



**FOR SALE**

1290 E Washington Dam Rd  
Washington, UT 84780

**± 1.92 ACRES | INDUSTRIAL**

## Property Specs

SALE PRICE **\$1,500,000**

LOT SIZE **± 1.92 Acres**

TYPE **Land | Industrial**

TAX ID **W-5-2-25-4120**

- Excellent location on Washington Dam Rd.
- Includes 1,447 SF 3 bedroom, 2 bath modular home
- Large barn on the property with outdoor water
- Excellent property for a commercial or industrial development use. May continue to be used as a residential horse property.



OR TEXT 23579 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



PHOTOS



# AREA MAP



Tapetex Drywall  
 ALLIANCE FIRE & SAFETY  
 HOOKED  
 OLSON CONSTRUCTION INDUSTRIES LLC  
 FLOODMASTER  
 UNDERWRAPS  
 BathPlanet by DREAM BATH REMODEL  
 U-HAUL  
 NuValenz  
 VANDY  
 STREAM TECHNOLOGIES  
 zerorez St. George

FLOPS  
 THORN DESIGN  
 ADWIN  
 UTV ADVENTURE TOURS  
 SOUTHWEST MOSQUITO  
 CFM  
 Southwest AUTO RECYCLING  
 AMERICAN GEAR COMPANY  
 OSS CONTAINERS

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

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	4,446	44,695	82,985
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,287	15,330	28,210
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$147,000	\$117,543	\$114,769

## Traffic Counts

STREET	AADT
2000 S / Washington Field Rd	2,600
Washington Fields Rd	16,000

## Cities Nearby

Reno, Nevada	535 miles
Los Angeles, California	395 miles
Salt Lake City, Utah	300 miles
Denver, Colorado	629 miles
Phoenix, Arizona	410 miles
San Antonio, Texas	1,242 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

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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**1.1 BIL**  
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PROFESSIONALS

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243 E St. George Blvd Ste 200  
St. George, Utah 84770  
435.628.1609 | [naiexcel.com](https://naiexcel.com)

**Gregg McArthur**  
435.627.5740  
[greggm@naiexcel.com](mailto:greggm@naiexcel.com)

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