



Colin Archuleta
801-641-2300

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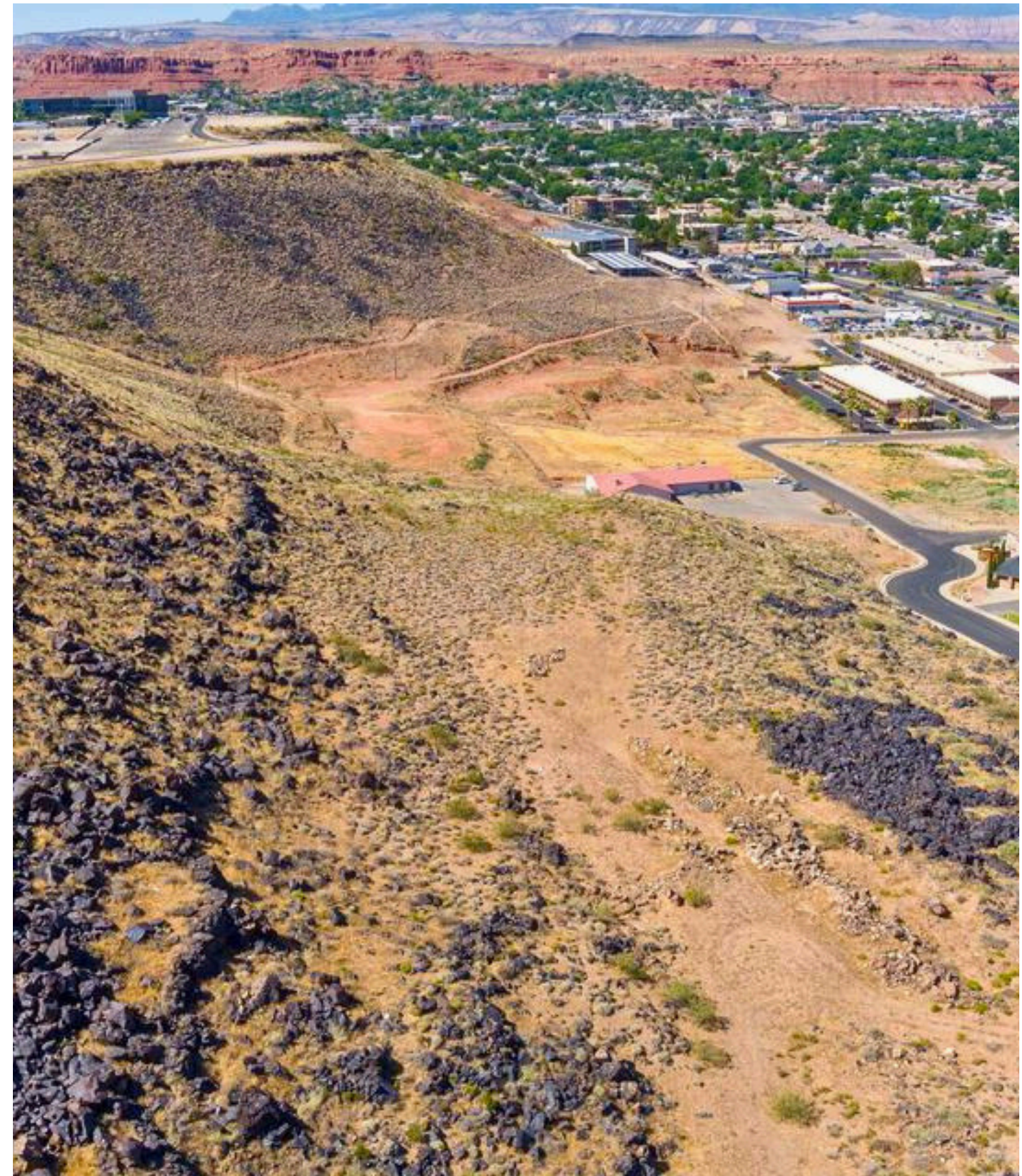
250 W 950 S

±5.9 Acres | St. George, UT

PROPERTY DESCRIPTION

Located in the expanding southern corridor of St. George, this ±5.9-acre land offering presents a compelling opportunity for future development or long-term investment. The property benefits from proximity to established growth patterns and increasing demand driven by regional population expansion and commercial activity.

