



Northmarq

FOR SALE APARTMENT  
DEVELOPMENT SITE

LARGER SKYRIM SITE



HEIGHTENED LIVING

HURRICANE, UT | 12.91 ACRES  
372 PLANNED UNITS

CONCEPTUAL RENDERING

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LARGER SKYRIM SITE

FOR SALE APARTMENT  
DEVELOPMENT SITE

# EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

Northmarq is pleased to present the opportunity to acquire 12.91 acres within a master-planned community in Hurricane, Utah. The spectacular SkyRim project rests along State Street near 180 N 3400 W. The development site is zoned under Planned Commercial (mixed-use), ensuring the project blends seamlessly with the surrounding area. The site is part of a larger 38-acre master planned community.

The 12.91 acres available features 372 garden style apartments. The overall master plan includes a total of 519 residential units and 76,419 square feet of commercial space, providing the perfect blend of residential and commercial offerings. The 372 apartments, 132 attached BTR townhomes, and 15 single-family homes will provide a range of housing options that will cater to diverse demographics. The commercial space will offer a wide array of amenities and services tailored to meet the residents' needs, creating a truly one-of-a-kind mixed used community. This rare entitled project includes preliminary plat and preliminary site plan approvals, including a fully executed development agreement with Hurricane City.

The site offers investors an unparalleled opportunity to help create a dynamic, sustainable community that promises to set new standards for quality living. SkyRim also enjoys a strategic location that offers easy access to employment hubs, shopping centers, and recreational facilities, making it an ideal investment for those looking to diversify their portfolio.

**Note: Only the 12.91-acre apartment site is for sale. All other portions are currently under contract. Reach out to broker for details.**



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NOTE: OUTLINE IS APPROXIMATE

## THE MARKET - ST. GEORGE

St. George is a city within Washington County located in southwestern Utah on the Arizona Border. The city is well known for its year-round outdoor recreational activities and proximity to several national parks including Zion National Park and Bryce Canyon. St. George is a popular travel destination and is home to the Tuachan amphitheater - a beautiful backdrop for the Broadway musicals produced each year by the Tuachan Center for the Arts. The area is also home to Utah Tech University which has an enrollment of over 12k students. The rebranding from Dixie State to Utah Tech can be attributed to the rapid tech growth within the area. Similar to silicon slopes along the Wasatch Front, Washington County is fully embracing the tech scene with new development currently taking place. At the site of the old airport, the new Tech Ridge master planned development will bring more tech jobs, residential, retail, and entertainment space, further sustaining the area's exceptional growth.

St. George has consistently ranked as one of the top performing small cities in the nation. In 2025, the Milken Institute ranked the city as the #2 performing small city. Furthermore, St. George's population has increased 50% since 2010, one of the fastest rates in the country. Along with strong population growth, St. George has been the #2 city in terms of job growth from 2018-2023 (23.9%). Different than some markets, St. George has the job growth and innovation to sustain rapid population growth for years to come!

