



FOR SALE

3665 S River Rd
St George, UT 84790

±65 ACRES | LAND/MULTIFAMILY

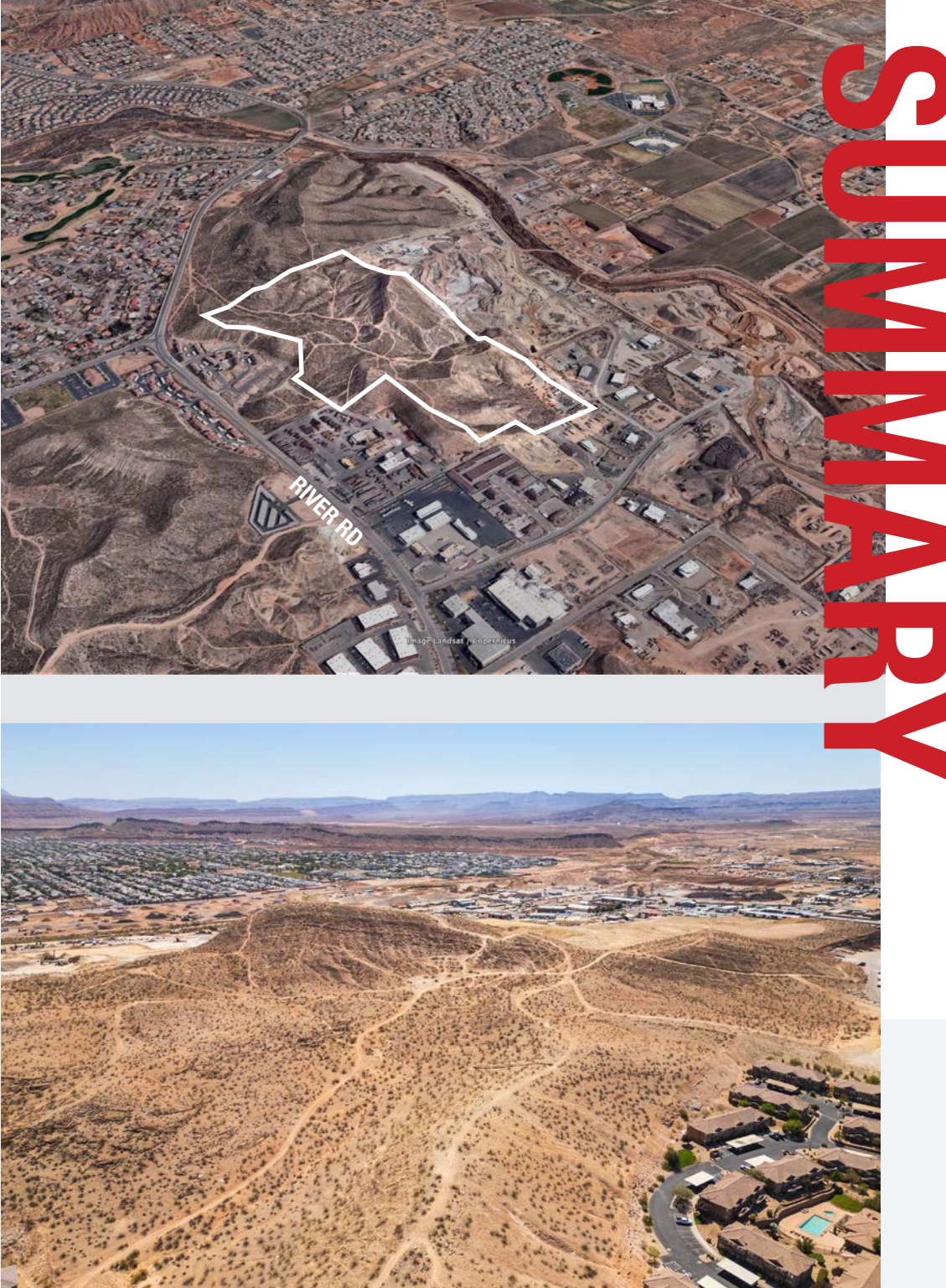
Property Specs

SALE PRICE	\$8,335,000
TOTAL ACREAGE	65.041
TAX ID	SG-5-3-17-1101
TYPE	Land Multi-Family
ZONING	PD-R and M-C

This 65-acre property offers a opportunity for residential development on South River Road. Currently zoned PD-R (Planned Development Residential) and M-C (Manufacturing/ Commercial), the land is anticipated to be fully re-zoned to PD-R, supporting a blend of multi-family and medium-density residential uses. Approximately 28± acres are considered developable, offering flexibility for a range of housing types and community layouts. The property was professionally appraised at \$8,335,000 in June 2024, underscoring its significant market value and potential. Whether you're an investor, builder, or developer, this property presents an ideal canvas for a thoughtfully planned development. The property has access on River Road just north of Sunroc.



