



# FOR SALE

362 N State St  
La Verkin, UT 84745

- Prime location in La Verkin, UT
- Zoned For Commercial Use

± 2.02 Acres | LAND / RETAIL



## Property Specs

|               |                      |
|---------------|----------------------|
| OFFERED PRICE | <b>\$2,000,000</b>   |
| LOT SIZE      | <b>± 2.02 Acres</b>  |
| TAX ID        | <b>LV-125-B-3</b>    |
| ZONNING       | <b>Commercial</b>    |
| TYPE          | <b>Land   Retail</b> |

- 2.02 Acres of commercial zoned land en route to Zion National Park
- Located near Maverik, Family Dollar, and Davis Food and Drug
- Hotel, Restaurant, Retail, and many other possible uses, subject to city approval
- Rectangle parcel with significant frontage on State Street



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# SUMMARY





PHOTOS





# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



A map of La Verkin, Utah, featuring three concentric circles centered on the town. The innermost circle is black, the middle one is red, and the outermost one is black. The town of La Verkin is labeled in the center. To the north is Toquerville, and to the south is Hurricane. Roads shown include N State St, S State St, Airport Rd, and S 700 W. Highway markers for 17, 9, and 59 are visible.

| POPULATION             | 1-mile   | 3-mile   | 5-mile   |
|------------------------|----------|----------|----------|
| 2024 Population        | 4,171    | 15,418   | 22,223   |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile   |
| 2024 Households        | 1,326    | 4,921    | 7,724    |
| INCOME                 | 1-mile   | 3-mile   | 5-mile   |
| 2024 Average HH Income | \$70,497 | \$92,526 | \$98,705 |

# Traffic Counts

| STREET   | AADT   |
|----------|--------|
| State St | 19,000 |

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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