**#2 Top Performing Small City In the Nation**

*(Milken Institute, 2025)*

**#2 In Job Growth from 2018-2023**

*(Milken Institute, 2025)*

**50% Population Growth from 2010-2024**

SOURCES: ERSI DATA, USA & MILKEN INSTITUTE 2022

## OVERALL SKYRIM SITE



CONCEPTUAL RENDERING

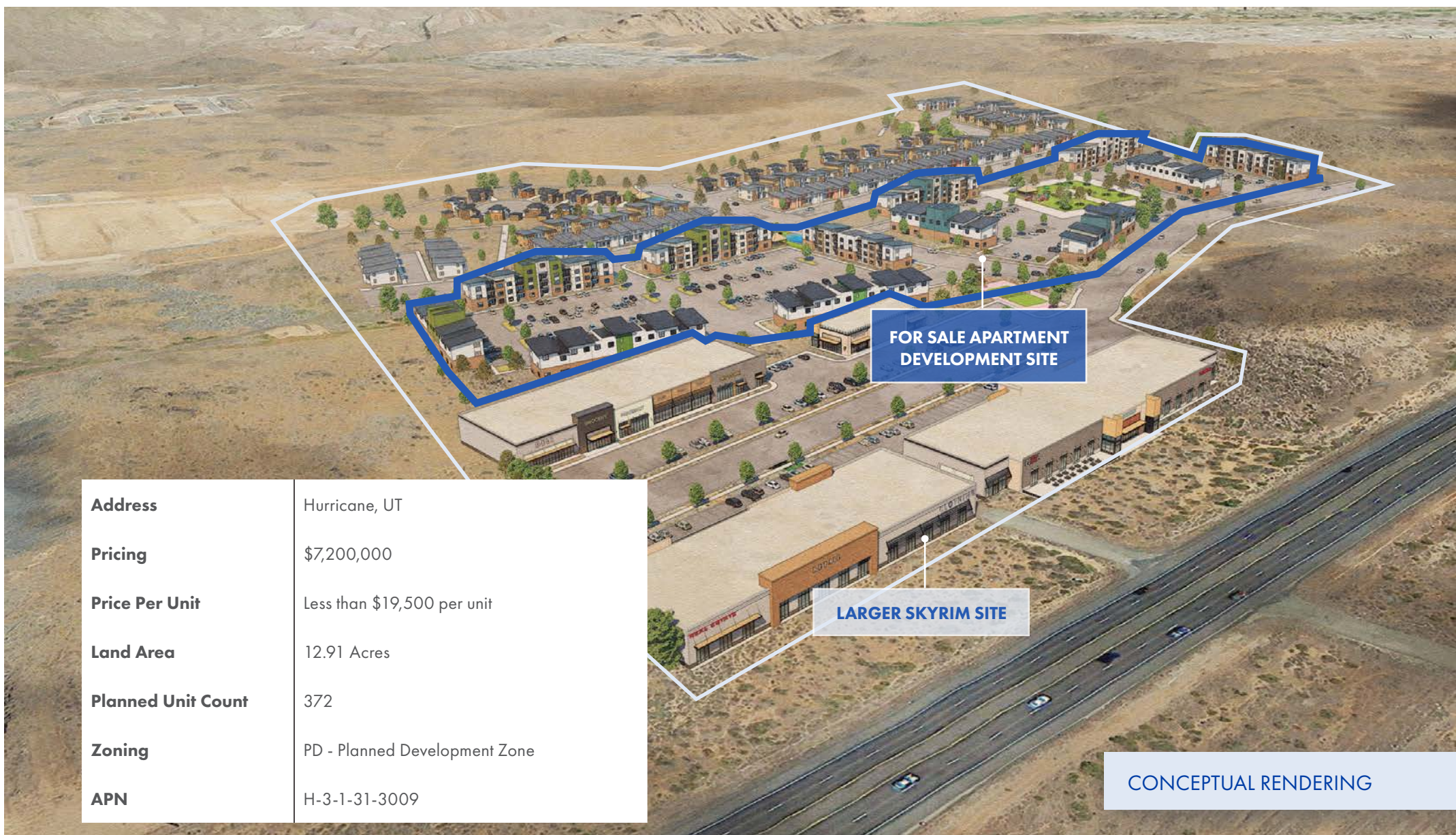
LARGER SKYRIM SITE

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DEVELOPMENT SITE

# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



**FOR SALE APARTMENT DEVELOPMENT SITE**

**LARGER SKYRIM SITE**

**CONCEPTUAL RENDERING**

<b>Address</b>	Hurricane, UT
<b>Pricing</b>	\$7,200,000
<b>Price Per Unit</b>	Less than \$19,500 per unit
<b>Land Area</b>	12.91 Acres
<b>Planned Unit Count</b>	372
<b>Zoning</b>	PD - Planned Development Zone
<b>APN</b>	H-3-1-31-3009

## ZONING OVERVIEW: PD - PLANNED DEVELOPMENT ZONE

### PURPOSE

The overall purpose of the planned development (PD) zone is to allow and encourage applicant flexibility and creativity in design and development of comprehensively planned projects. The specific purposes and intent of the planned development zone regulations are:

- A. To provide greater compatibility with surrounding land uses consistent with the Washington County General Plan.
- B. To allow for a more efficient and creative site design for a specific property.
- C. To encourage property owners to develop master plans of their total land while still allowing for phased development. (Ord. 2010-991-O, 2-16-2010; Ord. 2019-1149-O, 12-3-2019; Ord. 2022-1205-O, 3-15-2022)



[PLEASE CLICK HERE FOR MORE INFORMATION](#)

# SITE PLANS



PORTIONS FOR SALE:  
**PHASE 1B & PHASE 2B**  
 APARTMENT DEVELOPMENT: 372 UNITS

**THE SKYRIM SITE WILL INCLUDE:**

- Stacked Apartments
- Townhomes
- Single Family Homes
- Commercial Space

# ACCESS TO THE COMMUNITY



Both 90 North & 290 North will be expanded to provide easy access to the SkyRim community.

