



FOR SALE

Dixie Dr
St George, UT 84770

±4.82 AC | LAND | MULTI-FAMILY

Property Specs

SALE PRICE	\$2,495,000
TOTAL ACREAGE	± 4.82 Acres
TAX ID	SG-6-2-35-412
TYPE	Land Multi-Family
ZONING	Multi-Family

- Approved for 46 condominium units
- Could potentially be approved for ±40 single family detached homes
- Partial over excavation complete
- Site plan and construction drawings available upon request



OR TEXT PELICAN TO 39200

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SUMMARY



PHOTOS

LAND **±4.86 AC**
TYPE TOTAL AVAILABLE

MULTI-FAMILY
ZONING



AREA MAP



DEMOGRAPHICS



POPULATION	3-mile	5-mile	7-mile
2025 Population	2,586	47,859	98,320
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,053	17,676	35,861
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$106,736	\$93,666	\$101,104

Traffic Counts

STREET	AADT
Dixie Drive	17,766
Auto Mall Drive	13,650

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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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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