



±3.18 ACRES AVAILABLE FOR SALE

Hard Corner Development Opportunity
Snow Canyon Pkwy & 1650 W St | St. George, UT

SCOTT CLARK

858.435.7572

scott@clarkrealtyadvisors.com

UT Lic. #8685781



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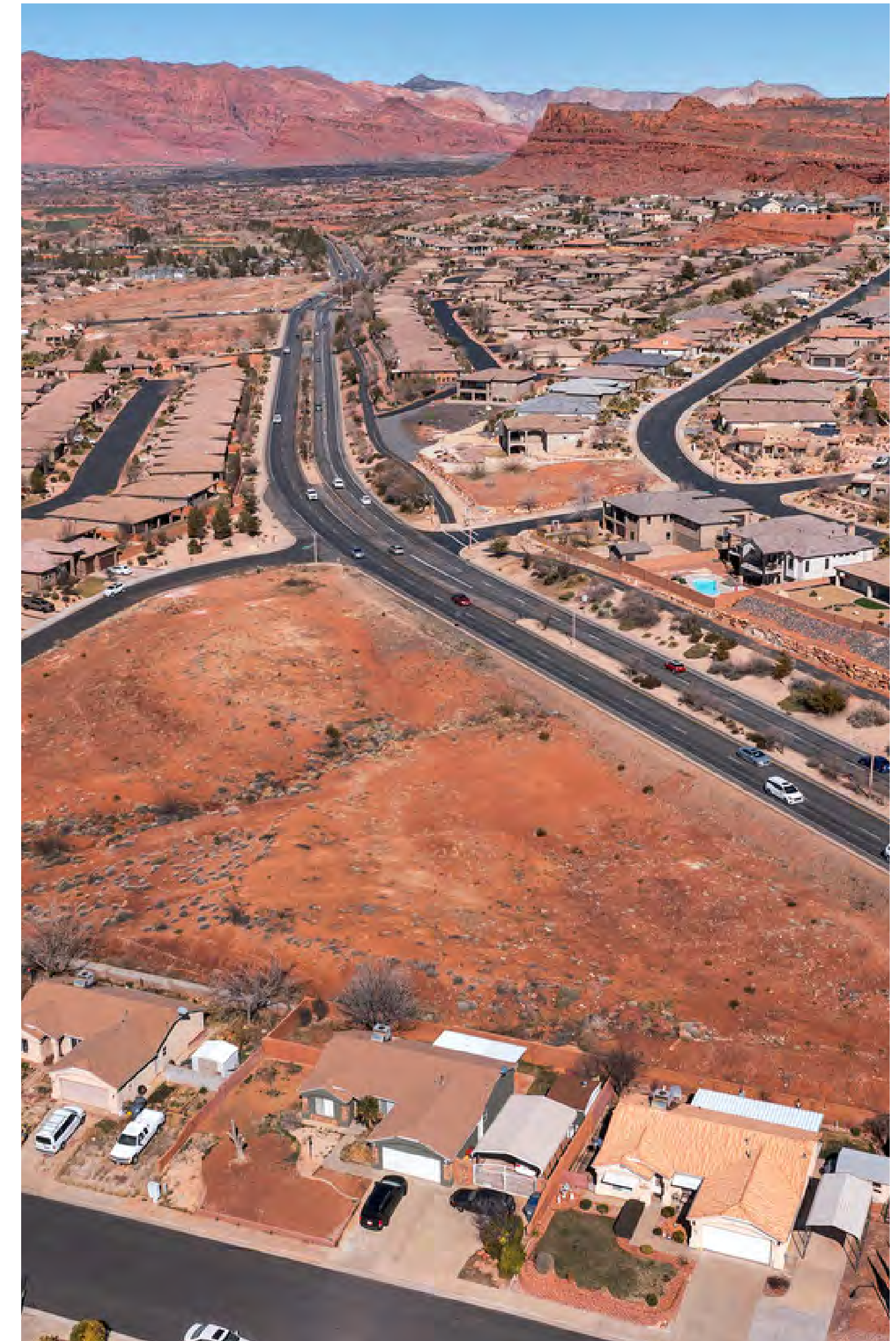
Please be advised that Scott Clark, the broker representing this listing, is related to the Seller.

