



AVAILABLE FOR SALE OR LEASE



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REAL ESTATE

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Executive Summary

ASKING RATE
\$35/SF

SPACE SIZE
±5.42 Acres

Property Highlights

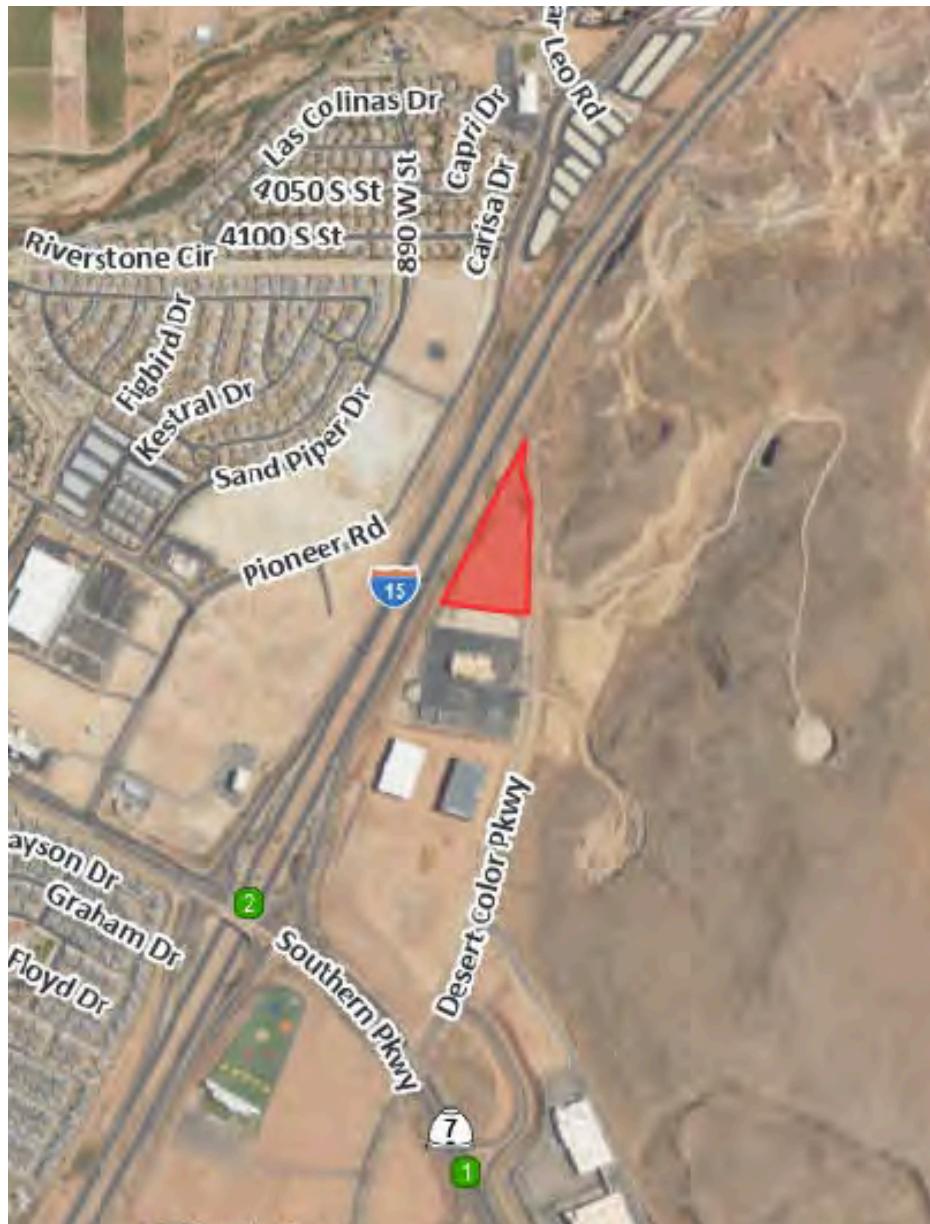
- Rare commercial opportunity in St. George's fastest-growing corridor
- Prime interstate frontage offering unmatched daily traffic exposure
- Flexible development options – purchase, ground lease, or custom build-to-suit
- Strong area demographics and high commercial activity
- Perfect for retail, restaurant, hospitality, or mixed-use development
- Excellent accessibility via Desert Color Parkway and I-15 Exit 2

Other Details

Zoning Commercial



Property Description



Property Description

This exceptional 5.42-acre commercial parcel offers a rare opportunity to purchase or ground lease a premier site with unparalleled I-15 frontage and visibility. Priced at \$35 per square foot, the property is ideally positioned along Desert Color Parkway in the heart of St. George's fastest-growing commercial corridor.

