

PRIME UTAH LAND

Washington Parkway, Washington, Utah 84780

AVAILABLE
For Lease

±9.0 ACRE LAND OPPORTUNITY

I-15 FWY

FOR LEASE
1 ACRE LOT

FOR LEASE
8 ACRE LOT

 MDL Group

5960 South Jones Boulevard
Las Vegas, Nevada 89118
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- PARCELS AVAILABLE
- DEVELOPMENT-READY

LAND OPPORTUNITY - WASHINGTON PARKWAY
Washington Fields, Washington, UT 84780

For Lease

FUTURE HOTEL
DEVELOPMENT

FUTURE OFFICE
DEVELOPMENT

MAP

FOR LEASE
1 ACRE LOT

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8 ACRE LOT

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Property Details



CALL FOR PRICE

PSF per Annum



±9.0 AC

Total Acreage



Washington Fields

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	±2,363	±21,178	±59,112
Ave. Household Income			
2025 Ave. Household Income	\$112,410	\$94,788	\$99,236

Property Highlights

- Just 2 below (W-209-F - 1 AC lot & 8 AC lot) for lease
- Approximately ±9.0 AC total
- Located in the rapidly developing Washington Fields area, just off the I-15 Freeway at Washington Parkway
- Just northeast of Greater St. George vicinity
- Each parcel is utilities-ready, allowing for immediate development
- Zoned for General Commercial (C-2), allowing for a wide range of uses, including high-line auto dealerships, hotels, fuel/convenience retail, restaurants, medical/professional offices, and specialty retail
- Strategically situated in an area experiencing significant growth
- Nearby developments include the Sienna Hills Auto Mall and the upcoming Grapevine Crossing (a planned, major commercial and retail hub)



Property Overview

Just 2 down below are available for sale in the rapidly developing Washington Fields area. These utilities-ready parcels are strategically located off the I-15 North Freeway at Washington Parkway (exit 13), offering immediate development opportunities. Zoned for General Commercial (C-2), the properties are ideal for a variety of uses, including high-line auto dealerships, hotels, fuel / convenience retail, restaurants, medical/professional offices, and specialty retail. The area benefits from adjacent developments like the Sienna Hills auto mall and the upcoming Grapevine Crossing, poised to become a major commercial and retail hub. This prime location and flexible zoning make these parcels highly attractive for diverse commercial ventures.