For further information, please contact:

Scott Clark

Phone: 858.435.7572

Email: scott@clarkrealtyadvisors.com



THE OPPORTUNITY

Clark Realty Advisors is pleased to present a prime ±3.18-acre commercial development opportunity located at a prominent hard corner at the intersection of Snow Canyon Parkway and N 1650 W in St. George, Utah. This undeveloped property is situated in an upscale area of Washington County, renowned for its high quality of life and rapid growth. The location offers easy access to a vibrant community that values outdoor activities such as golfing, hiking, biking and exploring Greater Zion, all set against a picturesque backdrop of stunning red rocks and surrounding mountains.

Just 2.5 miles north on Snow Canyon Parkway is the new \$2 billion Black Desert Resort & Golf Course, which is bringing the PGA Tour to Utah for the first time in over 60 years. The resort will also feature 800 hotel rooms, luxury residences, fine dining, world class spa facilities, and a shopping center. Additionally, the prestigious Entrada at Snow Canyon is only 1.5 miles north on the same thoroughfare featuring a luxury resort, world class golf, and indoor & outdoor dining options. These nearby upscale resorts significantly enhance the appeal of the area, attracting visitors and residents who enjoy luxurious lodging, top-tier golf and resort amenities. This site presents an excellent opportunity for commercial development to cater to the clientele in this thriving region.

Contact broker for more information about the opportunity:
scott@clarkrealtyadvisors.com



INVESTMENT HIGHLIGHTS



Prime location. Situated at a prominent hard corner at Snow Canyon Parkway and 1650 W. Positioned along area's major retail, office & traffic corridor. Features excellent visibility and easy access with daily traffic counts exceeding 11,131 VPD.



Close proximity to Black Desert Resort (New \$2B Luxury Resort & Golf Course, which is hosting the upcoming PGA & LGPA tour events), the prestigious Entrada Resort & Country Club, and Tuacahn Center for the Arts (attracts over 250,000 visitors annually).



Strong demographics. This densely populated area is home to 79,000 people within a five-mile radius. The average household income is \$93,000 within a one-mile radius.



Site is surrounded by dense residential neighborhoods with upscale single-family homes, with apartment complexes in close proximity. The site is also close to many desired amenities including luxury resorts, world-class golf courses, fine dining, parks, schools, churches, and more.



Nearby access to Dixie Downs Road (19K VPD), Bluff Street (16K VPD) and Red Hills Parkway (9K VPD), three heavily traveled commuter thoroughfares for the St. George Metropolitan Area.



A short drive to I-15 and St. George airport, which besides handling public domestic service is a regional center for corporate and private aviation.



Minutes from Utah Tech University, a 114-acre campus with over 12,000 students.



PROPERTY DETAILS

PURCHASE PRICE

Call for Pricing

ADDRESS

Snow Canyon Parkway & N 1650 W
St. George, UT 84770

JURISDICTION

Washington County

PROPERTY SIZE

± 3.18 Acres

PARCEL NUMBER

SG-6-2-14-4121

ZONING

PDC (Planned Development Commercial)

PERMITTED USES

Including, but not limited to: Retail, Office, Mixed-Use, Hospitality, Recreational Facilities, Community Services

CONDITION

Undeveloped

UTILITIES

All utilities are believed to be in place at the site

TRAFFIC COUNT

11,131 Vehicles Per Day (VPD) on Snow Canyon Parkway

POTENTIAL USES

In Washington County, a property zoned PDC (Planned Development Commercial) typically allows for a variety of commercial and mixed-use developments, subject to specific regulations and guidelines. Permissible uses may include:

RETAIL

Retail stores, neighborhood shopping centers, restaurants, cafes, and other retail establishments.

OFFICE SPACE

Office buildings, professional offices, medical offices, and corporate headquarters.

MIXED-USE DEVELOPMENTS

Integrated developments combining commercial, residential, and recreational components.

HOSPITALITY

Hotels, motels, resorts, and other lodging accommodations.

