Retail/Office

Sale / Available

	Ask
Price:	\$645,000
Price/SF:	\$11.39
CAP:	0.00
Taxes	0

## Warm Springs



150 E Buena Vista Blvd Washington, UT 84780

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8375	103197		0	2.31	100,624	C-2	<b><u>W-194-B-NP-1</u></b>

PERFECT MULTI-FAMILY, SELF STORAGE OR HIGHWAY COMMERCIAL LOCATION. UTILITIES TO SETE, C-2  
 COMMERCIAL ZONING, FREEWAY VISIBILITY. Loopnet=18636701

[View Attachment](#)

Land / Retail/Office

Sale / Available

	Ask
Price:	\$650,000
Price/SF:	\$6.46
CAP:	0.00
Taxes	0

## Off Interstate Property



I-15 Kolob Canyon Exit 40 New Harmony, UT 84757

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6846	102044	01-18-2013	574	0	50.00	0		<b><u>2011-C-NS</u></b>

Flat, visible and near Interstate 15. Utilities in the area. Nine acre feet of underground water.  
 Loopnet=18002640 Washington County=13-149077

[View Attachment](#)

Land / Farm/Ranch

Sale / Available

	Ask
Price:	\$650,000
Price/SF:	\$0.30
CAP:	0.00
Taxes	0

## 4.72 Acres w/ Hwy 9 Frontage



1481 W State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5870	101430	08-29-2011	1082	0	4.72	0	HC-RA-1	H-3-1-33-3218, H-3-1-33-3219

Property fronting State Street in Hurricane City. Most of the property is zoned commercial. The back portion is zoned residential (RA-1). Other uses may include condos, townhomes or 'for rent' multi-family. This is a great opportunity to pick up development land in Hurricane. All offers will be presented. This property is adjacent to a 5.5 acre parcel we are also offering from the same seller. Loopnet=17334251 Washington County=11-132044

[View Attachment](#)

Land / Retail/Office

Sale / Available

	Ask
Price:	\$650,000
Price/SF:	\$3.16
CAP:	0.00
Taxes	0

## Fort Pierce Lot 53



1600 E 4340 S Cir. St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8326	103149		0	5.60	243,936	M-1	<u>SG-5-3-20-113-ED3</u>

Sales Price: \$588,000 (\$105,000/acre) \$481,040 (\$85,900/acre)

[View Attachment](#)

Land / Industrial

**Sale / Available**

Ask

Price:	\$672,000
Price/SF:	\$2.75
CAP:	0.00
Taxes	0

## 22.5 Acres



Hwy 9 Virgin, UT 84779

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7411	102681	08-15-2013	365	0	22.50	0	RES	<u>V-92-A-1-A-1</u>

Residential land off of Highway 9. Enroute to Zion National Park with over 2.5 million visitors each year. Take advantage of the high traffic and beautiful views! Loopnet=18362448 Washington County=14-158032

[View Attachment](#)

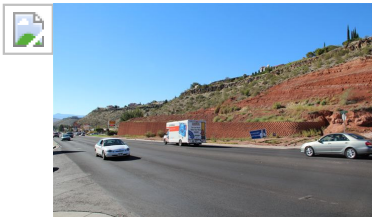
Land / Multi-Family/Residential

**Sale / Available**

Ask

Price:	\$675,000
Price/SF:	\$0.69
CAP:	0.00
Taxes	0

## Prime Bluff Street Commercial Pad



400 N Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6625	100163	08-02-2012	743	0	4.38	0	C-3	<u>SG-711-A-1-A</u>

Adjacent to Sinclair C-Store, AT&amp;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 Washington County=14-156823

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

Ask

Price:	\$700,000
Price/SF:	\$3.67
CAP:	0.00
Taxes	0

## Freeway Frontage Land



600 S 1000 E (Approx) St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7574	102751	11-11-2013	277	0	2.00	0	R-1-10	<u>SG-751-A</u>

Excellent freeway visibility. Located directly north of the 700 South Office Building complex. Zoned residential, but property to the south and west is zoned commercial. Loopnet=18447163 Washington County=13-151272

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

Ask

Price:	\$800,000
Price/SF:	\$9.18
CAP:	0.00
Taxes	0

## 28.7 Acres



Hwy 9 Virgin, UT 84779

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7412	102682	08-15-2013	365	0	28.70	0	COM	<b>V-2136-A</b>

Commercial land with frontage and visibility on Highway 9. Enroute to Zion National Park with over 2.5 million visitors each year. Multiple uses possible. Take advantage of the high traffic and beautiful views! BROCHURE #7411 Loopnet=18362479 Washington County=14-158034

[View Attachment](#)
**Sale / Available**

	Ask
Price:	\$861,000
Price/SF:	\$0.69
CAP:	0.00
Taxes	0

## 34.52 Acres in Pine Valley



S 580 W Pine Valley, UT 84781

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7932	102909		0	34.52	1,503,691		<b>6096-G</b>

Gorgeous Pine Valley, UT hilltop property. Sweeping Pine Valley views. Gravel road, power to site. Backs up to Dixie National Forest land. A true 1-of-a-kind trophy property. Checking on water status, call listing agent. From Main Street in Pine Valley, head south on 400 West to 125 south then west to 580 West then south to the property. Entry has a cable gate and IAG sign. See Photo/Documents section for maps and/or other info. Loopnet=18343009

