



AIRPORT VICINITY BUSINESS PARK ST GEORGE, UT AIRPORT

St George, UT 84790

Dustin Hammer
- Real Estate Professional



Real Broker, LLC

Cell: (435) 680-3432

Email: hammer.team@icloud.com

Real Broker, LLC

·BUY ·SELL ·LEASE ·NEW CONSTRUCTION ·DEVELOPMENT ·COMMERCIAL

Property Summary

OFFERING TERMS

SALE OR BUILD TO SUIT

ADDRESS

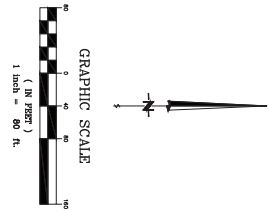
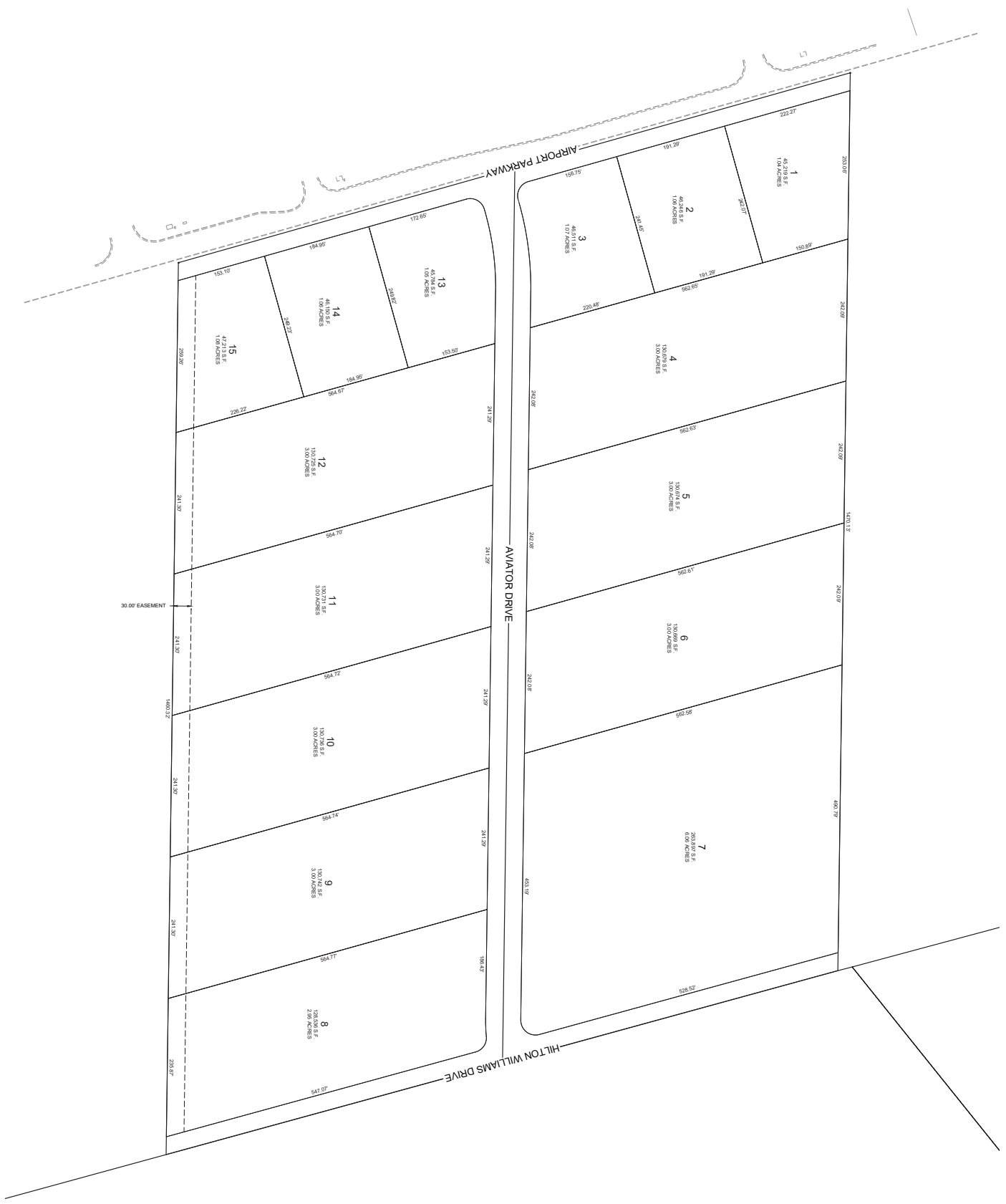
Land near Airport
St. George, UT 8790