The site offers approximately 257,004 square feet of usable land and is positioned for strong future potential, subject to city approvals and buyer verification. Its size, location, and zoning flexibility make it well-suited for a variety of development concepts or as a strategic land hold in a rapidly evolving market. This is a rare opportunity to secure acreage in one of Southern Utah's most active and desirable growth markets.



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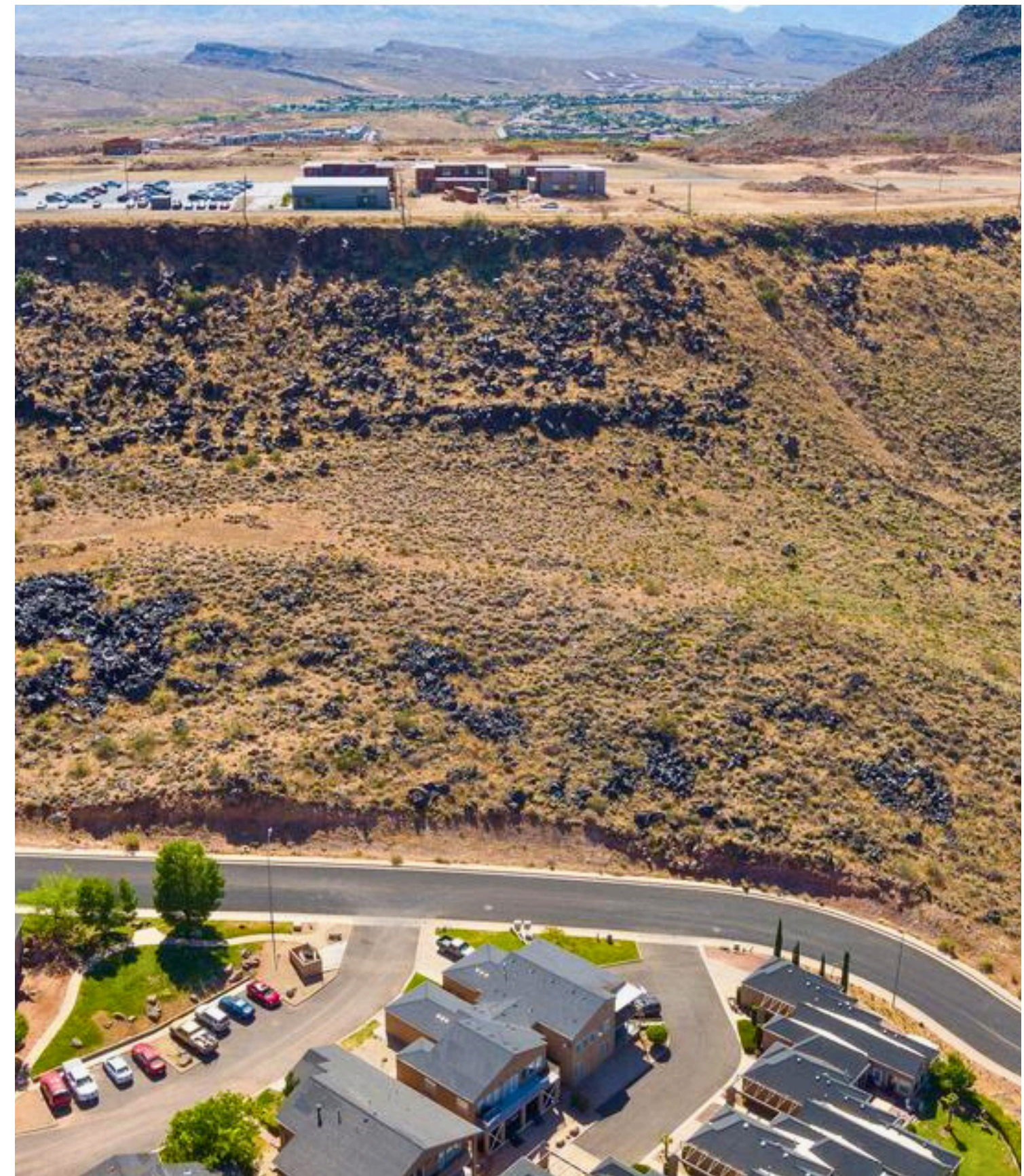
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PROPERTY HIGHLIGHTS

- ±5.9 Acres (257,004 SF) of developable land
- Prime St. George location within an active growth corridor
- Zoned R-1-10 (buyer to verify permitted uses and development feasibility)
- Strong long-term investment upside in an expanding market
- Strategic positioning supporting future visibility and accessibility
- Utilities available nearby (buyer to verify capacity and connections)
- Offered at \$599,000 | Approx. \$101,525 per acre
- No HOA restrictions noted
- Ideal for future residential, professional, or mixed-use concepts, subject to approvals
-