[View Attachment](#)
**Sale / Available**

	Ask
Price:	\$895,000
Price/SF:	\$0.60
CAP:	0.00
Taxes	0

## 5.5 Acres w/ Hwy 9 Frontage



1510 W State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5869	101152	08-29-2011	1082	0	5.50	0	HC-RA-1	H-3-1-33-3202, H-3-1-33-3222

Property fronting State Street in Hurricane City. Most of the property is zoned commercial. The back portion is zoned residential (RA-1). Other uses may include condos, townhomes or 'for rent' multi-family. This is a great opportunity to pick up development land in Hurricane. All offers will be presented. This property is adjacent to a 4.7 acre parcel we are also offering from the same seller. Loopnet=17333533 Washington County=11-132027

[View Attachment](#)

## Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$900,000
Price/SF:	\$3.76
CAP:	0.00
Taxes	0

## 19 Acres at Zions Gate



158 N 3700 W Hurricane, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7934	102910		0	19.00	827,640		<a href="#">H-4-1-36-2005</a>

PRELIMINARY PLAT WITH 128 UNITS\* UTILITIES NEAR THE SITE\* FRONTAGE ON 3700 WEST, ADJACENT TO WALMART, CLOSE PROXIMITY TO SAND HOLLOW AND QUAIL CREEK RESERVOIRS. Loopnet=18548281

[View Attachment](#)

Land / Multi-Family/Residential

Sale / Available

Ask
Price: \$900,000
Price/SF:\$1.09
CAP: 0.00
Taxes 0

## Ft. Pierce Industrial Park



1500 E 4340 S Cir St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7401	102093	08-31-2013	349	0	7.54	328,442	M-1	<a href="#">SG-5-3-20-112-ED3</a>

7.54 ACRE ADJACENT PARCEL ALSO AVAILABLE FOR 13.15 ACRE SITE; NEAR NEW AIRPORT; CHEAPEST POWER AREA IN THE STATE. Loopnet=18336412

[View Attachment](#)

Land / Industrial

Sale / Available

Ask
Price: \$980,000
Price/SF: \$2.98
CAP: 0.00
Taxes 0

## 83 Acres in town of Central, Utah



North Baker Rd &amp; SR-18 Central, UT 84722

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4867	102565	05-09-2012	828	0	83.22	3,625,063	Residential	

83 acres located on west side of SR-18 at the south end of Central, Utah. 11.7 acre feet water shares, well, pump, and generator. Loopnet=17652735

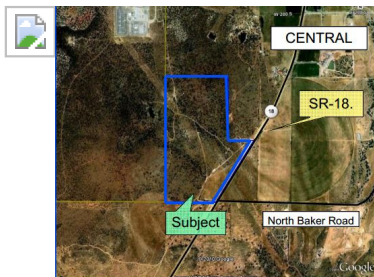
[View Attachment](#)

Land / Multi-Family/Residential

Sale / Available

Ask
Price: \$995,000
Price/SF: \$0.27
CAP: 0.00
Taxes 0

## 83 Acres Near Central



SR-18 and N Baker Road Central, UT 84722

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7954	102923		0	83.22	3,625,063		<a href="#">C-17-B-NW</a>

83 acres located on west side of SR-18 at the south end of Central, Utah. 11.7 acre feet water shares, well, pump, and generator. Located on State Road 18, approximately 20 miles north of St. George. Zone agricultural, ideal location for subdivided recreational lots or single home get away. Near Snow Canyon State Park and Pine Valley. Loopnet=17652735

[View Attachment](#)

Land / Farm/Ranch

Sale / Available

Ask
Price: \$995,000
Price/SF:\$0.27
CAP: 0.00
Taxes 0



## 68 Acres South of East Telegraph Street



750 E Telegraph St (Approx.) Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7835	101876	01-08-2014	219	0	68.19	0	PD	W-196-A-1-A, W-212, W-221-H

Check with city about uses such as multi-family, assisted living, school or church. W-196-A-1-A = 36.02 acres; W-212 = 31.7 acres; W-221-H = .47 acre. Individual prices for smaller parcels: 5 acres for \$195,000 (\$39,000/acre); 6.25 acres for \$437,500 (\$70,000/acre); 7.25 acres for \$326,250 (\$45,000/acre). Sale subject to city approval to subdivide. Loopnet=18535751 Washington County=14-152915

[View Attachment](#)

Land / Other

**Sale / Available**

Ask
Price: \$995,000
Price/SF:\$0.33
CAP: 0.00
Taxes 0

## 2 Acres in Washington



Telegraph Street Washington, UT 84780

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8454	103271		0	2.00	87,120		<b><u>W-5-2-13-3207</u></b>

2 acres fronting Telegraph Street, the main street through the City of Washington. A hundred yards west of Washington Parkway that ties to I-15. Site prime for a retail center. Property Line=385326

Land / Multi-Family/Residential

**Sale / Available**

Ask
Price: \$1,000,000
Price/SF:\$11.48
CAP: 0.00
Taxes 0

## Buildings &amp; Acreage in Gateway Ind Park



189-201 N 5500 W (Old Hwy 91) Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7888	102860	12-19-2013	239	0	6.00	0	IND/MFG	Portion of H-4-1-34-312-RD3