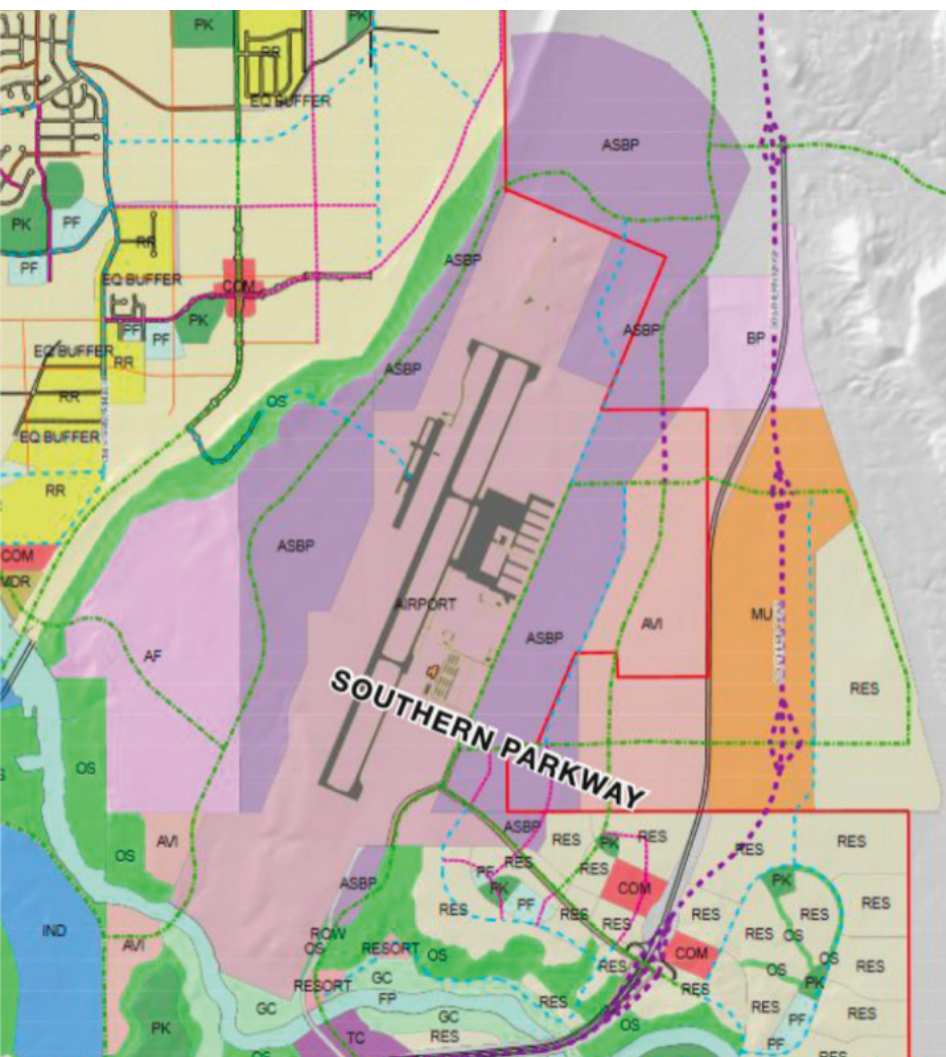
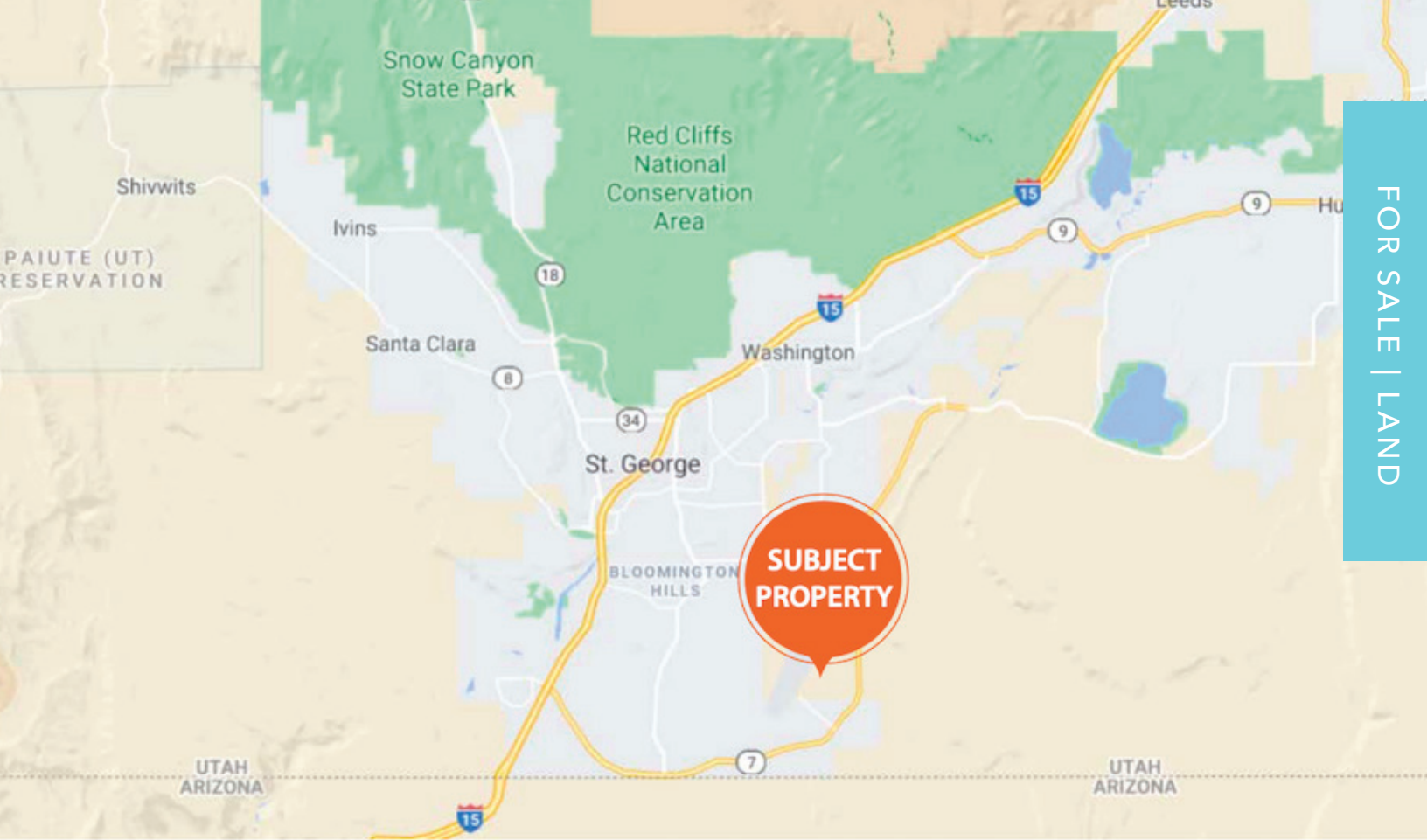
LOT SIZE | ACRES

