



**FOR SALE**

Snow Canyon Pkwy  
& Dixie Downs Rd  
St. George, UT

**± 3.13 ACRES | LAND-RETAIL**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

OFFERED PRICE	<b>\$2,995,000</b>
LOT SIZE   ACRES	<b>± 3.13 Acres</b>
TYPE	<b>Land-Retail</b>
TAX ID	<b>SG-SNC-1-1</b>

- Prime commercial space available on Dixie Drive.
- This parcel is adjacent to Maverik, providing strong daily traffic and visibility.
- The site is just minutes from the Black Desert Golf Course and Resort, host of the annual PGA tournament, which attracts significant regional and national visitation.
- St. George is at the heart of a thriving tourism and outdoor recreation market, with close proximity to world-class national parks and year-round attractions.
- The area benefits from major recurring events, including the Huntsman World Senior Games, St. George Marathon, Tuacahn's Broadway in the Canyon, and PGA tournament activity, generating a steady flow of visitors and strong consumer demand.
- Continued population growth and a diversified local economy further support long-term commercial expansion.



OR TEXT DIXIE1 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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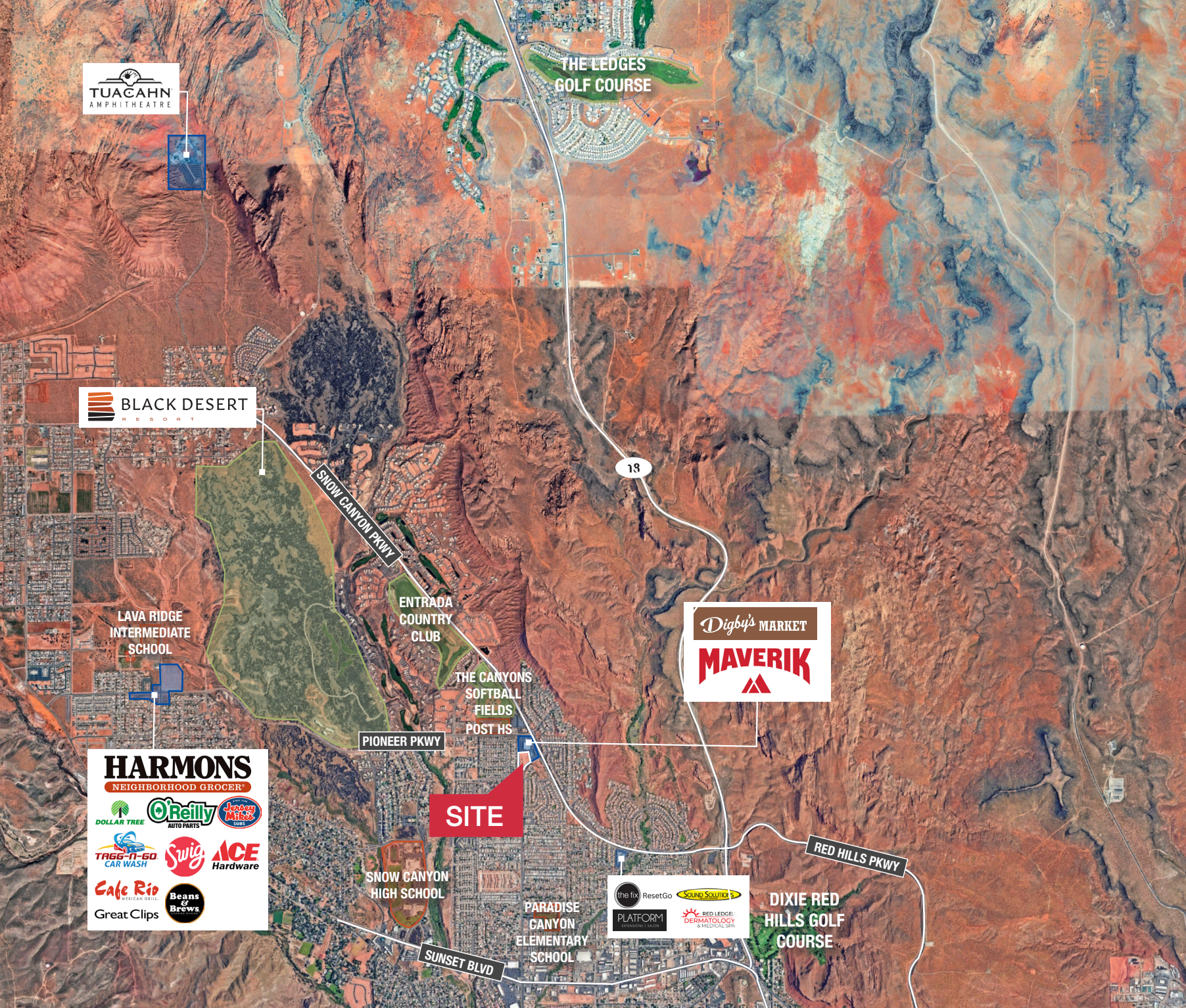
SUMMARY