Perfect for manufacturing, trucking company or any distribution company. Building 1 has 2 private offices with remodeled restrooms. Warehouse has 15' clear height, air lines and 3-phase power every 25' throughout, (14) 14' overhead doors, 6 radiant heaters, 8 swamp coolers, new T-5 lighting and new fire suppression system. Includes an additional 6,645 SF awning. Additional 2,275 SF office building for sale or lease separately. Up to 12.06 additional 'pad ready' acres available, for sale at approximately \$175,000 per acre, contingent upon lot split. Part of larger common area with Warner Truck Center, Freightliner and other quality tenants. Common area dock available. Hurricane City PDO zoning. BROCHURE #7806 Loopnet=18549253 Washington County=14-157693

[View Attachment](#)

Industrial / Manufacturing

**Sale / Available**

Ask
Price: \$1,045,440
Price/SF:\$0.00
CAP: 0.00
Taxes 0



## PD Commercial Land



Riverside Dr St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6967	102442	02-25-2013	536	0	4.94	0	PD COM	SG-5-2-33-422, SG-5-2-33-1402, SG-5-2-33-1403, SG-5-2-33-1404, SG-5-2-33-4221

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  
Washington County=13-144918

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$1,067,000
Price/SF:	\$4.96
CAP:	0.00
Taxes	0

## Great Development Parcel



700 W 600 N Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4632	102513	04-17-2013	485	0	45.68	0	Multiple Zones	<u>H-3-1-34-1401</u>

45 +/- Acres in Hurricane Zoned Light Industrial. Over 2,000 ft of Road Frontage. Property is located on 600 North with great access and plenty of room for a large business. Great opportunity and a fantastic price compared to other similarly zoned properties in Hurricane. Washington County=13-146195

Land / Other

**Sale / Available**

	Ask
Price:	\$1,150,000
Price/SF:	\$0.58
CAP:	0.00
Taxes	0

## 2.54 Acres Commercial on Sunset



946 W Sunset Blvd St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7774	102842	12-14-2013	244	0	2.54	17,150	C-3	<u>SG-6-2-13-3333-1</u>

RARE COMMERCIAL PARCEL ON SUNSET BLVD; HIGH TRAFFIC COUNTS; SUNSET BLVD. FRONTAGE; GREAT VISIBILITY AND ACCESS ST GEORGE, UTAH Loopnet=16958016

[View Attachment](#)

Land / Retail/Office

**Sale / Available**

	Ask
Price:	\$1,175,000
Price/SF:	\$10.62
CAP:	0.00
Taxes	0

Distressed

## 36.52 (+/-) Acres in Elim Valley

Land / Multi-Family/Residential

**Sale / Available**

Sand Hollow Rd &amp; SR-9 Hurricane, UT 84737

Ask

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5561	102027	01-14-2011	1309	0	36.52	0		H-4-2-11-2103, H-4-2-12-130

Price:	\$1,175,000
Price/SF:	\$0.74
CAP:	0.00
Taxes	0

BANK OWNED. Parcels known as M1 & M2 in Elim Valley. 17.46 acres fronts on the new Sand Hollow/Elim Valley paved road. 19.06 acres fronts on the original road to Sand Hollow Reservoir. Spectacular views of Pine Valley Mountain and Zion. Loopnet=17031181 Washington County=13-144214

[View Attachment](#)

## South Main Street Retail Land

Land / Retail/Office

**Sale / Available**

1030 S Main St St. George, UT 84770

Ask

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6805	101515	12-26-2012	597	0	1.84	0	C-3	<b><u>SG-5-2-31-4347-B</u></b>

Price:	\$1,200,000
Price/SF:	\$14.97
CAP:	0.00
Taxes	0

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. Property Line=776745

[View Attachment](#)

## Stone Point Subdivision

Land / Multi-Family/Residential

**Sale / Available**

360 N Stone Mountain Dr St. George, UT 84770

Ask

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6534	102305	09-04-2012	710	0	6.50	0		SG-SPT-

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. Property Line=634547

Price:	\$1,250,000
Price/SF:	\$4.41
CAP:	0.00
Taxes	0

## Warehouse with Acreage in Hurricane

Industrial / Warehouse/Distribution

**Sale / Available**

674 N State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
2461	101452	06-02-2008	2265	10000	7.49	326,264	HC	H-315-A-2-N, H-315-B-1-N, H-316-A-2, H-317-A-2, H-317-B-1 & H-317-B-2

Ask	
Price:	\$1,250,000
Price/SF:	\$125.00
CAP:	0.00
Taxes	0

HIGHWAY COMMERCIAL ZONING; EXISTING 10,000 SF BLOCK BUILDING WITH OVERHEAD DOORS; UTILITIES TO SITE; SR9 FRONTAGE; SELLER FINANCING Loopnet=15707247 Property Line=475168

[View Attachment](#)

## 7.49 Acres Commercial in Hurricane

Land / Retail/Office

**Sale / Available**

674 North State Route 9 Hurricane, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8106	103007	0	7.49	326,264			<u>H-316-A-2</u>

Ask	
Price:	\$1,250,000
Price/SF:	\$3.83
CAP:	0.00
Taxes	0

HIGHWAY COMMERCIAL ZONING; EXISTING 10,000 SF BLOCK BUILDING WITH OVERHEAD DOORS; UTILITIES TO SITE; SR9 FRONTAGE; SELLER FINANCING