Strategically located adjacent to the new Costco and Kenworth dealership, this site benefits from high traffic counts, strong surrounding development, and excellent access via I-15 Exit 2. The area continues to attract national retailers, restaurants, and hospitality brands, making it one of Southern Utah's most dynamic and desirable business hubs.

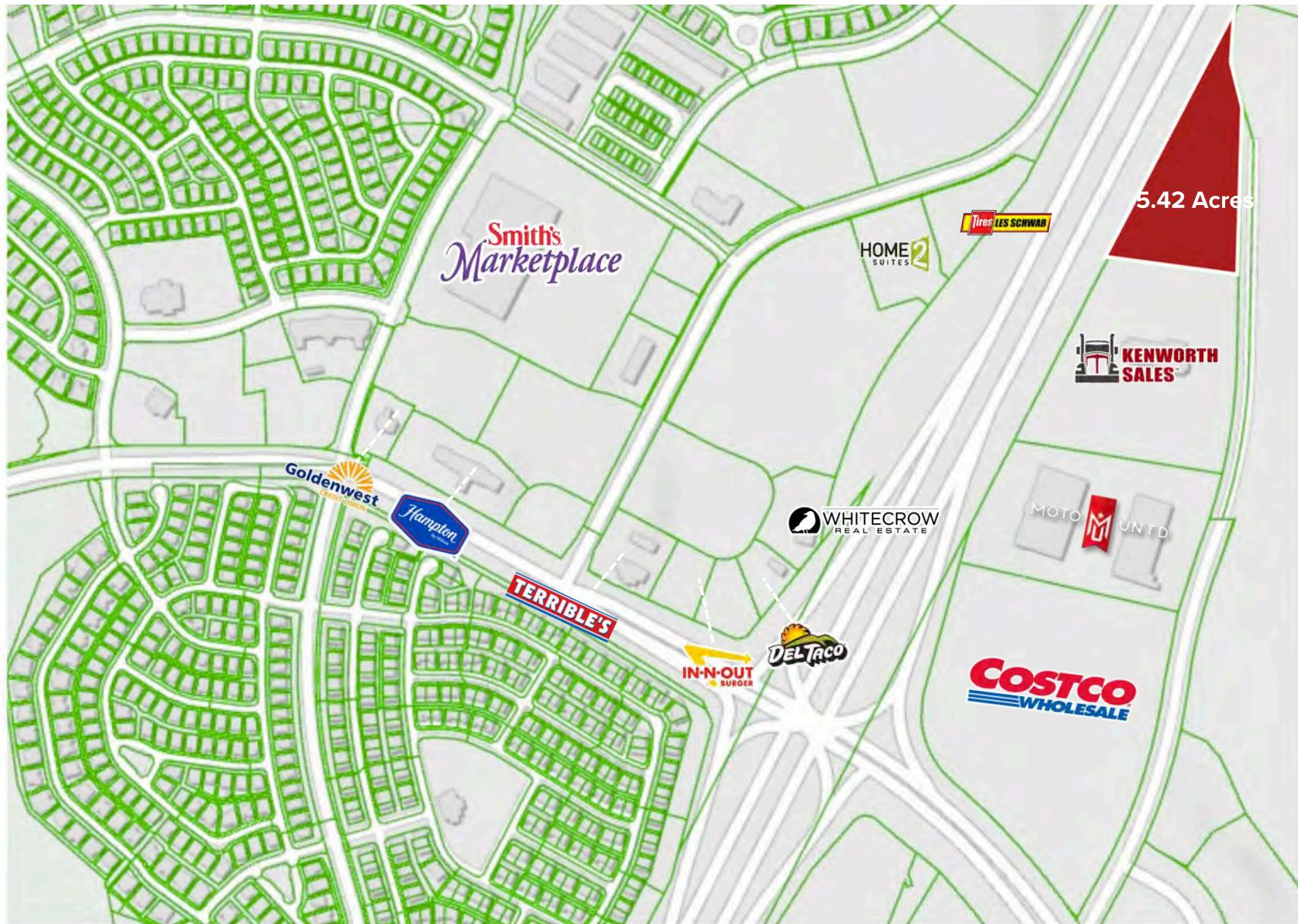
With flexible purchase, ground lease, or build-to-suit options, this property provides an outstanding opportunity for retail, restaurant, office, or mixed-use development. All utilities are available, and the site is ready for immediate planning and construction.

An ideal investment for businesses seeking maximum exposure, accessibility, and long-term growth potential in the expanding Desert Color master-planned community.

Photos



Retailer Map





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