# SITE PLANS



**SINGLE FAMILY LOTS**

- 15 lots

**TOWNHOMES**

- 132 Dwellings
- 2 Car Garage Per Unit
- 2 Car Driveway Per Unit
- 33 Visitor Stalls

**APARTMENTS WEST (PHASE 1B)**

- 228 Units
- 409 Stalls (1 Covered/Unit, 35 Garage, 4 EV Charging)
- 1.8 Per Unit
- 38 10x10 Storage Units

**APARTMENTS EAST (PHASE 2B)**

- 144 Units
- 290 Stalls (1 Covered/Unit, 24 Garage, 4 EV Charging)
- 1.8 Per Unit
- 33 Parking Stalls for Park
- 61 10x10 Storage Units

**COMMERCIAL**

- 5 - Buildings at 10,000 SF
- 1 - Building at 6,419 SF
- 1 - Building at 20,000 SF
- 309 Parking Stalls

**OVERALL PROPERTY INFORMATION**

Overall Parcel Area: 1,661,360 SF (38.14 acres)

Row Area: 214,588

Total Residential: 519 dwellings

## DOCUMENTS AVAILABLE

- Geotechnical Investigation Report
- ALTA Survey
- Development Agreement
- Third-Party Market Study
- Approved Preliminary Plat
- Approved Preliminary Site Plan

**SEE DOCUMENTS IN DEAL ROOM**

**DOCUMENTS WILL BE INCLUDED IN POTENTIAL SALE**



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# AREA OVERVIEW



# HURRICANE

Hurricane, Utah, is a small city in Washington County, located in the southwestern part of the state near Zion National Park. Known for its stunning red rock landscapes and outdoor recreation opportunities, Hurricane is a popular destination for hiking, mountain biking, and off-roading. The city has a warm desert climate, making it an ideal spot for year-round adventure. It is also home to Sand Hollow State Park, which offers boating, fishing, and ATV trails. Originally settled in the late 19th century by Mormon pioneers, Hurricane has grown into a thriving community while retaining its small-town charm and rich history.

# 76.1%

2010-2024 Population Growth Rate

# 24,216

2024 Population

# 39.4

Median Age

# \$72,796

Median Household Income

# \$534,524

Median Home Value



# AREA MAP



# TECH RIDGE

On the former site of St. George Airport, overlooking downtown St. George, sits Tech Ridge, the 180-acre mixed-use redevelopment project. The city has approved the site of land to be converted into a walkable city with high end office, retail, residential, and community parks and trails. Specifically, Tech Ridge will include:

- 260,000 square feet of retail space
- 1,300,000 square feet of office space
- 2,400 residential units
- 600 hotel rooms
- 60 acres of parks and trails
- A downhill bike park
- A stylish entertainment pavilion
- A 2,900 linear foot zipline

Tech Ridge will be home to many innovative tech companies, including some that already reside there, such as BusyBusy, Zonos, Vasion, and Intergalactic. The new development will have a significant one-time economic impact from construction generating 24,653 jobs, \$102B in labor income, and \$2.34B in one-time economic output. At full stabilization, Tech Ridge is expected to have a recurring annual economic impact of 15,947 jobs, \$926.1M annual labor income, and \$3.24B in annual economic output.

