



FOR SALE

NE Corner of State St & 200 N
La Verkin, UT 84745

- Great for Retail Development in Under-Served Market
- Lots of SR-9 Frontage

± 4.54 Acres | LAND / RETAIL

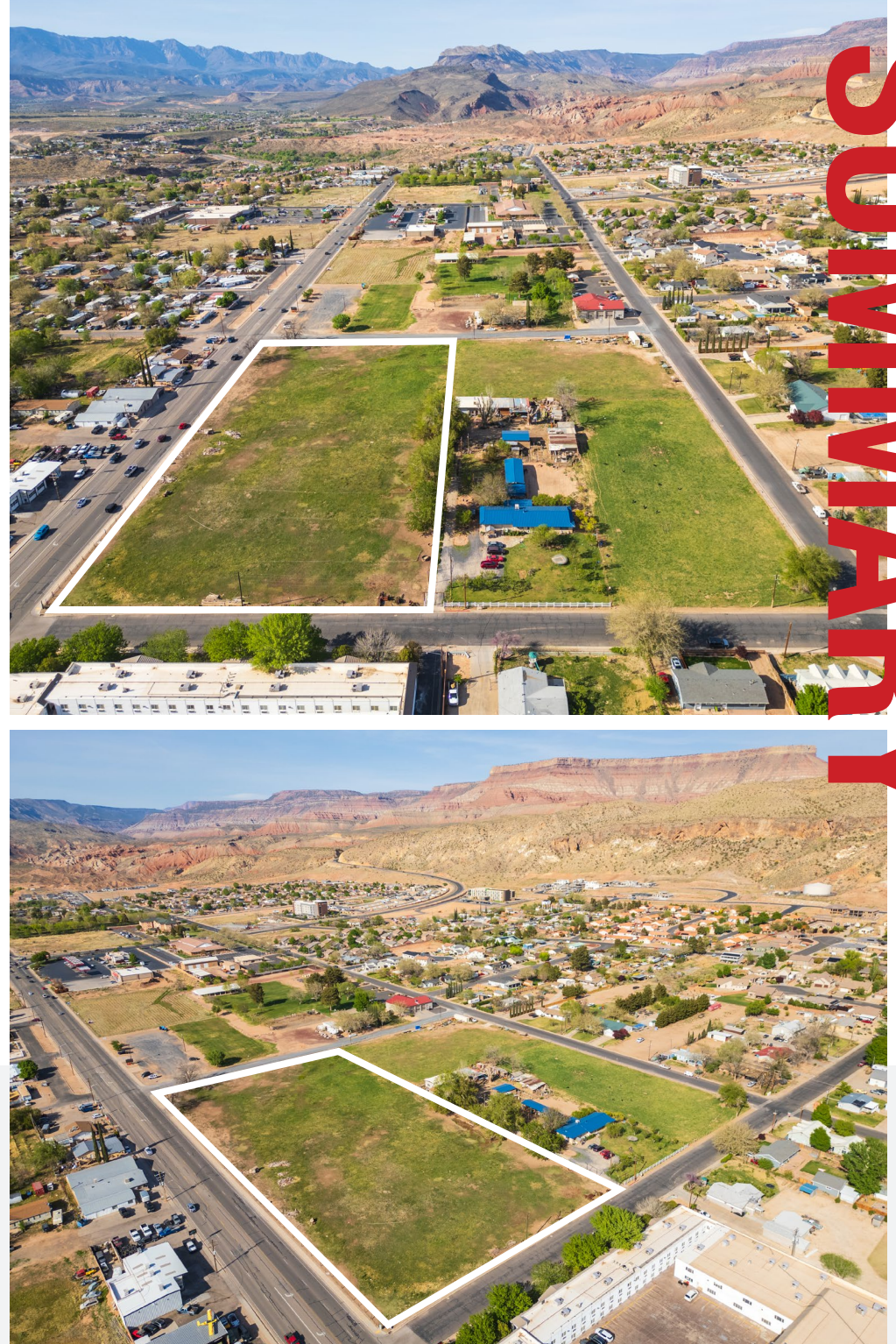
Property Specs

| | |
|---------------|------------------------------------|
| OFFERED PRICE | \$3,559,723 |
| LOT SIZE | ± 5.54 Acres |
| TAX ID | LV-HATR-1 |
| ZONNING | COMM-R (Retail Commercial) |
| TYPE | Land Retail/Office |

