



FOR SALE

Foremaster & Riverside Dr
St George, UT 84790

±2.04 AC | LAND

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

SALE PRICE	\$1,100,000
TOTAL ACREAGE	±2.04 Ac
ZONING	C-2
TYPE	Land Retail/Office
TAX ID	SG-5-2-28-325

- Signalized location in a high growth area
- Located on the corner of Riverside Dr and Foremaster Dr
- Soils Study, slope analysis, and survey available upon request



OR TEXT 23860 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

AREA MAP



UT
UTAH TECH
UNIVERSITY

BARNES & NOBLE H.M.
JCPenney Arctic Circle
Benja's Arctic Circle
lululemon Dillard's
Jay-Birds The Hearty Beet

PANDA EXPRESS Beans & Brews Swig Jason Mays TACO BELL
Smith's MarketPlace verizon ROD WORKS aubergine
KNEADERS Goldenwest ACE Hardware

RAMADA CHIPOTLE TJ-MAXX
Cafe ZUPAS DURANGO'S Mexican Grill golden corral
Carls Jr. APOLLO BURGER TARGET
OUTBACK chili's Lowe's
Shoppes at ZION CHOCOLATE FACTORY Michaels
Starbucks STAPLES Expresso ROSS

ih Intermountain Health

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

AREA MAP

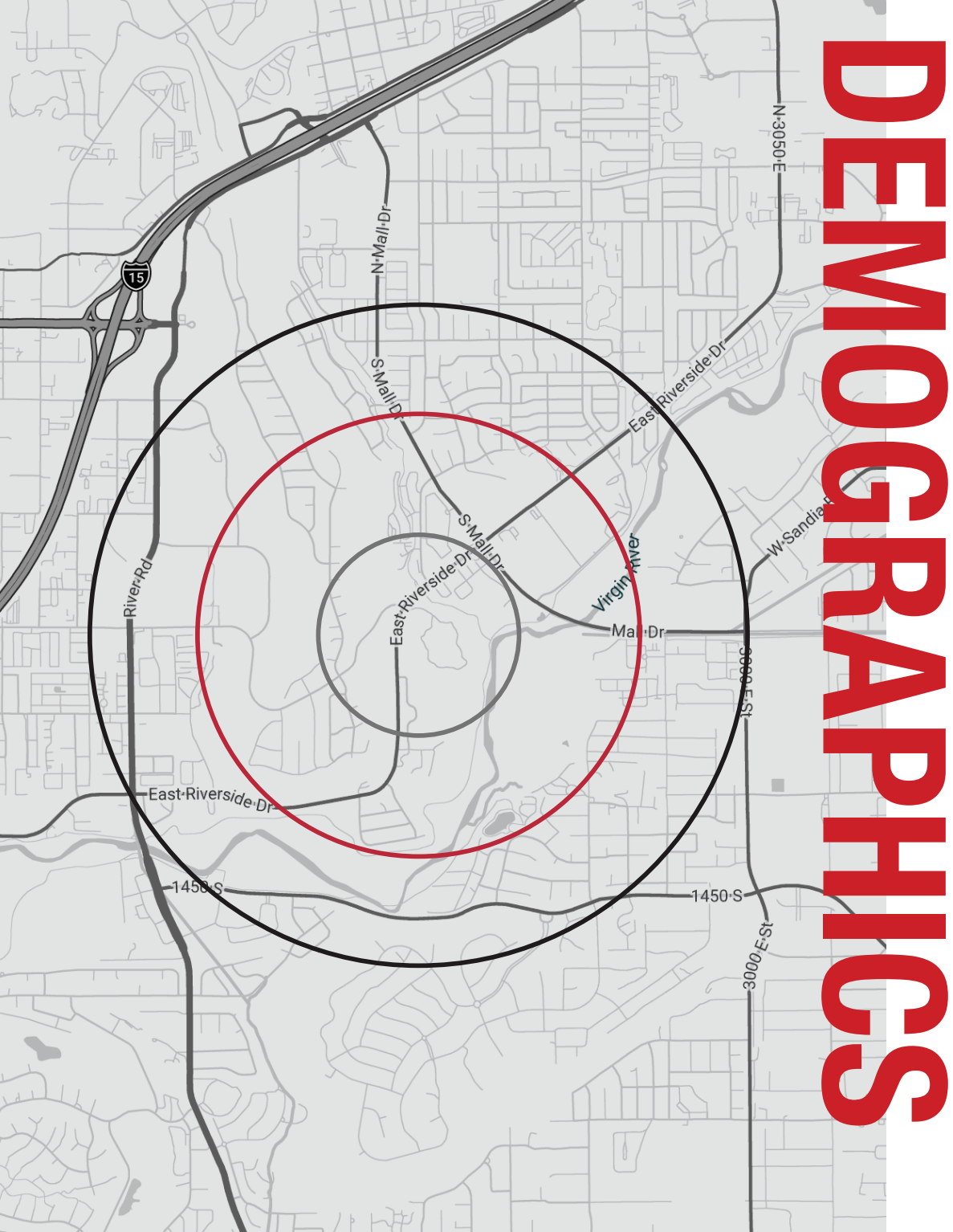


FOREMASTER DR

RIVERSIDE DR

SITE

PRELIMINARY



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

7,456

3-mile

63,065

5-mile

121,228

HOUSEHOLDS

2025 Households

1-mile

2,869

3-mile

21,583

5-mile

42,494

INCOME

2025 Average HH Income

1-mile

\$116,700

3-mile

\$120,480

5-mile

\$119,501

Traffic Counts

STREET

Riverside Drive

AADT

14,605

Mall Drive

22,508

Cities Nearby

Las Vegas, Nevada

172 miles

Salt Lake City, Utah

252 miles

Los Angeles, California

438 miles

Phoenix, Arizona

470 miles

San Diego, California

500 miles

Denver, Colorado

582 miles

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

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PROFESSIONALS

TOP 6

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