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AERIALS



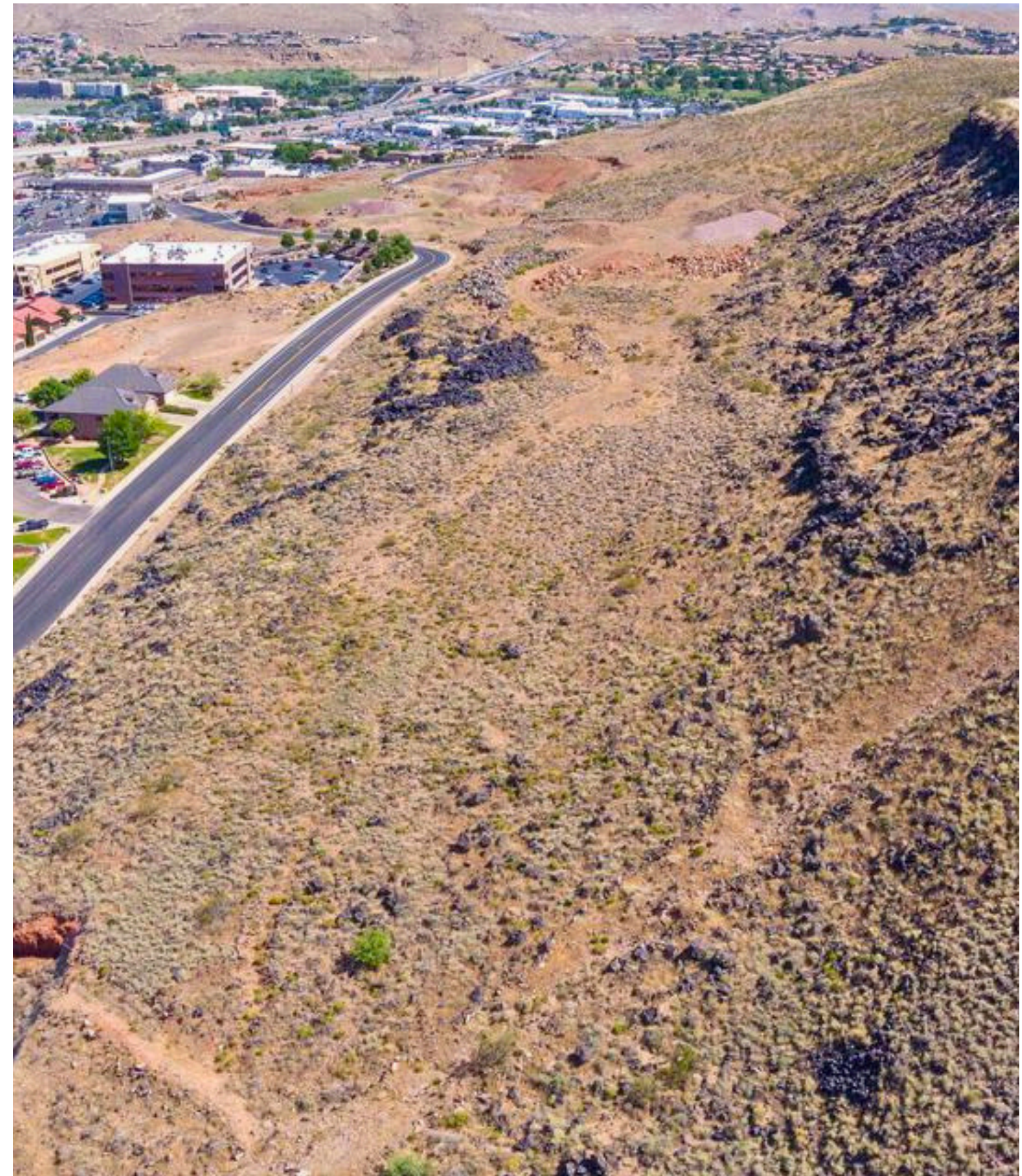
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LOCATION OVERVIEW

St. George continues to experience steady population growth, business expansion, and infrastructure investment. The region's favorable climate, business-friendly environment, and strong in-migration trends support long-term land value appreciation.

This property is positioned to benefit from ongoing development activity while offering flexibility for future planning and entitlement strategies.



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