Area Overview

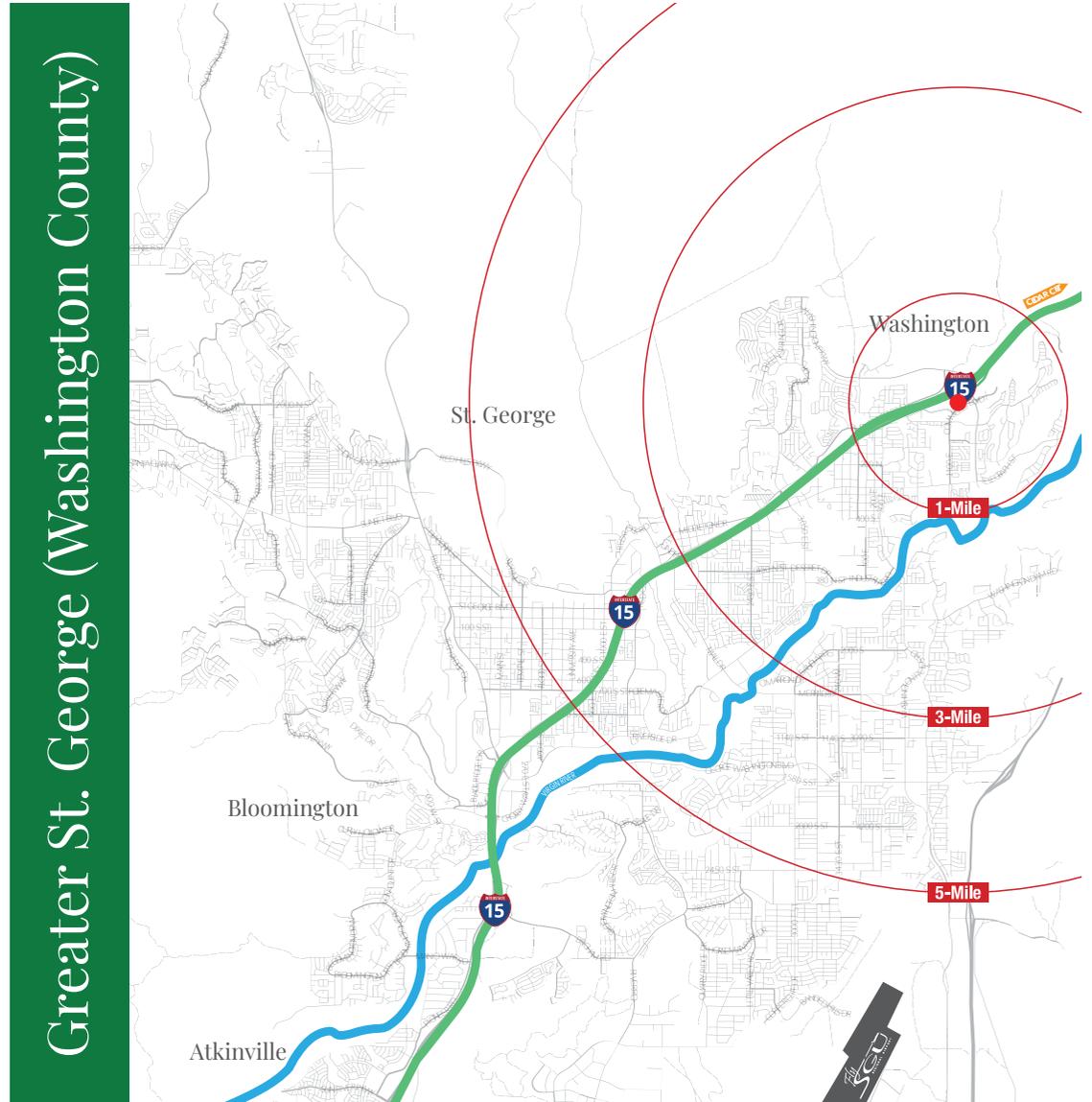
The St. George / Washington Fields submarket is a rapidly expanding commercial real estate destination, appealing to land buyers due to its exceptional accessibility and robust development activity. Direct access to the I-15 Freeway is a major draw, providing vital connectivity for businesses. This area is experiencing significant growth with major adjacent developments, including the Sienna Hills auto mall and the large-scale Grapevine Crossing, which is poised to become a substantial commercial and retail hub. Further enhancing its appeal, the St. George Regional Airport is undergoing a multi-year expansion, attracting more visitors and residents. This combination of strategic location, ease of access, and ongoing commercial development creates a highly favorable environment for commercial land investment.

Population	1 mile	3 miles	5 miles
2010 Population	1,350	13,523	40,744
2020 Population	1,743	18,059	50,143
2025 Population	2,363	21,178	59,112
2030 Population	2,582	22,746	65,237
2010-2020 Annual Rate	2.59%	2.93%	2.10%
2020-2025 Annual Rate	5.97%	3.08%	3.18%
2025-2030 Annual Rate	1.79%	1.44%	1.99%
2025 Median Age	54.3	37.7	36.6