## 46 Acres in Hurricane

Distressed

Land / Multi-Family/Residential

**Sale / Available**

600 N 1500 W Hurricane, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8358	103181	0	46.54	202,728			<u>H-3-1-33-1444</u>

Ask	
Price:	\$1,400,000
Price/SF:	\$0.69
CAP:	0.00
Taxes	0

Bank owned! Great buy for a developer or investor! Current zoning is PDO. Excellent views! Tons of potential! Two existing accesses to 600 N. Soils report, Appraisal, Zoning Map, and Master Plan are all attached in the document section. List price is the appraised value from September 2013. There are 2 parcels: H-3-1-33-1444 and H-3-1-33-11401 \*\*SELLER FINANCING AVAILABLE TO QUALIFIED BUYER(S)\*\* Please email me for a copy of the Appraisal or Soil's Report! Only \$30k an acre!! Approximately 600 North and 1500 W in Hurricane with VIEWS, VIEWS, VIEWS! Loopnet=18655378

[View Attachment](#)

## Acreage in Toquerville

Land / Other

**Sale / Available**

T-91-A-1-A-2, T-91-A-1-A-1 Toquerville, UT 84774

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6528	100144	08-29-2012	716	0	48.98	0	R-120	T-91-A-1-A-2, T-91-A-1-A-1

Ask	
Price:	\$1,420,420
Price/SF:	\$0.67
CAP:	0.00
Taxes	0

Water available, future growth area, next to city park and Ash Creek, great views, priced to sell!!!!!! Property Line=633703

[View Attachment](#)

## Family Vineyard

Land / Farm/Ranch

**Sale / Available**

1304 Old Highway 91 Leeds, UT 84746

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7525	102724	10-23-2013	296	0	6.36	277,042	Agriculture	<u><a href="#">3182-A-1-C-LS</a></u>

Ask	
Price:	\$1,500,000
Price/SF:	\$5.41
CAP:	0.00
Taxes	0

Family vineyard with resources to produce 20 tons or more of high quality wine grapes. New utility and pump house centrally located on 6.36 acres of drip irrigated proven vineyard soil. Over 4700 vines under cultivation with an estimated 4 tons of proven third year production in 2013 with the possibility of 20 tons or more when fully planted and cultivated. 1,500 vines scheduled for planting in 2015. Washington County=13-150739

[View Attachment](#)

## Commercial Land on Dixie Dr

Land / Retail/Office

**Sale / Available**

1463 S Dixie Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8416	103246	05-27-2014	80	0	3.11	135,472	COM	<u><a href="#">SG-TPKY-2</a></u>

Ask	
Price:	\$1,500,000
Price/SF:	\$11.07
CAP:	0.00
Taxes	0

VACANT LAND ON DIXIE DRIVE in Tonaquint Development, ready to build, includes plan. Easy off Dixie Dr Freeway exit. Washington County=14-156917

## 5.3 Acres Zoned for 138 Sr. Housing Units

Industrial / Manufacturing

**Sale / Available**

415 S Dixie Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8412	434	06-04-2014	72	0	5.30	252,648	PD-COM/RES	<u><a href="#">SG-6-2-26-3400</a></u>

Ask	
Price:	\$1,540,000
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

Premier location. Property fronts Dixie Drive. Approved for 138 senior housing units. City park on north of property. Close to Sunset Plaza Shopping Center. Loopnet=18786658 Washington County=14-157956

[View Attachment](#)



## Gateway Industrial Land

Land / Industrial

**Sale / Available**

Old Hwy 91, Gateway Industrial Park Hurricane, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4896	101620		100000	17.51	762,736	Industrial	H-BGIP-

Prime Industrial Parcel ready for development within southern Utah's Gateway Industrial park. This property is in the same industrial park as the wal-mart distribution center, and provides 17.5 acres of flat improved land with road, curb and gutter and all utilities in place. The property will accomodate up to 1000,000 SF or could develop up to 200 condominium warehouse/office units. The property appraised in March of 2009 at \$2.59 million. Lease option is available at \$0.50 per sf per year. seller financing available. Loopnet=16225906

[View Attachment](#)

Ask	
Price:	\$1,600,000
Price/SF:	\$2.10
CAP:	0.00
Taxes	0

## Hurricane 4 Acre Commercial Corner

Land / Other

**Sale / Available**

2260 W SR 9 Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4858	102488	01-31-2012	927	0	4.00	0		<u>H-3-1-32-1102</u>

4 acres of highway commercial property fronting State Route 9 in Hurricane, Utah. Hard corner across from the new IHC Instacare. Property Line=475250

[View Attachment](#)

Ask	
Price:	\$1,742,400
Price/SF:	\$10.00
CAP:	0.00
Taxes	0

## Multifamily Development

Land / Multi-Family/Residential

**Sale / Available**

Riverside Drive and Formaster Drive St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8360	103184		0	39.00	1,698,840	R-1-10, R-3	<u>SG-5-2-28-310</u>