## EXPECTED ANNUAL ECONOMIC IMPACT

**15,947**

Jobs

**\$926.1M**

Annual Labor Income

**\$3.24B**

Annual Economic Output



**180**  
Total Acres

**The Planstin Building**  
Currently in Design Phase  
100,000 square foot class A office building

RENDERINGS & IMAGES SOURCE: TECHRIDGE.COM



**\$3.24B**  
Expected Annual Economic Output



**Runway Park & Pavilion**  
Pavilion completed 2023 & has hosted multiple events



**Container Park Offices**  
Unique, temporary office space for tech companies waiting on their future buildings  
Completed 2024

RENDERINGS & IMAGES SOURCE: TECHRIDGE.COM

# ST. GEORGE - HOME TO UTAH TECH UNIVERSITY



**17**  
MINUTE DRIVE  
TO SKYRIM

**12,567**  
Students Enrolled  
2023-2024

**82%**  
Students are  
Utah Residents

**#1**  
Utah's Most  
Affordable Tuition

**180+**  
International  
Students

**23**  
Average  
Class Size

**56**  
Bachelor's Degree  
Programs

**48**  
Minors  
Offered

**64**  
Certificate  
Programs

Formerly known as Dixie State University, Utah Tech University is located in scenic St. George, Utah. As Utah's #1 college with the most affordable tuition, students attend the polytechnic college for an exceptional education and proximity to the beautiful national parks surrounding the area. The university currently has 12,556 students enrolled in the 2022-2023 academic year. Utah Tech's third-week enrollment has grown by 50% since Fall 2014 when the school had 8,341 total students. With 53 bachelor's programs, 51 certificates, 45 minors, and 70 emphases offered, Utah Tech University has a diverse range of fields to study. In the last academic year, the university has increased its offerings by adding 26 new programs and the number of bachelor's degree programs has grown by 133% since 2014. The university's core values include learning, engagement & opportunity. With a focus on hands-on learning and campus engagement, students can get a great experience at the university ranked #14 in top public schools in the US.

## TUACHAN CENTER FOR THE ARTS

A staple of the St. George area, Tuachan Amphitheater is home to Tuachan Center for the Arts. Tuachan Center for the Arts is a non-profit dedicated to entertain the general public by putting on performances, holding classes, workshops, festivals, musicals, and other art forms. Since 1995, Tuachan has been producing Broadway musicals at the stunning red rock 1,920 seat amphitheater in Snow Canyon. For 60 years, Tuachan's Center for the Arts has put on beautiful, exciting, and fun performances for not only locals, but for many travelers passing through the city. Each musical utilizes a live orchestra. In addition, Tuachan builds its own sets, props and creates its own costumes. In 2010, Tuachan became the first licensed regional theater outside of Broadway to produce Disney's Tarzen. As the largest professional theater in Utah, a performance at Tuachan is not to be missed!

2<sup>ND</sup> BIGGEST ECONOMIC DRIVER IN WASHINGTON COUNTY BEHIND ZION NATIONAL PARK

30 MINUTE DRIVE TO SKYRIM

## 5 NEARBY NATIONAL PARKS

Southern Utah is home to 5 National Parks referred to as the 'Mighty 5'. With millions of visitors each year, the National Parks are a beautiful asset to the state. Explore the parks through hiking, biking, river rafting, canyoneering, camping, photography, backpacking and more - there's something for every skill level and interest across the 5 parks. Programs for all age levels, trail guides, and visitor centers provide information about the history and area of each park. Dark Sky programs provide astronomy lessons and activities. Any season is a great time for a roadtrip to a national park—whether looking for a sunny day to hike, or a snow-capped arch to photograph, there's no bad time to visit.

Arches National Park



Canyonlands

### ARCHES NATIONAL PARK

- 1.46 million visitors in 2024
- 2,000+ Arches
- 73,234 Acres
- Popular Hikes: Delicate Arch Trail, Windows Primitive Hike

### CANYONLANDS

- Over 810,000 visitors in 2024
- 527 square miles
- Divided into 3 regions: Island in the Sky, the Maze, the Needles
- River Rafting
- Over 70 miles of hiking
- Home to the Mesa Arch

SOURCES: NATIONAL PARK SERVICE, VISITUTAH.COM

## BRYCE CANYON NATIONAL PARK

- 2.5 million visitors in 2024
- Unique Experience: Bryce Canyon Winter Festival
- Astronomy Programs
- 200+ campsites
- Popular Hikes: Fairyland Loop, Navajo Trail to Queen’s Garden

## CAPITOL REEF NATIONAL PARK

- 1.4 million visitors in 2024
- Certified Dark Sky Park
- Canyoneering through the famous slot canyons
- Popular Hikes: Hickman Bridge, Grand Wash