Households	1 mile	3 miles	5 miles
2025 Wealth Index	127	82	87
2010 Households	536	4,596	13,819
2020 Households	754	6,463	17,578
2025 Total Households	1,070	7,966	21,481
2030 Total Households	1,193	8,750	24,308
2010-2020 Annual Rate	3.47%	3.47%	2.44%
2020-2025 Annual Rate	6.89%	4.06%	3.89%
2025-2030 Annual Rate	2.20%	1.90%	2.50%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$112,410	\$94,788	\$99,236
2030 Average Household Income	\$128,185	\$106,214	\$113,570
2025-2030 Annual Rate	2.66%	2.30%	2.74%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	672	5,552	16,645
2020 Total Housing Units	904	7,756	21,011
2025 Total Housing Units	1,277	9,547	25,607
2025 Owner Occupied Housing Units	841	5,249	13,714
2025 Renter Occupied Housing Units	229	2,717	7,767
2025 Vacant Housing Units	207	1,581	4,126
2030 Total Housing Units	1,376	10,290	28,763
2030 Owner Occupied Housing Units	941	5,840	16,226
2030 Renter Occupied Housing Units	252	2,910	8,082
2030 Vacant Housing Units	183	1,540	4,455



● Power Retail ● Parks & Recreation ● Municipal





Lease Details



CALL FOR PRICE

Price per SF



±418,176 SF

Available Land



Washington Fields

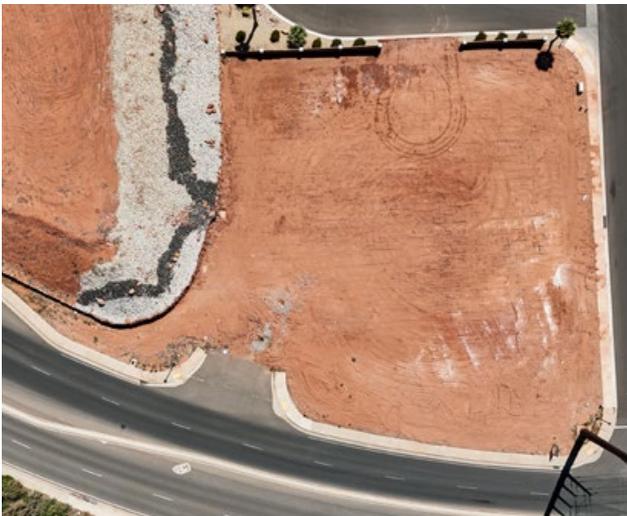
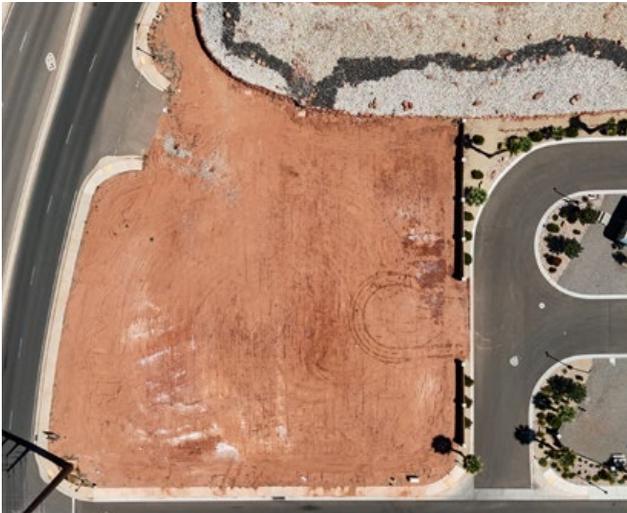
Submarket

Parcel Details

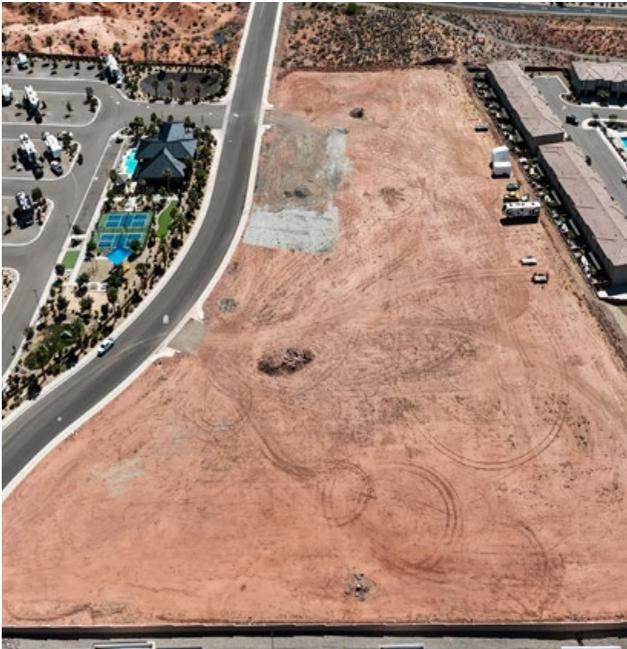
- + Total Acreage: ±9.0 AC
- + Total SF: ±418,176 SF
- + Total Parcels: 6
- + Utilities-Ready: Power, Water, Gas
- + Availability: Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Parcel W-209-F