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PHOTOS

LAND
TYPE

PD-R
ZONING

±65 AC
TOTAL AVAILABLE

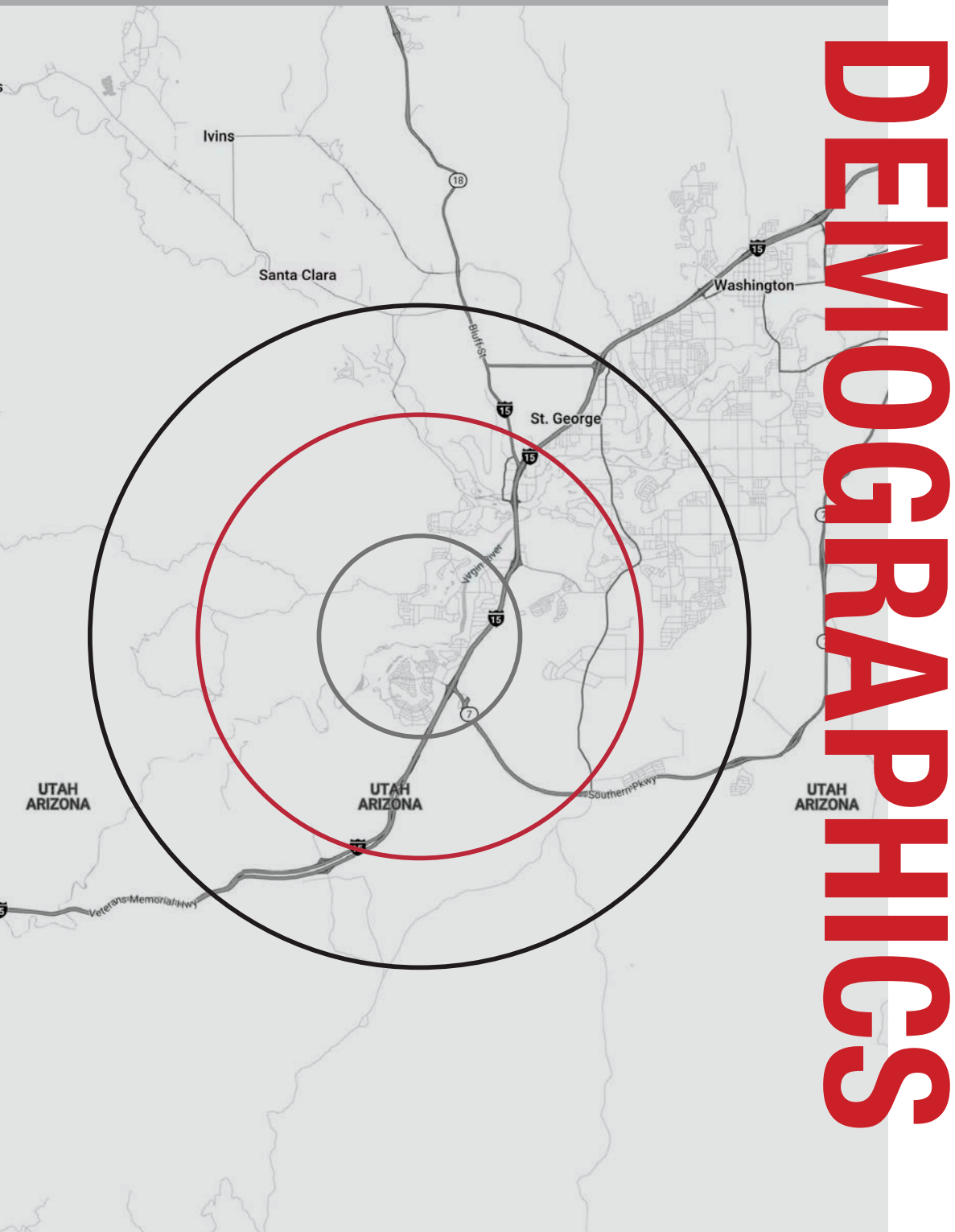


PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	3-mile	5-mile	7-mile
2025 Population	16,665	46,903	87,717
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	6,023	15,757	30,011
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$111,139	\$125,266	\$115,225

Traffic Counts

STREET	AADT
River Road	15,750
Interstate 15	29,259

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 Vegas. 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.

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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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