Property is zoned R-1-10, R-3. Two parcels combine to create 39 acres, to be used for 150-180 residential units. Perfect for apartments and/or student housing. Previously valued at over \$6,000,000.00. Excellent location at the corner of Riverside Drive and Foremaster Drive in St. George, UT. This area of St. George is growing immensely with residential and commercial development and there are few properties of this size remaining. The property is just minutes from Dixie Regional Medical Center, Red Cliffs Mall, Dixie State University, and many Restaurants & Shopping Centers. Located near the Mall Drive bridge that is currently under construction, property values in this area are expected to increase with the completion of the new bridge (completion expected in the Fall of 2014). Potential \$1,000,000.00 tax deduction to developer. St. George is one of the fastest growing areas in the United States; in 2005, Washington County had the second highest rate of growth in the nation. The local trade area has been growing at a dramatic rate since 2000, with a 65.5% increase in the population within a five-mile radius since that time. The number of households in the area grew 64.8% during the same period. Continued growth is forecast in the near term, with a 12.8% increase in population and 13.8% increase in households projected over the next five years. In addition to significant population growth over the past thirteen years, the area has seen an improvement in the median household income. The median income grew by 30.5% since 2000 and is forecast to increase another 13.6% by 2018. St. George is located in Washington County in southern Utah. What was once seen as a retirement community, St. George has grown in recent years to be a destination for companies seeking lower costs of doing business and residents looking for a better quality of life and lower living expenses. The proximity of the city to Los Angeles, Las Vegas, and Salt Lake City make it easily accessible by airplane or automobile. Loopnet=18611449

Ask	
Price:	\$1,790,000
Price/SF:	\$1.05
CAP:	0.00
Taxes	0

## 76 Lots at Steeplechase Home Subdivision

Land / Multi-Family/Residential

**Sale / Available**

3930 S Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7335	102612	05-04-2013	468	0	20.00	871,200	Residential	<a href="#">W-KENS-1</a>

76 lots at final mylar(papered). Lots range from 8000 to 11000 sq.ft. with 80' frontages (accommodates 3 car garages). Buyer to verify all information. Property sold "as is" with buyer to record final map and take over any utility and city agreements and processing. Buyer to satisfy self with own due diligence. Washington County=13-146323

Ask	
Price:	\$1,895,000
Price/SF:	\$2.18
CAP:	0.00
Taxes	0

## Twin Lakes

Land / Multi-Family/Residential

**Sale / Available**

Twin Lakes Drive and Red Hills Parkway St. George, UT 84770

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7911	102900		0	9.07	395,089	R-3	<a href="#">SG-5-2-20-12101</a>

Twin Lake Development is located just off Main Street exit in St. George, Utah. The property is comprised of 21 finished lots and 9.07 acres of entitled land with exposure to Interstate I-15. SITE DESCRIPTION Size: 9.07 Acres, 21 Lots, 2 of the lots have basement foundations Site Improvements: Roads, Curb and gutter, utilities, lift station to support high density, new fill Zoning: R-3 and OS Utilities: All to site Features: Views of area and historic high density in the area Easements: Some utility but non that appear to reduce density or utility. Access and Frontage: Frontage along a main artery with paved access Loopnet=17482339

[View Attachment](#)

Ask	
Price:	\$1,900,000
Price/SF:	\$4.81
CAP:	0.00
Taxes	0

## 247.65 Acres in Central

Land / Farm/Ranch

**Sale / Available**

148 E Center St. Central, UT 84722

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7908	102898		0	249.55	10,870,398		<a href="#">C-8-A-2-DD-NW</a>

3 parcels included in this listing. Nestled in the foothills of Pine Valley Mountain. Year round access in one of South Utah's most desired locations at Dixie Deer Estates. 88.29 Acre parcel zoned commercial, 80.0 Acre parcel zoned agricultural, and 81.26 Acre parcel zoned agricultural. Septic requirements to be established. Information from County Tax Records. Buyer to Verify. Parcel ID's: 7114A-1-NP-DD-Nw; C-8-A-2-DD-NW. Outstanding Commercial Property located east and west sides of Hwy 18 just north of St. George at Central, Utah. At intersection of freeway & State Hwy. Loopnet=16477306

Ask	
Price:	\$1,920,000
Price/SF:	\$0.18
CAP:	0.00
Taxes	0

## New Harmony Land + Water Rights

Land / Farm/Ranch

**Sale / Available**

1000 N 1130 E New Harmony, UT 84757

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6364	102258	06-01-2012	805	0	475.00	0	OSC-20, A-20	<a href="#">3005-B-1-NP-NS</a>

475+/- acres of scenic ranch land. 90 acre feet of underground water rights. Paved access, close proximity to I-15, power is to the sight. Property Line=619989

Ask	
Price:	\$1,950,000
Price/SF:	\$0.09
CAP:	0.00
Taxes	0

Distressed

## New Harmony Land + Water Rights

Land / Farm/Ranch

Sale / Available

1000 N 1130 E New Harmony, UT 84757

Ask

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7909	102258		0	475.00	0	OSC-20, A-20	<u>3005-B-1-NP-NS</u>

Price:	\$1,950,000
Price/SF:	\$0.09
CAP:	0.00
Taxes	0

475 ACRES OF SCENIC RANCH LAND; 90 ACRE FEET OF UNDERGROUND WATER RIGHTS; PAVED ACCESS; CLOSE PROXIMITY TO INTERSTATE New Harmony, UT Loopnet=17328748 Property Line=619989

[View Attachment](#)

## Elim Valley Commercial Parcel 2

Land / Other

Sale / Available

100 S 3700 W Hurricane, UT 84737

Ask

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4853	102085	01-10-2013	582	0	31.00	0		