RECREATIONAL FACILITIES

Fitness centers, entertainment venues, theaters, and recreational complexes.

COMMUNITY SERVICES

Banks, educational institutions, healthcare facilities, and other community-oriented services.

It's important to note that specific regulations regarding building size, height, setbacks, parking requirements, and other factors may apply, depending on the zoning district and the individual property's characteristics. Developers and property owners should consult the Washington County zoning ordinances and planning department for detailed information and guidance regarding permissible uses and development requirements for PDC-zoned properties.



LOCATION OVERVIEW



LOCATION OVERVIEW

HIGH VISIBILITY ON MAJOR THOROUGHFARE

St. George, Utah, nestled in the picturesque southwestern region of the state, boasts a unique blend of natural beauty, vibrant community spirit, and robust economic opportunities, making it a prime destination for commercial real estate investment. Surrounded by stunning red rock landscapes and punctuated by the majestic peaks of the nearby Pine Valley Mountains, St. George offers a captivating backdrop for businesses seeking to establish a presence in a thriving market.

Economically, St. George has experienced remarkable growth and stability in recent years, fueled by a diverse range of industries including tourism, healthcare, technology, and manufacturing. The city's strategic location along major transportation corridors, such as Interstate 15, positions it as a hub for regional commerce, facilitating seamless connectivity with markets across the western United States. Additionally, St. George benefits from a pro-business environment characterized by favorable tax policies, a skilled labor force, and proactive municipal leadership, which collectively contribute to its reputation as a business-friendly destination.

The city's burgeoning population, coupled with its reputation as a desirable destination for retirees, outdoor enthusiasts, and young professionals alike, further underpins its status as a desirable commercial real estate market. With a steady influx of residents and visitors drawn to its abundant recreational amenities, cultural attractions, and high quality of life, St. George offers investors a dynamic and resilient market ripe with opportunities for growth and prosperity. Whether seeking retail space in bustling downtown districts, office space in modern business parks, or industrial facilities in strategic logistics hubs, St. George stands out as a premier destination for those looking to capitalize on the economic vibrancy and potential of the Intermountain West.

