



**8500 N HIGHWAY 18
DAMMERON VALLEY, UT 84783**

THE WRIGHT TEAM

BUY SELL BUILD INVEST

MyStgHome.com

kw ST. GEORGE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
Luxury



PROPERTY DETAILS

OFFER PRICE	\$10,000,000
ACREAGE	126.63 ACRES
PARCEL #	7215-A-1-DA
CITY	Dammeron Valley/St George*
ZONING	OST-20
ELEVATION	4,598 FT
WATER RIGHTS	50 ACRE FEET

***The property is currently in the county and hasn't been annexed into St George yet.**

PARCEL OUTLINES ARE APPROXIMATE, ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED, BUYER(S) TO VERIFY ALL.

UTILITIES


** POTENTIAL BUYERS ARE TO TRUST BUT VERIFY THIS INFORMATION TO THEIR OWN SATISFACTION.




CULINARY WATER AND PUBLIC SEWER ARE AT THE LEDGES

 **POWER:** ROCKY MOUNTAIN POWER RUNS ALONG HIGHWAY 18.

 **NATURAL GAS:** DOMINION ENERGY NATURAL GAS RUNS ALONG HIGHWAY 18.

 **WATER:** THERE ARE 50 ACRE FEET OF WATER INCLUDED WITH THE SALE. IN ADDITION, THERE ARE HIGH LEVEL DISCUSSIONS UNDERWAY TO INSTALL A PUBLIC UTILITY WATER LINE ALONG HIGHWAY 18 ADJACENT TO THIS PROPERTY. *PLEASE REACH OUT TO THE LISTING TEAM FOR MORE INFORMATION AND DETAILS ON THIS TOPIC.

 **SEWER:** NO PUBLIC SEWER AT THE MOMENT, HOWEVER, THERE ARE HIGH LEVEL DISCUSSIONS UNDERWAY TO INSTALL AN 18" SEWER LINE ALONG HIGHWAY 18 ADJACENT TO THIS PROPERTY. *PLEASE REACH OUT TO THE LISTING TEAM FOR MORE INFORMATION AND DETAILS ON THIS TOPIC. IN THE EVENT THE PUBLIC SEWER DOES NOT COME TO FRUITION, BUYER WOULD NEED TO COMPLY WITH THE CURRENT GUIDELINES AND MINIMUM ACREAGE REQUIREMENTS FOR SEPTIC TANK INSTALLATION.



PARCEL FOR SALE



ONLY 8-10 MINUTE
DRIVE TO SUNSET BLVD

DIAMOND
VALLEY

SNOW CANYON
STATE PARK

THE LEDGES
GOLF COURSE

IVINS



WHY SOUTHERN UTAH??

There's a reason people are ending up in Southern Utah. Or, lots of reasons, really.

Brigham Young sent Mormon settlers down south to grow crops in the big sun. Your uncle and aunt retired there for the premium warm-weather golfing. Your outdoorsy friends love Zion National Park and the surrounding state parks' year-round adventures. Your city-slicker friends just want to be warm and comfortable and have a million restaurant options. Did we mention the moderate winters? Located in the southwest corner of Utah, just 90 minutes from Las Vegas, in St. George you will experience a much warmer climate than our friends that have the greatest snow on earth up north!

Whatever brings you to St. George, be open to getting sidetracked. If you're outdoorsy, drawn by the fresh air and red rocks, branch out and get a spa treatment or see a play or go shopping or eating or gallery-hopping.

If you're indoorsy... Come on. HAVE YOU LOOKED OUTSIDE?! Hike Snow Canyon! Boat and ride ATVs at Sand Hollow. Bike the Anasazi Trail (for single-trackers), Gooseberry Mesa (for technical tricksters), or the Snow Canyon Paved Loop (for the rest of us). Ride a horse, fish a river, or canyoneer a... you know... a canyon.

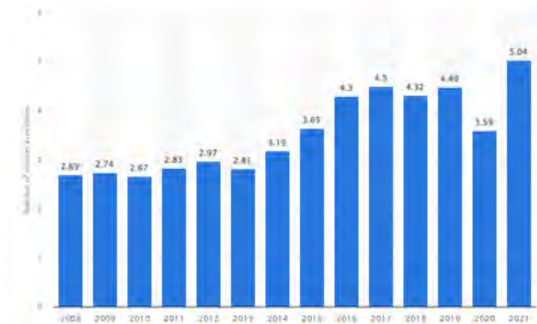


Zion National Park is a park in the desert of Utah that boasts a variety of plants and animals as well as archaeological sites. Many visitors to the park engage in hiking,

climbing and camping within the park. In 2020, Zion National Park was among the top 3 most visited parks in the United States. The U.S. national parks are hugely popular and there has been a general growth in attendance since 2008.

The number of visitors to Zion National Park has been increasing in recent years. In 2021, the park saw an increase in the number of visitors with over **five million** visitors, compared to the 3.59 million visitors welcomed in 2020. In 2021, the park exceeded pre-pandemic levels of attendance, recovering from the dip in attendees experienced during the global health crisis in 2020.

NUMBER OF RECREATIONAL VISITORS TO ZION NATIONAL PARK IN THE UNITED STATES FROM 2008 TO 2021 ----->



This year, St George will host two Ironman World Championships, which has an estimation of



20-\$25 million each race in total economic impact.

In 2021, The Ironman 70.3 World Championship ended, but the economic impact of the race has resonated throughout Washington County for months.

Before the race started, planners and city officials hoped the international event would generate somewhere between \$15 million and \$18 million, and early returns suggested that goal was achieved. "Data collected from athlete surveys confirms that the county realized nearly \$18 million in direct economic impact from participants and visitors who came for the event," Kevin Lewis, director of Greater Zion Convention & Tourism Office, wrote.



Snow Canyon State Park

Often obscured by the shadow of Utah's most iconic park, this hidden gem located about an hour west of Zion shares much in common with it's

more celebrated cousin. Unfurling a rugged landscape of dramatic sandstone cliffs and ancient lava flows, this high-desert mini-Zion rolls out the red carpet for explorers with 18 hiking trails, 30 campsites, and a fraction of the people.

In 2021, the park saw a 59% increase in visitors, totaling 796,051 people, compared to 2020 with 499,195 people.

DID YOU KNOW??

ST. GEORGE, Utah and the rest of Washington County have once again ranked as the fastest-growing metro area in America. A new report from the U.S. Census showed the local population growing by nearly 10,000 new residents between July 1 of 2020 and July of 2021, a 5.1% increase.