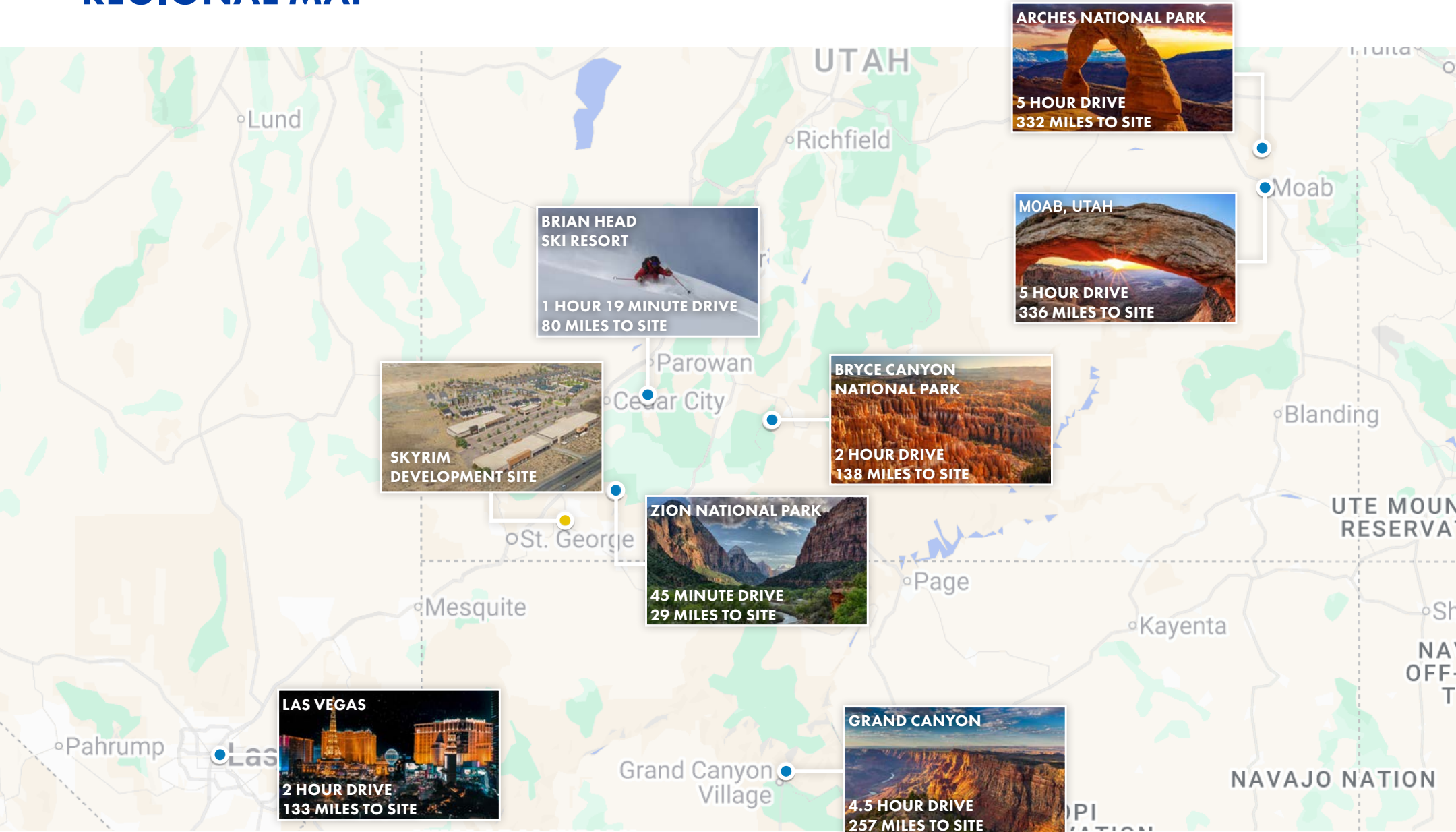
## ZION NATIONAL PARK

- Over 4.9 million visitors in 2024
- 90+ miles of trails
- 1,200+ programs, hikes & presentations
- Popular hikes: Angel’s Landing, The Narrows, Hidden Canyon, Observation Point

SOURCES: NATIONAL PARK SERVICE, VISITUTAH.COM



# REGIONAL MAP



## AREA RECREATION



**11**  
**MINUTE DRIVE**  
**TO SKYRIM**

### SAND HOLLOW STATE PARK

Sand Hollow State Park is an extremely popular destination in Southern Utah, just a few minutes outside of St. George. Go boating or participate in water recreation at the reservoir, or head to a favorite spot within the park for off-highway vehicle enthusiasts - Sand Mountain to ride dirtbikes and ATVs through the dunes. When you want a change of pace, head to Sand Hollow Resort to play a round of golf at their award winning golf course or relax poolside.

