



# FOR SALE

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 determine.



## Property Specs

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

- 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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# SUMMARY





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# AREA MAP



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



# 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.

## 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 Excel. 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.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

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