

TO LAS VEGAS ►



**±15 ACRES
FOR SALE OR
GROUND LEASE**



Interstate 15 Frontage ± 15 Acres

2800 S Pioneer Rd, St. George, UT 84790

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WAL★MART
SUPERCENTER





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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$9,800,000



Lot Size
15 Acres



Ground Lease Rate
\$670,000 / YEAR

FINANCIAL

| | |
|------------------------|--------------------------|
| Listing Price | \$9,800,000 |
| Down Payment | 100% / \$9,800,000 |
| Ground Lease Rate | \$670,000 Annually + NNN |
| Price/Land Square Feet | \$15 |
| Price/Acre | \$653,333 |

OPERATIONAL

| | |
|------------------|---|
| Zoning | Planned Unit Development Commercial (PUD-C) |
| Development Type | Land |
| Lot Size | 15 Acres (653,400 SF) |



INTERSTATE 15 FRONTAGE ± 15 ACRES

2800 S Pioneer Rd, St. George, UT 84790

INVESTMENT OVERVIEW

Marcus & Millichap is excited to present an exceptional opportunity in the heart of St. George, Utah with 1,346 linear feet of Interstate 15 Frontage, offering approximately 15 stunning acres of prime land for ground lease or purchase. This expansive and strategically located property enjoys unparalleled visibility and accessibility along the bustling Interstate 15 corridor, and being adjacent to/shadow-anchored by a bustling Walmart Superstore provides an excellent opportunity for national retail tenants looking to establish a flagship presence or expand their brand in one of Utah's most dynamic and rapidly growing markets.

With a strong economy, rapid population growth, and a favorable business climate, St. George is an exciting marketplace for retailers aiming to thrive in a welcoming and expanding market.

INVESTMENT HIGHLIGHTS

Unbeatable Exposure: This prime land parcel enjoys unmatched visibility along the heavily traveled Interstate 15, which boasts an incredibly high traffic count of 54,474 vehicles per day.

Strategic Location: This property is strategically positioned to serve a rapidly growing and thriving community. St. George has experienced an explosive 111% increase in population since 2000.

Ideal for Expansion: The 15-acre land parcel provides ample room for retail tenants to bring their vision to life, whether it's a flagship store, a shopping complex, or a unique destination.

ST.GEORGE

VIRGIN RIVER



SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

ADDITIONAL DETAILS

RETAILER MAP

Marcus & Millichap

Interstate 15 Frontage ± 15 Acres // PROPERTY DETAILS

PROPERTY SUMMARY

| | |
|-------------------------|-------------------------------------|
| Assessors Parcel Number | SG-5-3-7-444101, SG-5-3-7-44332 |
| Zoning | Planned Unit Development Commercial |
| Opportunity Zone | No |
| Lot Size Dimensions | 1,346 x 988 x 1,610 |
| Frontage | 1,346 Feet Along I-15 |
| Flood Plain | No - Embankment Added |

SITE DESCRIPTION

| | |
|-------------------|--------------------------|
| Lot Size SF | 653,400 |
| Ground Lease Rate | \$670,000 Annually + NNN |
| Sale Price | \$9,800,000 |
| Price/SF | \$15 |
| Lot Size Acres | 15.0 |
| Price/Acres | \$653,333 |
| Number of Lots | 2 |
| Type of Ownership | Fee Simple |