- Park Acreage: 20,000
- Surface Water Acreage: 1,322
- Sand Mountain OHV Acreage: 6,000

PHOTO: SAND HOLLOW STATE PARK

## AREA RECREATION

### ST. GEORGE GOLF COURSES

St. George offers plenty of golf courses to meet each player's skillset. Challenging & traditional courses can be found throughout the area. The green courses are supported by the stunning red rock backdrops to make for a beautiful & unique golf game.

- 12 golf courses
- #1 public golf course: Sand Hollow Resort Golf Club
- Golf Learning Center
- St. George Golf Club



### SNOW CANYON STATE PARK

Snow Canyon lies in the city of St. George. Known for being the filming site of Butch Cassidy and the Sundance Kid, Snow Canyon's beauty is unparalleled. Great for hiking, biking, and horseback riding, Snow Canyon has something for anyone wanting to experience the beauty of Southern Utah.

- 7,400 acres
- 38 miles of hiking trails
- 3-mile paved walking/biking trail
- 15+ miles of equestrian trails

**30**  
MINUTE DRIVE  
TO SKYRIM



## WHY UTAH?

### UTAH PROVIDES A HIGH QUALITY OF LIFE

Utah is a national leader in high job employment, low cost of doing business, and talented labor. Utah regularly tops rankings among best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along the Wasatch Front, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of public lands and recreation opportunities ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a convergence of three distinct geological regions: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent hard work and industriousness. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for a properly run society.

## #1 BEST STATE

(U.S. News & World Report, 2025)

# WHY UTAH?

## POPULATION GROWTH

18.4%

UTAH

7.4%

NATIONAL

US CENSUS, 2010-2020

## UNEMPLOYMENT RATE

3.4%

UTAH

4%

NATIONAL

BLS, 2024

## JOB GROWTH

2.6%

UTAH

1.46%

NATIONAL

BLS, 2024

## BACHELOR'S DEGREE +

39.3%

UTAH

36.8%

NATIONAL

US CENSUS, ESRI, 2024

## CORPORATE TAX

4.55%

UTAH

6.55%

NATIONAL

TAX FOUNDATION, 2025

## MEDIAN AGE

32.2

UTAH

39.3

NATIONAL

US CENSUS, ESRI, 2024



**#1 MOST DIVERSE ECONOMY IN THE NATION**

(Hachman Index)

**#3 BEST STATE FOR STARTING A BUSINESS**

(WalletHub, 2024)

**#1 RANKED STATE FOR BEST ECONOMIC OUTLOOK**

(Rich States Poor States, 2024)

**#3 RANKED ECONOMY**

(U.S. News & World Report, 2024)