Price:	\$2,000,000
Price/SF:	\$1.48
CAP:	0.00
Taxes	0

Property Description: 31 acre commercial parcel, 3700 West Street Frontage access road to Sand hollow state park & golf course, priced to sell Property Line=475283

## COMMERCIAL LAND NEAR SAND HOLLOW

Land / Other

Sale / Available

3700 W 100 S Hurricane, UT 84737

Ask

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4855	102085	04-24-2012	843	0	31.00	1,350,360		

Price:	\$2,000,000
Price/SF:	\$1.48
CAP:	0.00
Taxes	0

31 acres of commercial property fronting 3700 West in Hurricane, Utah. 2700 West is the access road to Sand Hollow State Park. High traffic counts. Loopnet=16300395

[View Attachment](#)

## Apple Valley Land

Land / Multi-Family/Residential

**Sale / Available**

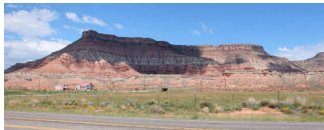
HWY 59 Apple Valley, UT 84737

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8327	103150		0	436.79	19,026,572		AV1369B, AV1369C, AV1366A6, AV1366A6, AV1366A5, AV1366A9, AV1366A4, AV1365A, AV1363B, AV1363A,AV1361C, AV1363C

Ask	
Price:	\$2,100,000
Price/SF:	\$0.11
CAP:	0.00
Taxes	0

Parcel Numbers: AV-1369-B; AV-1369-C; AV-1366-A-6; AV-1366-A-5; AV-1366-A-9; AV-1366-A-4; AV-1365-A; AV-1363-B; AV-1363-A; AV-1361-C; AV-1363-C; AV-1361-B Property consists of Three groups. Group 1 - approx. 106.79 acres on the westerly side of Hwy 59. Has some frontage along hwy 59. Land is relatively flat and level. Group 2 - approx. 50 acres For the most part land is level and backs up to hillside on the easterly side. Good for development Group 3 - approx. 280 acres; Of that, +/- 120 acres located in the northeast group is hilly. 89 acre feet of water with 105 total residential hook-ups. 60 water hook-ups - are done and paid for with 45 hook-ups - still needing to be connected to the hook-up at \$5,000 per connection. Property is located on the south end of Apple Valley. Part of the land is on the east side of HWY 59 and has HWY frontage, the majority of the acreage is on the east side. Apple Valley is approximately 5 miles from the Utah Arizona border. Loopnet=18705119

## 42.5 Acres



Hwy 9 Virgin, UT 84779

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7414	102684	08-15-2013	365	0	42.50	0	COM	<u>V-2-1-21-20001</u>

Commercial land with frontage and visibility on Highway 9. Enroute to Zion National Park with over 2.5 million visitors each year. Multiple uses possible. Take advantage of the high traffic and beautiful views! BROCHURE #7411 Loopnet=18362479 Washington County=14-158036

[View Attachment](#)

Ask	
Price:	\$2,125,000
Price/SF:	\$1.15
CAP:	0.00
Taxes	0

Land / Multi-Family/Residential

**Sale / Available**

## Sunset Boulevard Land

Land / Retail/Office

**Sale / Available**

1400 W Sunset Blvd St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7441	100165	09-20-2013	329	0	3.56	0	C-3	SG-6-2-23-11361 and SG-6-2-23-4420

Ask	
Price:	\$2,171,000
Price/SF:	\$14.00
CAP:	0.00
Taxes	0

Sunset Boulevard location in St. George, Utah. Property Line=475228



## Sunset Boulevard Land

Land / Retail/Office

**Sale / Available**

1400 W Sunset Blvd St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
203	100165	06-07-2012	799	0	3.56	0	C-3	SG-6-2-23- -11361 and SG-6-2-23- 4420

Ask	
Price:	\$2,171,000
Price/SF:	\$14.00
CAP:	0.00
Taxes	0

Sunset Boulevard location in St. George, Utah. Property Line=339734

## Gateway Acreage with I-15 Frontage

Land / Industrial

**Sale / Available**

200 N 5500 W (Approx) Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7756	102831	12-19-2013	239	0	11.65	507,474	IND/MFG	<u>H-GNIP-1-3</u>

Ask	
Price:	\$2,395,000
Price/SF:	\$4.72
CAP:	0.00
Taxes	0

PDO zoned industrial land. Approximately 725' of I-15 frontage. Digital pole sign on property - negotiable for advertising and marketing. Great site for manufacturing goods, warehousing, distribution and material storage, given city approval. Adjacent to Warner Truck Centers, WalMart Distribution Center, Lighthouse Foods and many other national tenants. Pad ready. All utilities including 3-phase power to the site. Owner will consider build-to-suit up to 200,000 SF. Sales tax, impact fee waivers, property tax and other incentives are possible with local and state government. Loopnet=18508634 Washington County=14-157688

[View Attachment](#)

## Virgin Subdivision Development

Distressed

Land / Multi-Family/Residential

**Sale / Available**

Camino Del Rio and Entrada Dr Virgin, UT 84779

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7845	102878		0	38.50	1,677,060	Residential	<u>V-RIOD-2-30</u>