PHOTOS



# AREA MAP



TUACAHN  
AMPHITHEATRE

THE LEDGES  
GOLF COURSE

BLACK DESERT  
RESORT

18

LAVA RIDGE  
INTERMEDIATE  
SCHOOL

ENTRADA  
COUNTRY  
CLUB

Digby's MARKET  
**MAVERIK**

THE CANYONS  
SOFTBALL  
FIELDS  
POST HS

PIONEER PKWY

**HARMONS**  
NEIGHBORHOOD GROCER

DOLLAR TREE  
O'Reilly AUTO PARTS  
Jordan Market SALES

TAGG-N-GO CAR WASH  
Swig  
ACE Hardware

Cafe Rio MEXICAN GRILL  
Great Clips  
Beans & Brews

**SITE**

SNOW CANYON  
HIGH SCHOOL

PARADISE  
CANYON  
ELEMENTARY  
SCHOOL

the fix ResetGo SOUND SOLUTIONS

PLATFORM  
RED LEDGE  
DERMATOLOGY  
& MEDICAL SPA

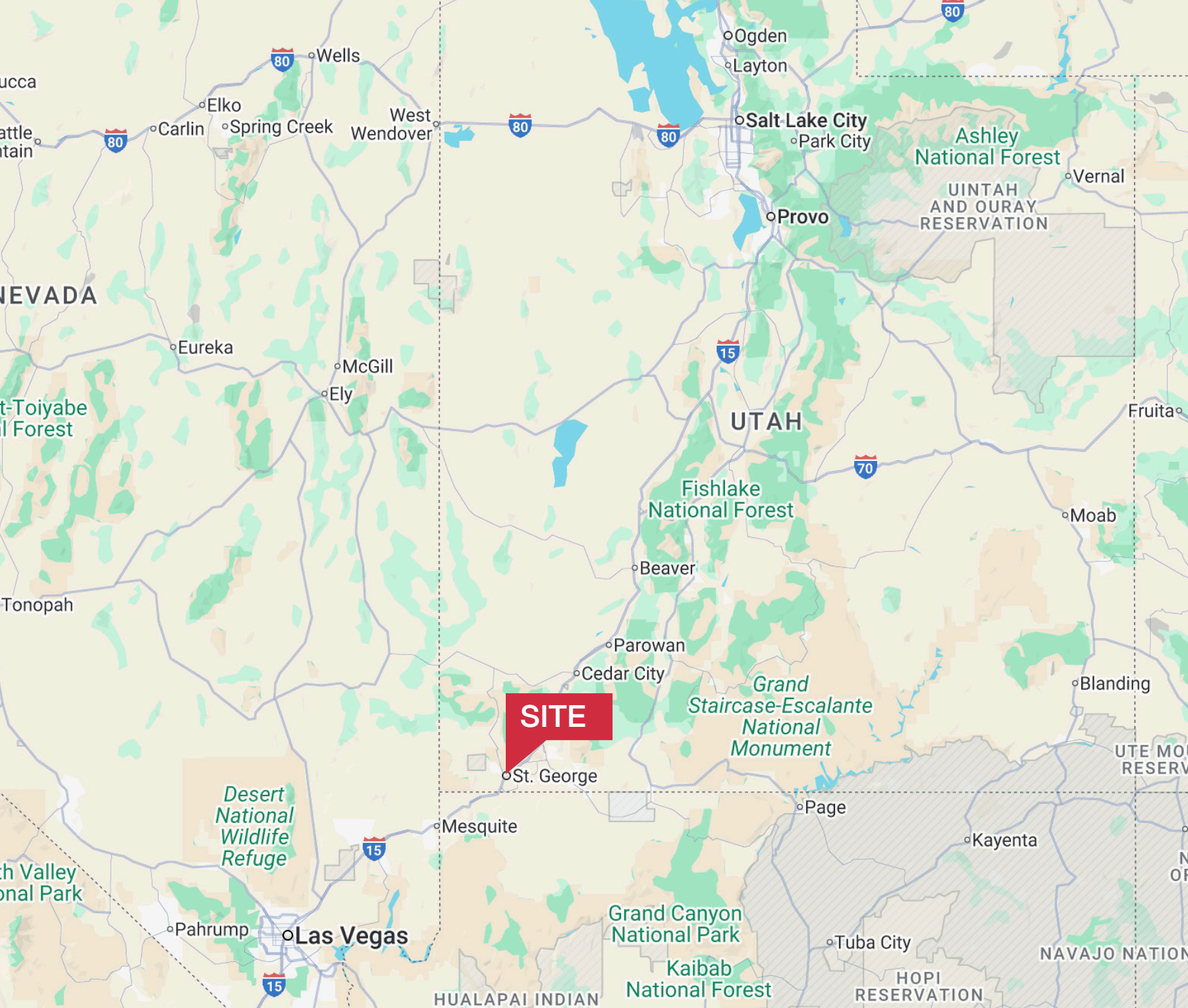
DIXIE RED  
HILLS GOLF  
COURSE

RED HILLS PKWY

SUNSET BLVD

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

# AREA MAP



- Shops/Tenants
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- Govt. Buildings
- Airport



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,658	39,229	70,642
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,954	14,495	26,116
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$99,385	\$98,691	\$93,902

## Traffic Counts

STREET	AADT
Snow Canyon Parkway	22,342
West 2000 North	6,989

# 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

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## 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.

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**NAI Excel**

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WHY NAI