1.04-3.00 ACRES

- Adjacent to Saint George Regional Airport
- Many potential uses (for sell, lease, or build to suit)
- Master planned for airport vicinity industrial and related businesses, mixed-use
- Utilities in lot
- Fronts Airport Parkway and crosses over the new Southern Parkway, which has direct access from I-15 to Hurricane City
- A bridge is in place over the Southern Parkway allowing direct access to the airport
- Close proximity to Desert Canyons 2,400 acre Master Planned community and sports park with plans for over 6,300 dwelling units
- Pricing to be determined, contact listing agent for questions

LOT #	Acres	\$ Price	Availability
1	1.04	TBA	SOLD
2	1.06	TBA	SOLD
3	1.07	\$650,000	YES
4	3.00	TBA	SOLD
5	3.00	CALL	YES
6	3.00	TBA	SOLD
7	6.06	TBA	SOLD
8	2.96	\$1,500,000	YES
9	3.00	CALL	YES
10	3.00	CALL	YES
11	3.00	CALL	YES
12	3.00	CALL	YES
13	1.05	CALL	YES
14	1.06	CALL	YES
15	1.08	CALL	YES





Legend	
	Local Rd 50'
	Collector Rd 60'
	Mj Collector Rd 60'
	Arterial Rd 90'
	Mj Arterial Rd 100'+
	City Limits
Land Use Plan	
LUCODE	
	AF Business Park - Airport Friendly
	AIRPORT
	ASBP
	AVI - Airport Vicinity Industrial
	BP - Business Park
	COM - Commercial
	E - Employment
	EQ BUFFER
	FP Open Space - Flood Plain
	GC Open Space - Golf Course
	HCP Open Space - HCP
	HDR - High Density Resident (10 or more DU/AC)
	IND - Industrial
	LDR - Low Density Residential (Up to 4 DU/AC)
	MDR - Medium Density Residential (5 to 9 DU/AC except Little Valley 4 to 7)
	MHD - (Little Valley 7 to 10 DU/AC)
	MR - Mixed Residential (Density by site Master Plan)
	MU - Mixed Use
	OS - Open Space
	PF - Public Facilities
	PK - Park
	PO - Professional Office
	RES (density undefined or as per specific plan)
	RESORT
	RR - Rural Residential (Up to 2 DU/AC)
	RV
	SC Open Space - Snow Canyon State Park
	TC - Town Center
	VC1 - Visitor Center 1
	VC2 - Visitor Center 2
	VLDL - Very Low Density Residential (Up to 1 DU/AC)

ABOUT SGU

AND ST GEORGE AREA

St. George Regional Airport is a city-owned, public-use airport located five miles southeast of the central business district of St. George City, Washington County, state of Utah, United States. The current airport opened January 13, 2011 and is served by SkyWest Airlines on behalf of Delta Air Lines and United Airlines. SkyWest, which is one of the largest regional airlines in the world, is also based in St. George.