Ask	
Price:	\$2,400,000
Price/SF:	\$1.43
CAP:	0.00
Taxes	0

Rio De Sion is the only new subdivision offering finished residential lots for sale in Virgin Utah, the gateway city to Zion National Park. There are 10 finished residential lots in phase one and 47 papered lots in phase two and three. Phase one two and three are all recorded and have been assigned parcel numbers, there is also a half a dozen homes complete and occupied. The lot sizes range from 0.44 acres to 2.11 and all have beautiful views looking down off the bluff onto the Virgin River. One unique features of this property is it's close proximity to the west entrance to Zion National Park and the resort town of Virgin Utah. The property is accessed off of Highway 9 by a new road and bridge over the Virgin River. Loopnet=17482062

[View Attachment](#)

## Ivy Woods Subdivision

Land / Multi-Family/Residential

**Sale / Available**

870 W 325 N Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6854	102372	01-16-2013	576	0	21.00	0	Res	H-IVWO-

Ask	
Price:	\$2,499,900
Price/SF:	\$2.73
CAP:	0.00
Taxes	0

79 lot pad ready subdivision with incredible mountain, valley and Zion views. Across the street from the elementary & charter school. Walking distance to shopping, schools, restaurants & entertainment. See attached document for all Tax ID's included. Iron County=63497 Washington County=13-143247

## Elim Valley Mixed Use

Land / Other

**Sale / Available**

3700 W Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4856	102085	04-24-2012	843	0	88.00	3,833,280		

88 acres of mixed use property fronting 3700 West in Hurricane, Utah. 3700 West is the access road to Sand Hollow State Park. Loopnet=16300362 Property Line=475159

[View Attachment](#)

Ask	
Price:	\$2,500,000
Price/SF:	\$0.65
CAP:	0.00
Taxes	0

## Retail Land Near WalMart

Distressed

Land / Other

**Sale / Available**

3200 W SR 9 Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4854	102085	01-31-2012	927	0	30.00	0		

2 - 15 ACRE PARCELS (\$2,550,000 EACH) OF COMMERCIAL PROPERTY FRONTING STATE ROUTE 9 IN HURRICANE, UT, WASHINGTON COUNTY. HIGHWAY COMMERCIAL ZONING; SUPERB ACCESS AND VISIBILITY; ACROSS THE STREET FROM THE NEW SUPER WALMART. Loopnet=16300376 Property Line=475152

[View Attachment](#)

Ask	
Price:	\$2,550,000
Price/SF:	\$1.95
CAP:	0.00
Taxes	0

## Tonaquint Hills Development Land

Land / Retail/Office

**Sale / Available**

901 W 1600 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6257	102561	05-20-2014	87	0	8.20	357,192	PUD	<u><b>SG-6-2-36-333</b></u>

9 Acres +/- in Tonaquint Center East side of Dixie, from wash to River and S to City Property. Commercial PUD land available for multiple commercial building development. Close to new I-15 dixie exit, golf courses and on bike trail. Washington County=14-156470

Ask	
Price:	\$2,700,000
Price/SF:	\$7.56
CAP:	0.00
Taxes	0

## Diamond Valley Land

Land / Multi-Family/Residential

**Sale / Available**

Diamond Valley 194 Diamond Valley, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8324	103147		0	194.93	8,491,151	RES	7245-H-SW, 7255-A, 7256-SW

OtherID=comre.com

[View Attachment](#)

Ask	
Price:	\$2,750,000
Price/SF:	\$0.32
CAP:	0.00
Taxes	0

## Acreage in New Harmony

Land / Other

**Sale / Available**

445 Harmony Dr New Harmony, UT 84757

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4024	102578	06-16-2013	425	0	245.40	10,689,624		

New Harmony's Most Desirable Development Property. Adjacent to city limits. Pinto Road fronts the property. Includes 25 acre feet of underground water rights. Property has full view of Kolob Canyon! Loopnet=18222693

Ask	
Price:	\$2,800,000
Price/SF:	\$0.26
CAP:	0.00
Taxes	0

## Beautiful Custom Ranch Property

Land / Farm/Ranch

**Sale / Available**

755 S 1500 E New Harmony, UT 84757

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8263	103086	05-12-2014	95	23246	29.58	1,288,504	A-20	<a href="#">DT-1-1-NS</a>

Spectacular views of Pine Valley Mountain and the Kolob Fingers. Less than 30 minutes from St. George. Seven structures including: round pen, arena, custom home, casita and other themed buildings. Pasture land. Perfect for boy's home, girl's home, treatment facility, dude ranch, corporate retreat center or private get-away. First class finishes and workmanship on all buildings. Loopnet=18746682 Washington County=14-157108, (ERA) 14-157108

[View Attachment](#)

Ask	
Price:	\$2,995,000
Price/SF:	\$2.32
CAP:	0.00
Taxes	0

## The Cove at St. George

Land / Retail/Office

**Sale / Available**

900 S 250 W St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6804	101712	12-27-2012	596	0	15.99	696,524	C-2	<a href="#">SG-6-2-36-110</a>

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 Property Line=701158

[View Attachment](#)

Ask	
Price:	\$3,000,000
Price/SF:	\$4.31
CAP:	0.00
Taxes	0

## Black Ridge Commercial

Land / Retail/Office

**Sale / Available**

250 West Black Ridge Drive St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7776	102844	12-14-2013	244	0	16.47	717,433		<a href="#">SG-6-2-36-20031</a>

