



**FOR SALE**

Dixie Dr  
St George, UT 84770

**±4.82 AC | LAND | MULTI-FAMILY**

## Property Specs

SALE PRICE **\$2,700,000**

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

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

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SUMMARY



PHOTOS

**LAND**  
TYPE

**±4.86 AC**  
TOTAL AVAILABLE

**MULTI-FAMILY**  
ZONING



# AREA MAP



**SITE**

**Arby's** **McDonald's** **Best Western**  
**five BELOW**  
**HOBBY LOBBY** **Dominos Pizza** **Quality**  
**BIG O TIRES** **BY CHOICE HOTELS**

**DIXIE**  
TECHNICAL COLLEGE

**BLUFF ST**

**MAIN ST**

**Pancho & Celis** **PIER 49 PIZZA** **Beans & Brews**  
**H&R BLOCK** **MAVERIK** **Swig**  
**Auto Zone** **Quick Quack CAR WASH** **Shell**  
**TRU JOINTS**

**CANYON VIEW DR**

**DIXIE DR**

**HYATT** **Hilton** **Comfort**  
**Cracker Barrel** **Findlay** **Jack**  
**OLD COUNTRY STORE** **TEXACO** **in the box**  
**Culver's** **FURNITURE ROW** **NEWBY**  
**CAMPING WORLD** **BUICK** **GMC**

**DESERT CADDIE** **TDS** **COSY**  
**LOVESAC**  
**CHEESESTEAKS** **Mary's CHEESECAKES**  
**BUILTGYM**

**BLAZE PIZZA** **verizon** **Ken Garff**  
**Jersey Mike's** **enterprise**  
**STEPHEN WADE** **LONGHORN STEAKHOUSE** **crumbl**  
**AUTO CENTER** **cookies**  
**THE BACKYARI** **Chick-fil-A**  
**LIFE**

**TONAQUINT NATURE CENTER**

**15**

**DIXIE CONVENTION CENTER**

**SOUTHGATE GOLF CLUB**

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



# 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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## 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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