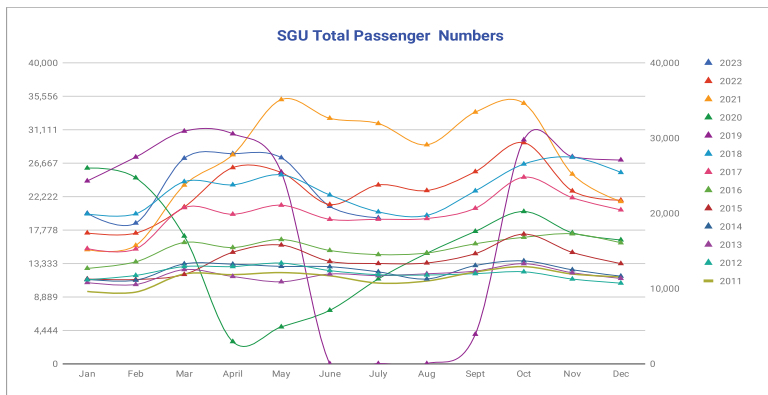
SGU by the Numbers

- 9,300 ft. (1.8 miles) runway expandable to 11,500 ft.
- Built on 1,203 acres.
- Two 50 ft. wide parallel taxiways (one partial and one full length)
- Meets all FAA safety requirements
- State of the Art Instrumentation Approach
- Construction provided hundreds of local jobs in a difficult economic climate
- Will accommodate regional jet aircraft, 737s and Airbus 319s
- Access provided from the new Interchange two and Southern Parkway which is part of the proposed Dixie Regional Beltway
- More property for General Aviation operations and Fixed Base Operators
- Full ILS instrumentation and navigational aids will be available
- Completely expandable to allow the City to meet future needs of the community and area
- Thousands of adjacent developable acreage to accommodate economic development activities
- Opportunities for other destinations and airlines if and when the market dictates
- Modern 35,000 sq. ft. terminal building. Terminal is expandable

SGU Visitation Numbers



Year	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
2023	19,981	18,680	27,299	27,911	27,370	20,904	19,389						161,534
2022	17,371	17,350	20,827	26,054	25,401	21,153	23,749	23,006	25,518	29,374	22,951	21,728	274,482
2021	15,150	15,711	23,731	27,766	35,095	32,612	31,918	29,092	33,431	34,607	25,192	21,548	325,853
2020	25,992	24,700	16,951	2,926	4,885	7,088	11,264	14,662	17,580	20,220	17,384	16,448	180,100
2019	24,280	27,452	30,899	30,549	25,445	0	0	0	3,901	29,744	27,506	27,074	226,850
2018	19,904	19,917	24,191	23,768	25,098	22,422	20,172	19,706	22,962	26,527	27,445	25,408	277,520
2017	15,289	15,240	20,738	19,860	21,059	19,184	19,191	19,287	20,653	24,783	22,054	20,437	237,775
2016	12,666	13,532	16,105	15,430	16,494	15,044	14,495	14,705	15,935	16,790	17,254	16,061	184,511
2015	11,249	11,180	11,858	14,804	15,765	13,594	13,312	13,380	14,623	17,215	14,786	13,300	165,066
2014	11,205	11,085	13,261	13,216	12,927	12,879	12,197	11,252	13,039	13,653	12,473	11,627	148,814
2013	10,778	10,519	12,499	11,585	10,879	11,910	11,699	11,943	12,298	13,287	12,079	11,327	140,803
2012	11,143	11,725	12,899	12,899	13,364	12,367	11,823	11,776	11,959	12,206	11,240	10,698	144,099
2011	9,597	9,506	11,915	11,827	12,100	11,672	10,706	10,981	12,176	12,894	11,911	11,531	136,816



St George, UT Area Quick Facts

Days of Sunshine

- St. George – 300 days a year
- United States – 205 days a year

Population/Economy

- Washington County – 180,279
- St. George – 76,817
- Median Income of \$49,498
- Cost of Living Index of 107.8