8 Acre Parcel



Washington County, Utah

Synopsis

Washington County, Utah, is a dynamic and rapidly growing region located in the southwestern part of the state, often referred to as “Dixie” due to its warmer climate compared to the rest of Utah. St. George serves as its county seat and largest city, acting as the economic and cultural hub of the area.

Washington County employs approximately ±500-600 people across its various departments, including seats in municipal and the Sheriff’s Department. The County operates with an annual budget in the range of \$200-\$300 million.

Washington County, including St. George, is recognized as one of the fastest-growing areas in the United States. This rapid development is driven by a confluence of factors, including quality of life, access to abundant natural recreation, economic opportunity and business environment, infrastructure development, and a great sense of community. Washington County’s blend of natural allure, economic vitality, and desirable lifestyle continues to make it a highly attractive destination for both new residents and businesses.

Quick Facts

±2,426

Land Area
(Square Miles)

180,279

Population
(5th Largest in Utah)

86

Pop. Density
(Per Square Mile)

Sources: washco.utah.gov, data.census.gov, lvgea.org, nasbo.org

Market Overview

Tax Advantages

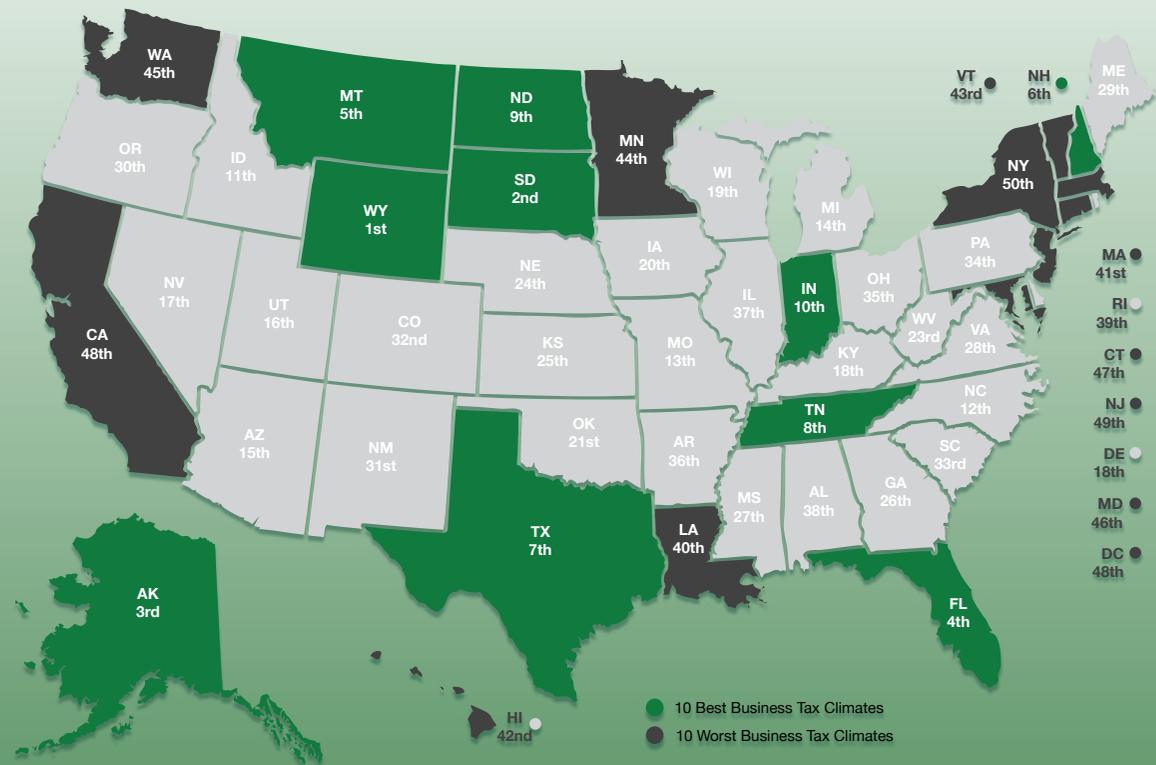
Utah offers several tax advantages and incentives designed to attract businesses seeking to relocate or expand. These advantages stem from both state-level programs and local economic development efforts, aiming to foster job creation, capital investment, and economic diversification.