DEMOGRAPHICS*



109,006
Total
Population



3.07%
Annual
Population
Increase



\$343,700
Median
Property
Value

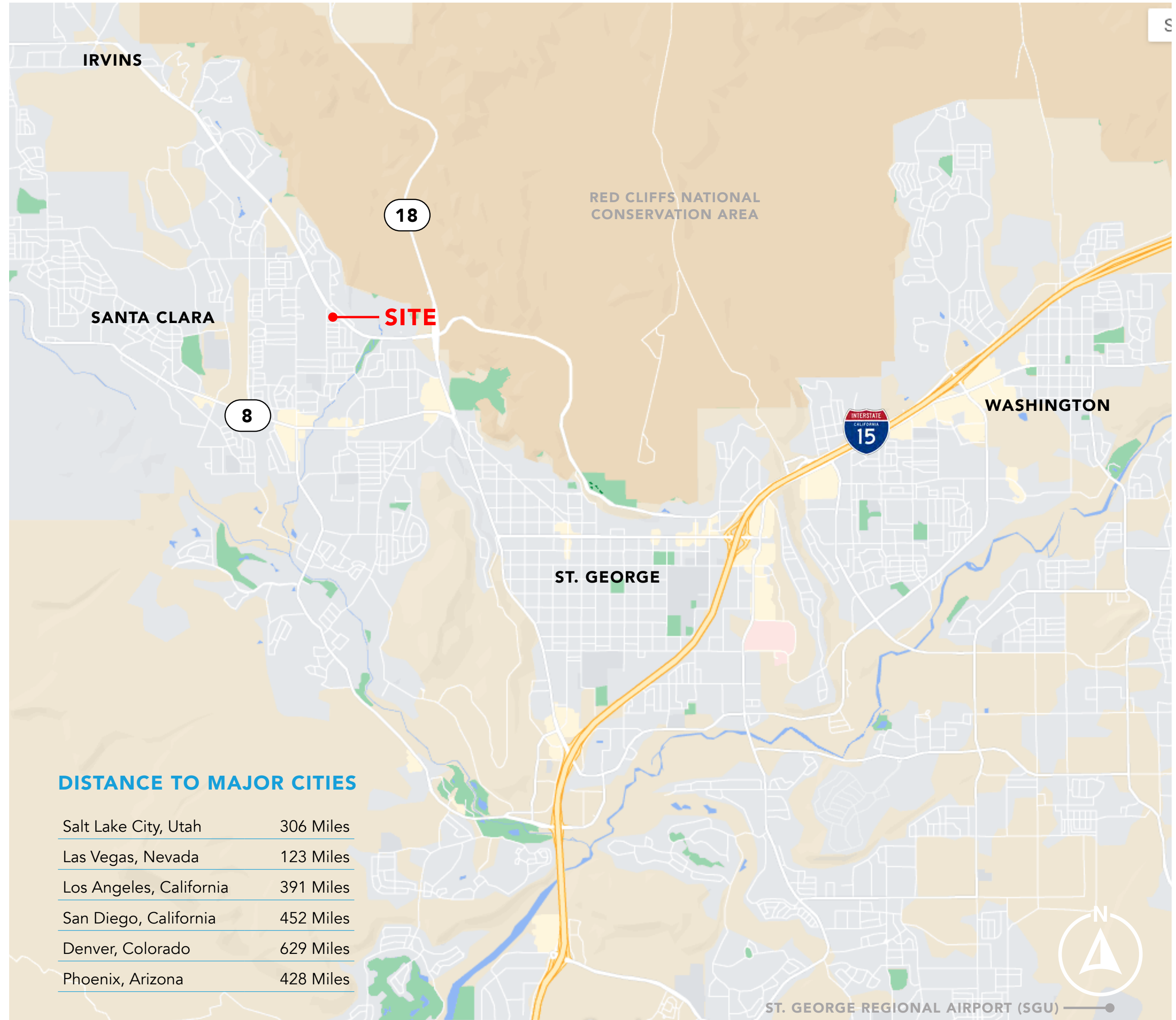


\$95,184
Average HH
Income



37.5
Median
Age

*<https://worldpopulationreview.com/us-cities/st-george-ut-population>



NEARBY DEVELOPMENTS/RETAIL



NEARBY DEVELOPMENTS



OVERVIEW

Black Desert Resort is a luxury resort community that combines residential, commercial, and recreational facilities. It is designed to offer a premier living experience with world-class amenities.

GOLF COURSE

The resort features a championship golf course designed by renowned golf course architect Tom Weiskopf. The course is known for its unique layout, stunning desert landscapes, and challenging play.

AMENITIES

In addition to the golf course, Black Desert Resort offers luxury accommodations, fine dining, a spa, and various outdoor recreational activities. It aims to provide a comprehensive resort experience with a focus on relaxation and leisure.

DISTANCE TO SITE

2.4 Miles



OVERVIEW

Entrada is a master-planned community that offers luxury homes, townhomes, and custom residences. It is located near the breathtaking Snow Canyon State Park, providing residents with stunning views and access to nature.

GOLF COURSE

The Entrada at Snow Canyon Golf Club is a private, award-winning course designed by Johnny Miller. The course is known for its striking red rock backdrops, challenging terrain, and pristine conditions.

AMENITIES

Residents and members have access to an extensive range of amenities, including a clubhouse, fitness center, swimming pools, tennis courts, and fine dining. The community also offers numerous social activities and events.

DISTANCE TO SITE

1.9 Miles



OVERVIEW

The Ledges is a residential and resort community that emphasizes a lifestyle of luxury and active living. It is situated in a picturesque location with easy access to downtown St. George and nearby natural attractions.

GOLF COURSE

The Ledges Golf Club features an 18-hole championship course designed by Matt Dye. The course is known for its dramatic elevation changes, beautiful scenery, and challenging play that appeals to golfers of all skill levels.

AMENITIES

The Ledges offers various amenities including a clubhouse, restaurant, event space, and fitness facilities. The community is also a hub for outdoor activities, with hiking, biking, and nearby national parks.

DISTANCE TO SITE

6.3 Miles



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