

# I-15 FRONTAGE COMMERCIAL

590 South 1000 East, St. George, UT 84790



## EXECUTIVE SUMMARY



### SALE PRICE

**\$1,499,000**

### OFFERING SUMMARY

Lot Size:	1.19 Acres
Zoning:	PD-C Planned Development Commercial
Market:	Land
Submarket:	Retail, Office, Industrial
Price / SF:	\$28.92

### PROPERTY OVERVIEW

Explore the immense potential of this remarkable property, strategically positioned with rare I-15 frontage and zoned PD-C Planned Development Commercial. With convenient access to utilities adjacent to the property, it offers unparalleled visibility from Interstate 15, ideal for capturing the attention of passing motorists. The option for a Build-to-Suit opportunity of up to 25,000 square feet further enhances the property's appeal, providing flexibility for prospective retail investors. This premier location presents an exceptional investment prospect, perfectly suited for those seeking a prime commercial plot in the dynamic and burgeoning retail landscape.

### PROPERTY HIGHLIGHTS

- Rare I-15 frontage with high visibility
- Zoned PD-C Planned Development Commercial
- Adjacent utilities for convenient access
- Build-to-Suit option for up to 25,000 square feet
- Prime location for retail investment
- Strategic position for capturing passing motorists' attention

For More Information:

**TOM CALLISTER, SIOR**  
435.359.4902  
tom@linxcre.com



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## ADDITIONAL PHOTOS



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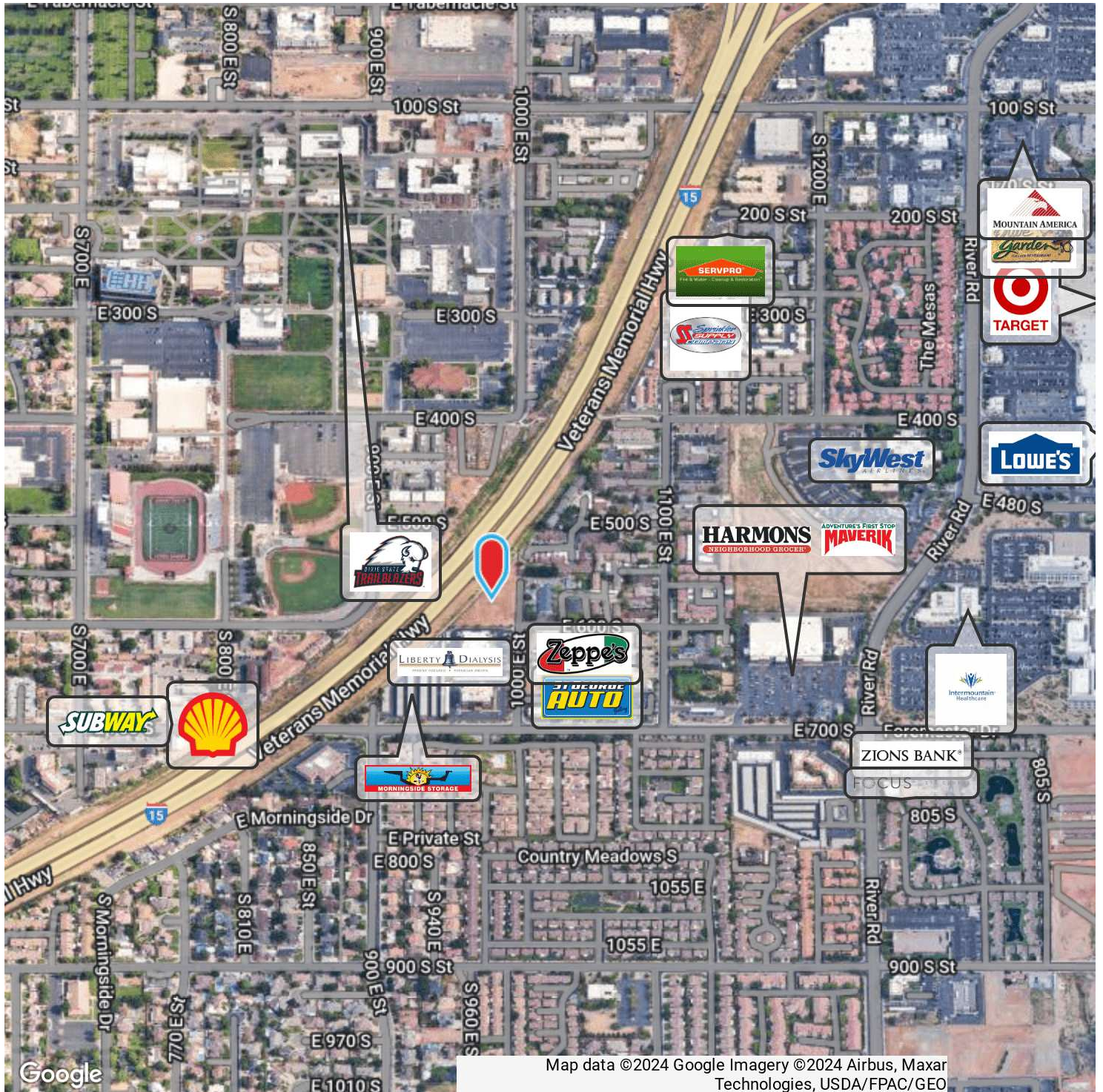


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## RETAILER MAP



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*For More Information:*

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