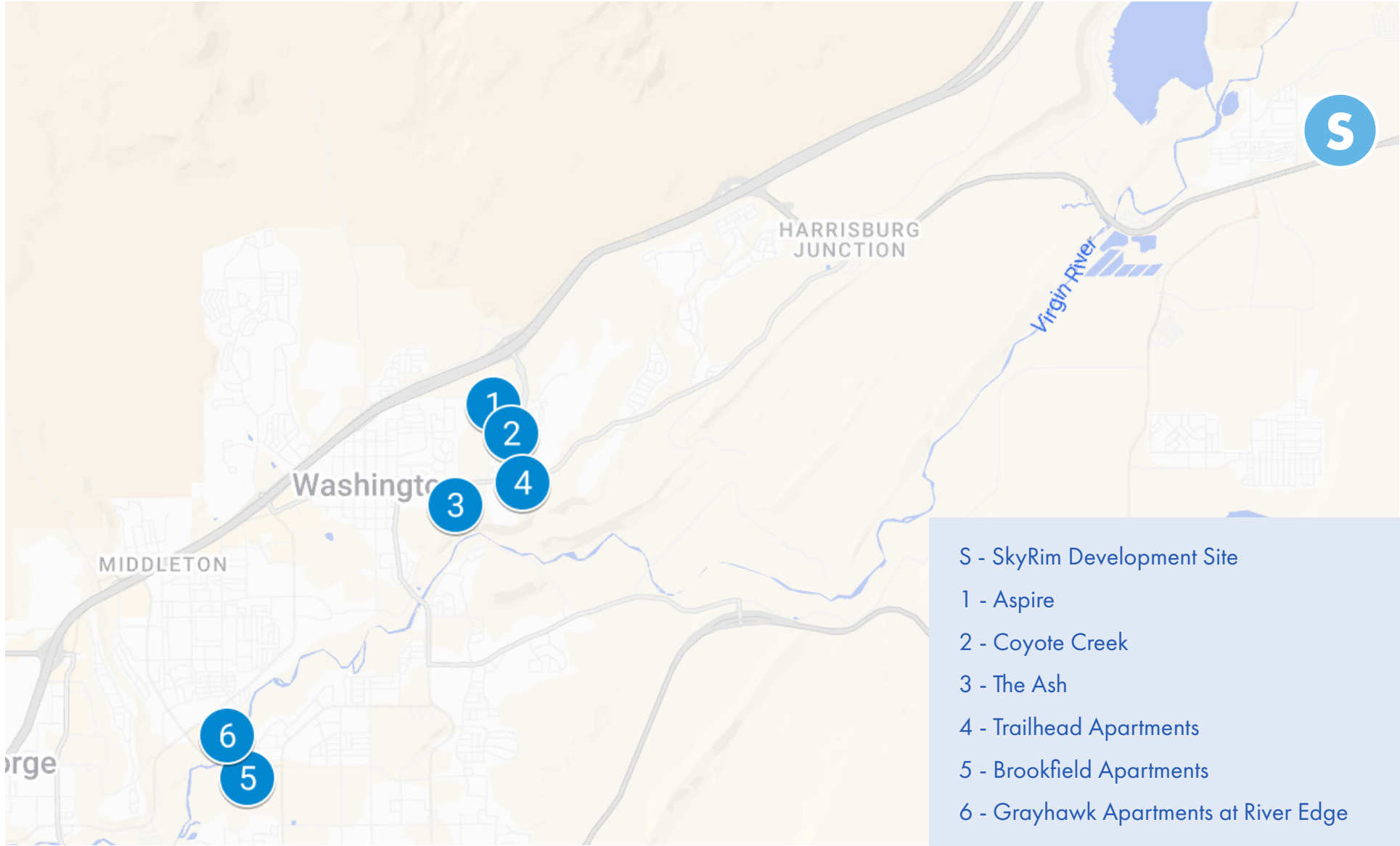
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# MARKET COMPARABLES



# RENT COMPARABLES



# RENT COMPARABLES



## 626 N 1100 E | Washington, UT

**Unit Count: 264**

Year Built	Avg. Unit Size (SF)	Occ.	Avg Monthly Market Rent	Avg Market Rent/SF	Concessions
2022	1,091	89.4%	\$1,679	\$1.54	6 Weeks Free
Unit Type	# of units		Avg SF	Avg MKT Rent	Avg Rent/SF
STUDIO	-		-	-	-
1-BED	81		913	\$1,558	\$1.71
2-BED	151		1,124	\$1,664	\$1.48
3-BED	32		1,388	\$2,060	\$1.48



## 1165 E Bulloch St | Washington, UT

**Unit Count: 116**

Year Built	Avg. Unit Size (SF)	Occ.	Avg Monthly Market Rent	Avg Market Rent/SF	Concessions
2021	1,091	93.1%	\$1,796	\$1.65	\$600 off
Unit Type	# of units		Avg SF	Avg MKT Rent	Avg Rent/SF
STUDIO	-		-	-	-
1-BED	33		740	\$1,579	\$2.13
2-BED	63		1,141	\$1,718	\$1.51
3-BED	20		1,513	\$2,403	\$1.59