Loopnet=17672305

[View Attachment](#)

Ask	
Price:	\$3,200,000
Price/SF:	\$4.46
CAP:	0.00
Taxes	0

## Hard Corner on Black Ridge Drive

Land / Retail/Office

**Sale / Available**

250 W Black Ridge Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6289	102250	05-21-2012	816	0	16.47	717,433	PD	<u><b>SG-6-2-36-20031</b></u>

Ask	
Price:	\$3,200,000
Price/SF:	\$4.46
CAP:	0.00
Taxes	0

Easy access to I-15. Over 1,500 SF of frontage on Black Ridge Drive. Great location, hard corner, visibility from Bluff Street, utilities stubbed to site. Loopnet=17672305 Property Line=624552

[View Attachment](#)

## I-15 Retail Land

Land / Retail/Office

**Sale / Available**

1325 S Sunland Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6679	101420	10-30-2012	654	0	8.50	370,260	COM	<u><b>SG-5-2-31-31211</b></u>

Ask	
Price:	\$4,250,000
Price/SF:	\$11.48
CAP:	0.00
Taxes	0

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

[View Attachment](#)

## Commercial &amp; Multifamily Land Near Sand Hollow

Land / Multi-Family/Residential

**Sale / Available**

150 S 3700 W Hurricane, UT

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8325	103148		0	119.00	5,183,640	Mixed Use	<u><b>H-3-2-6-1402</b></u>

Commercial & Multifamily parcels in Hurricane, Utah. Mixed-Use parcels fronting 3700 West State Street, on the way to Sand Hollow Resort & Reservoir. OtherID=comre.com

[View Attachment](#)

Ask	
Price:	\$4,500,000
Price/SF:	\$0.87
CAP:	0.00
Taxes	0

## I-15 Commercial Property

Land / Retail/Office

**Sale / Available**

400 E Sunland Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6680	101423	10-30-2012	654	0	9.88	430,373	COM	<u><b>SG-5-2-31-31211</b></u>

Ask	
Price:	\$4,950,000
Price/SF:	\$11.50
CAP:	0.00
Taxes	0

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

[View Attachment](#)



## Highway Commercial &amp; Industrial Uses

Land / Industrial

**Sale / Available**

SR-9 &amp; Old Hwy 91 Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5514	101521	12-13-2010	1341	0	42.40	0	PD	H-4-2-4-13011, H-4-2-4-12031-RD3

Ask	
Price:	\$5,079,069
Price/SF:	\$2.75
CAP:	0.00
Taxes	0

Unique property bordering both State Route 9 and Old Highway 91. Convenient freeway access. Commercial and industrial uses. Willing to consider subdividing. (Five acre parcels at \$2.75/SF. Smaller parcels available at higher prices.) Utilities nearby. May consider joint venture. Neighbors include: Orgil, Walmart, Pepsi, Litehouse and many others. Make offer. Loopnet=16959247 Washington County=13-151523, 13-151524

[View Attachment](#)

## Acreage Next to Convention Center

Land / Retail/Office

**Sale / Available**

Convention Center Dr (South of the Dixie Center) St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7322	102380	11-07-2013	281	0	13.75	0	C-3	<u>SG-5-3-6-34171</u>

Ask	
Price:	\$5,295,000
Price/SF:	\$8.84
CAP:	0.00
Taxes	0

Great off-interchange location, next to the convention center. Freeway visibility. Ideal uses would be a hotel, assisted living, retail or office. Seller will consider participation in due diligence and entitlement. Loopnet=18328896 Washington County=12-141752

[View Attachment](#)

## Land Adjacent to I-15

Land / Retail/Office

**Sale / Available**

Convention Center Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4476	102380	11-01-2012	652	0	13.69	0	C-3	<u>SG-5-3-6-34171</u>

Ask	
Price:	\$5,395,000
Price/SF:	\$9.05
CAP:	0.00
Taxes	0

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. Washington County=12-141752

## 565 Acres LaVerkin Overlook

Land / Other

**Sale / Available**

Hwy 9 and LaVerkin Overlook Rd La Verkin, UT 84779

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7841	102874		0	565.00	24,611,400		<u>LV-159-F-2</u>

The subject property contains

[View Attachment](#)

Ask	
Price:	\$7,000,000
Price/SF:	\$0.28
CAP:	0.00
Taxes	0

The Lakes in St. George

Land / Multi-Family/Residential

Sale / Available

Plantation Dr & Sunbrook Ave St. George, UT 84790							
TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
1853	100281		0	730.00	0	Mixed	<a href="#">SG-6-2-27-330</a>

Ask	
Price:	\$84,000,000
Price/SF:	\$2.64
CAP:	0.00
Taxes	0

The Lakes at St. George is uniquely located within the City yet is surrounded by natural canyons with vistas of Snow Canyon National Park back dropped by the Pine Valley Mountain. Encompassing 730 acres, The Lakes at St. George is masterfully laid out to take advantage of the numerous canyons and trails located within its boundaries connecting to natural preserves for hiking, biking and off-road enthusiasts. Close to commercial retail and office professional parks, future residents will have the conveniences of an urban development yet the lifestyle of a more rural setting encompassing well planned community parks and natural canyons.  
Loopnet=18813929 Property Line=842771  
[View Attachment](#)

© Brokers Holdings, LLC