



1777 Dixie Dr
St George, UT 84770

- Less than a mile to I-15 interchange
- Potential Office/Medical/Retail.

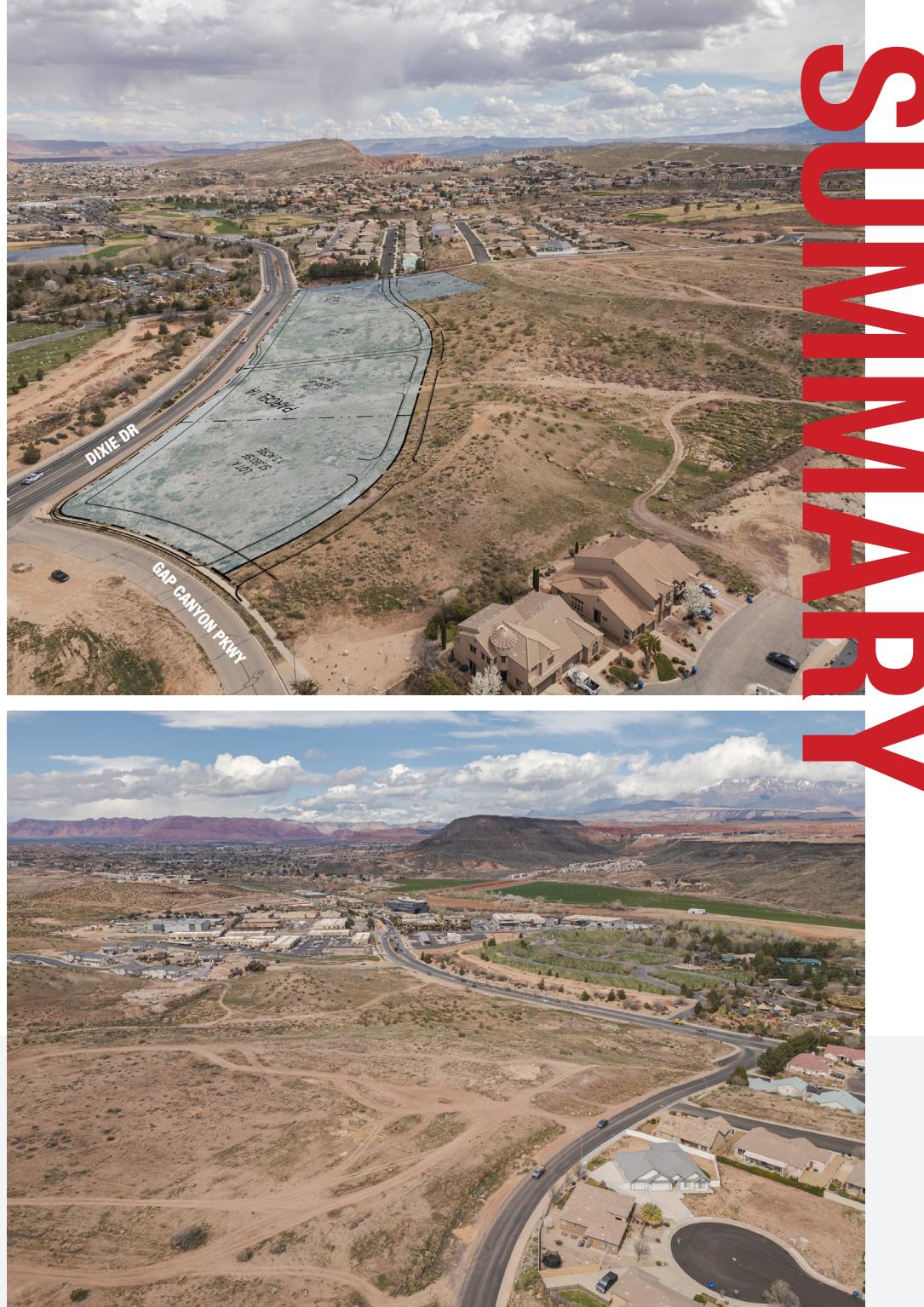
± 5 Acres | LAND | RETAIL/OFFICE

Parcel outline is representational. The exact property boundaries to be determined.

Property Specs

OFFERED PRICE	Call for pricing
LOT SIZE ACRES	± 0.97-1.7 Acres Total ± 5 Acres
TYPE	Land Retail/Office
TAX ID	Portion of SG-6-3-1-4431

- Dixie Dr Frontage, less than a mile to I-15 interchange.
- Potential Office/Medical/Retail.
- Ideal for investor or owner/users, growing trade area with vibrancy.
- Lots potentially starting at around half an acre with price to sell starting at \$14/SF



OR TEXT 22383 TO 39200

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

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SALE

SOHO



Parcel outline is representational. The exact property boundaries to be determined.

AREA MAP



SITE PLAN



Parcel Information

LOT A	± 1.3 Acres
LOT B	± 1.25 Acres
LOT C	± 1.7 Acres
LOT D	± 1.58 Acres
LOT E	± 0.97 Acres

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	7,307	45,988	87,288
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,005	17,147	32,315
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$98,934	\$92,928	\$97,059

Traffic Counts

STREET

AADT

Dixie Dr

31,000

Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles

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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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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243 E St. George Blvd Ste 200
St. George, Utah 84770
435.628.1609 | naiexcel.com

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Wes Davis, MBA
435.627.5705
wdavis@naiexcel.com