## 845 E Desert Cactus Dr | Washington, UT

**Unit Count: 200**

Year Built	Avg. Unit Size (SF)	Occ.	Avg Monthly Market Rent	Avg Market Rent/SF	Concessions
2025	1,066	In Lease-up	\$2,004	\$1.88	\$800 off
Unit Type	# of units		Avg SF	Avg MKT Rent	Avg Rent/SF
STUDIO	-		-	-	-
1-BED	58		689	\$1,695	\$2.46
2-BED	76		1,169	\$2,097	\$1.79
3-BED	66		1,280	\$2,168	\$1.69

# RENT COMPARABLES



## 45 N Red Trail Ln | Washington, UT

### Unit Count: 111

Year Built	Avg. Unit Size (SF)	Occ.	Avg Monthly Market Rent	Avg Market Rent/SF	Concessions
2022	794	96.4%	\$1,560	\$1.97	Unable to Confirm
Unit Type	# of units	Avg SF	Avg MKT Rent	Avg Rent/SF	
STUDIO	12	489	\$1,327	\$2.71	
1-BED	39	709	\$1,496	\$2.11	
2-BED	60	910	\$1,648	\$1.81	
3-BED	-	-	-	-	



## 770 S 2780 E St | St. George, UT

### Unit Count: 160

Year Built	Avg. Unit Size (SF)	Occ.	Avg Monthly Market Rent	Avg Market Rent/SF	Concessions
2021	997	87.5%	1,746	\$1.75	Unable to Confirm
Unit Type	# of units	Avg SF	Avg MKT Rent	Avg Rent/SF	
STUDIO	-	-	-	-	
1-BED	55	793	\$1,499	\$1.89	
2-BED	80	1,036	\$1,802	\$1.74	
3-BED	25	1,322	\$2,111	\$1.60	



## 2271 E Dinosaur Crossing Dr | St. George, UT

### Unit Count: 244

Year Built	Avg. Unit Size (SF)	Occ.	Avg Monthly Market Rent	Avg Market Rent/SF	Concessions
2018	971	91.8%	1,856	\$1.91	-
Unit Type	# of units	Avg SF	Avg MKT Rent	Avg Rent/SF	
STUDIO	-	-	-	-	
1-BED	80	778	\$1,754	\$2.25	
2-BED	127	1,029	\$1,821	\$1.77	
3-BED	37	1,191	\$2,197	\$1.84	

# AMENITIES COMPARABLES

## UNIT AMENITIES

	Aspire	Coyote Creek Apartments	The Ash	Trailhead Apartments	Brookfield Apartments	Grayhawk Apartments at River Edge
<b>W/D</b>	In-Unit	In-Unit	In-Unit	In-Unit	In-Unit	In-Unit
<b>Appliances</b>	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel	Black	Stainless Steel
<b>Counters</b>	Quartz	Granite	Quartz	Granite	Granite	Granite
<b>Island kitchen</b>	Yes	Yes	Yes	No	No	No
<b>Backsplash</b>	Yes	Yes	Yes	No	No	Yes
<b>Sink Type</b>	Undermount	Undermount	Undermount	Undermount	Undermount	Undermount
<b>Floors</b>	LVP	LVP	LVP	LVP	LVP	LVP
<b>Balcony/Patio</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>Ceiling Height</b>	10 ft	9 ft	9 ft	9 ft	9 ft	10 ft
<b>Shower Type</b>	Normal	Normal	Normal	Normal	Normal	Normal
<b>Int Package</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>Smarthome</b>	No	No	Yes	No	No	No

## PROPERTY AMENITIES

	Aspire	Coyote Creek Apartments	The Ash	Trailhead Apartments	Brookfield Apartments	Grayhawk Apartments at River Edge
<b>Pool</b>	X	X	X	X	X	X
<b>Hot Tub</b>	X	X	X	X	X	X
<b>Clubhouse/Lounge</b>	X	X	X	X	X	X
<b>Gym/Fitness Room</b>	X	X	X	X	X	X
<b>Pet Wash/Spa</b>						
<b>Dog Park</b>	X		X			X
<b>Tot Lot/Playground</b>	X			X		X
<b>Bbq/Fire</b>	X	X		X		X
<b>EV Charging</b>		X		X		
<b>Parcel Locker</b>			X			
<b>Secured Parking</b>						
<b>Sport Court</b>	X	X				
<b>Business Center</b>	X	X		X	X	X
<b>Garages/Extra Storage</b>			X			X



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