Economic Development Tax Increment Financing (EDTIF) & Rural Economic Development Tax Increment Financing (REDTIF)

These are the cornerstone of Utah's corporate incentives and are post-performance, refundable tax credits that rebate a percentage of new state revenues (up to 30% for EDTIF and 50% for REDTIF, which including sales, corporate, and withholding taxes) generated by a project over a period, between 5 and potentially up to 20 years.

<p>SALES TAX EXEMPTIONS FOR MANUFACTURING</p> <p>Manufacturers are given sales tax exemption on the purchase of new (or replacement) equipment used in manufacturing processes, effectively reducing upfront costs for industrial businesses setting up or upgrading facilities.</p>	<p>TAX CREDITS FOR RESEARCH</p> <p>Utah offers income tax credits for companies engaged in qualified research activities within the state (includes payments to qualified organizations for basic research and specific percentages of qualified research expenses).</p>	<p>LOWER CORPORATE & PERSONAL INCOME TAX RATES</p> <p>As of January 1, 2025, the state has lowered both its corporate & individual income tax rates to 4.50%, making Utah a competitive state for both business profits and individual earnings.</p>
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2025 STATE BUSINESS TAX CLIMATE INDEX



UTAH TAX SYSTEM

Utah is ranked 16th in the Tax Foundation's 2025 State Business Tax Climate Index, whose ranking is supported by the following key tax advantages:

- Low Flat Corporate Income Tax Rate
- Low Flat Individual Income Tax Rate
- Economic Development Tax Increment Financing
- Rural Economic Development Tax Increment Financing
- Sales Tax Exemption for Manufacturing Equipment
- Sales Tax Exemption for Industrial Utilities
- Research and Development (R&D) Tax Credit
- No State-Level Franchise Tax
- Single Sales Factor Apportionment
- Overall Business-Friendly Tax Environment and Rankings

Source: taxfoundation.org

Southern Utah Growth

Washington & Iron Counties



Utah boasts a diversified economy with a range of important industries, including:

■ Technology

Utah's tech sector, often dubbed "Silicon Slopes", is a major driver of economic growth, housing innovative companies in areas like software development, data management, and cybersecurity.

■ Healthcare

The healthcare industry is a crucial part of Utah's economy, employing many professionals and encompassing institutions, insurance companies, and research organizations. Intermountain Healthcare is one of the state's largest employers in this sector.

■ Finance

Utah's financial services industry is a significant contributor to its GDP, featuring prominent institutions like Zions Bancorporation and a growing number of FinTech startups.

■ Manufacturing

Utah's manufacturing sector is dynamic and diverse, producing aerospace components, electronics, food products, and advanced materials. Major companies like Northrop Grumman and Hexcel play a significant role in this industry.

■ Agriculture

Though farm employment and the number of farms have declined, agriculture remains a significant industry, especially in rural areas, with livestock and livestock products being major contributors to the sector.

■ Mining

Mining remains an important industry in Utah, particularly for minerals like copper, gold, and silver.

Source: Utah Department of Workforce Services, US Bureau of Labor Statistics (BLS), US Small Business Administration

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