- Great for Retail Development in Under-Served Market
- Located On SR-9 In La Verkin on Corner
- Great Vehicle ADT & Visibility from State Street
- High Growth & High Traffic
- Some of the Highest ADT In Southern Utah
- Call Curren Or Kayla with Questions



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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SUMMARY



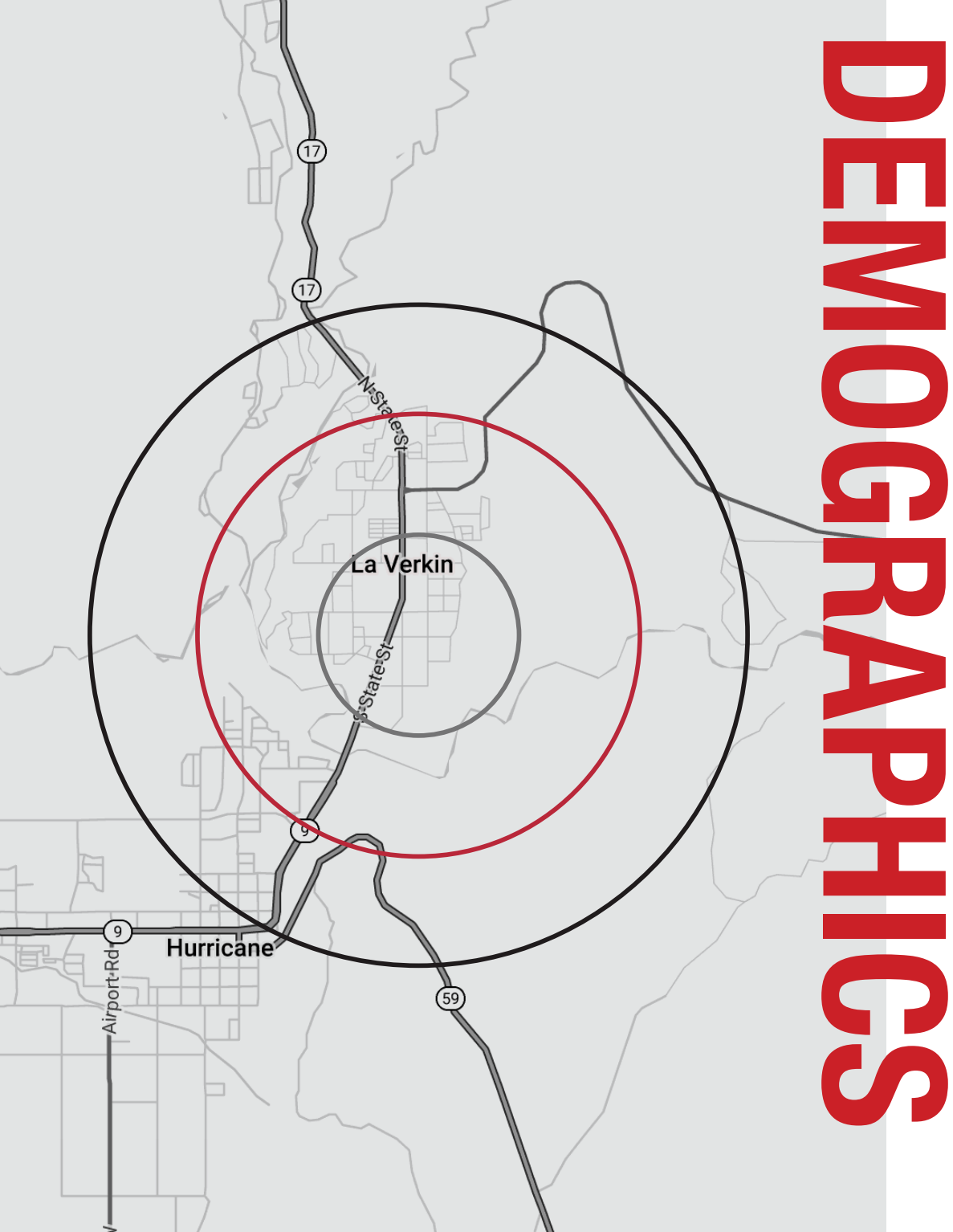
PHOTOS



AREA MAP



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



DEMOGRAPHICS

| 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.

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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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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

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