REGIONAL MAP // Interstate 15 Frontage ± 15 Acres



Interstate 15 Frontage ± 15 Acres // LOCAL MAP



AERIAL MAP // **Interstate 15 Frontage ± 15 Acres**











Interstate 15 Frontage ± 15 Acres // RETAILER MAP



Map data ©2023 Google



SECTION 3

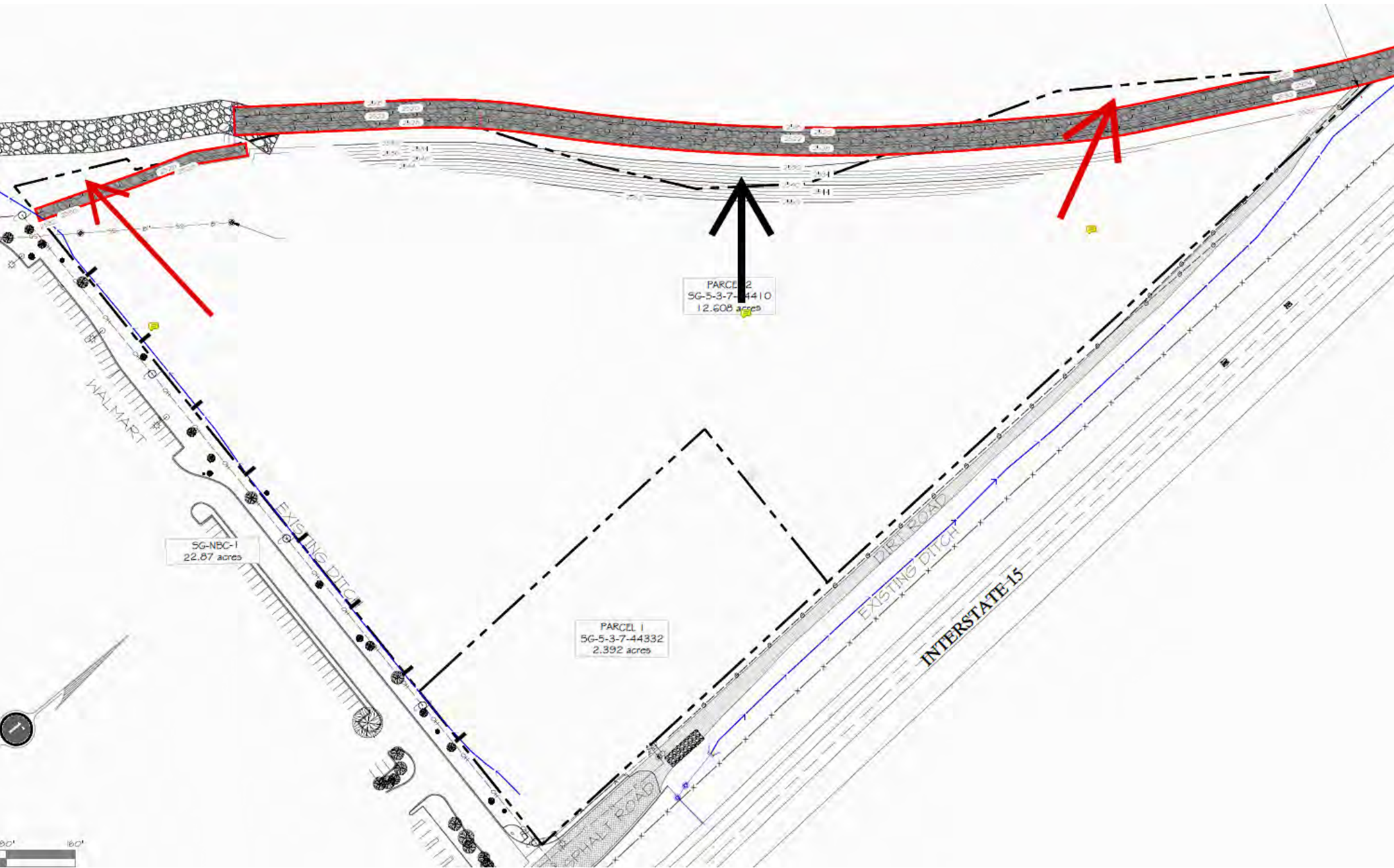
Additional Details

FACT SHEET

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PROPOSED LAND SWAP TO ALLOW BIKE TRAIL



- **15 acres/653,400 square feet +/- Zoned Planned Unit Development Commercial (PUD-C) within the city limits of St. George, Utah.**
- **Owner has completed river embankment improvements approved by required local, state, and federal agencies. The property is above the flood plain and can be developed in its entirety subject to established setbacks.**
- **Owner is waiting to receive final survey to be recorded establishing improvements made and land contributed to and received from the City as a result of straightening out the boundary along the Virgin River.**
- **Utilities (sewer, water , natural gas, electricity, etc.) are stubbed to the property.**

SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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SOUTH PIONEER ROAD



MARKET OVERVIEW // Interstate 15 Frontage ± 15 Acres

ST. GEORGE, UT

St. George, Utah, also known as Greater Zion, draws outdoor enthusiasts, with its impressive parks and natural landscapes. The region's mild winters not only contribute to the local tourism industry, but also add appeal as a retirement location, with a large portion of residents being over 50. Sharing a border with Arizona and Nevada, St. George sits just 90 minutes north of Las Vegas by car, and it is about four and a half hours from Grand Canyon National Park. The region functions as an access point for travelers looking to explore not only Utah, but other portions of the Southwest. The market comprises the entirety of Washington County, the fifth-most populated county in the state. The city of St. George is the most populated city in the county, with over 117,000 residents, having more than doubled in size since 2000.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



GEOGRAPHY

The metro's position on the northeastern corner of Arizona and along Nevada's southeastern border offers residents and tourists unique access to the American Southwest.



TOURISM

Washington County is known for its appeal to hikers and climbers through Zion National Park, the Pine Valley Mountains and Red Cliffs National Conservation Area.



EDUCATION

Utah Tech University is St. George's largest college, with approximately 12,600 undergraduate students, most of whom are in state. This contributes to the high number of residents who reported having some college education or a bachelor's degree.

ECONOMY

- The metro's primary employment fields are health care, retail trade and construction, with major employers such as Intermountain Healthcare, Big City Insulation, Inc. and Orgill, Inc.
- Utah has one of the highest-regarded health care systems in the United States. St. George reflects this through high health care employment, and a declining number of uninsured residents under the age of 65.
- Current projections call for the local population to double within 40 years. St. George's distinction as one of the top-10 best performing small cities for economic opportunities in 2020 by the Milken Institute has raised the metro's residential appeal.

DEMOGRAPHICS



POPULATION
196K
Growth 2022-2027*
15.0%



HOUSEHOLDS
67K
Growth 2022-2027*
15.5%



MEDIAN AGE
38.9
U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME
\$66,500
U.S. Median
\$66,400

Interstate 15 Frontage ± 15 Acres // DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2027 Projection | | | |
| Total Population | 5,112 | 47,457 | 106,161 |
| 2022 Estimate | | | |
| Total Population | 4,347 | 40,703 | 92,268 |
| 2010 Census | | | |
| Total Population | 2,813 | 27,554 | 64,687 |
| 2000 Census | | | |
| Total Population | 1,407 | 17,657 | 43,607 |
| Daytime Population | | | |
| 2022 Estimate | 4,568 | 48,457 | 122,069 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2027 Projection | | | |
| Total Households | 2,000 | 17,000 | 36,967 |
| 2022 Estimate | | | |
| Total Households | 1,687 | 14,616 | 32,074 |
| Average (Mean) Household Size | 2.7 | 2.8 | 2.9 |
| 2010 Census | | | |
| Total Households | 1,088 | 9,968 | 22,452 |
| 2000 Census | | | |
| Total Households | 532 | 6,401 | 15,184 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|----------|
| 2022 Estimate | | | |
| \$250,000 or More | 5.5% | 5.4% | 4.4% |
| \$200,000-\$249,999 | 3.0% | 3.3% | 2.5% |
| \$150,000-\$199,999 | 6.1% | 5.9% | 5.7% |
| \$125,000-\$149,999 | 5.0% | 4.5% | 3.9% |
| \$100,000-\$124,999 | 13.5% | 12.8% | 12.2% |
| \$75,000-\$99,999 | 17.6% | 16.1% | 16.3% |
| \$50,000-\$74,999 | 22.0% | 20.5% | 19.9% |
| \$35,000-\$49,999 | 10.7% | 10.8% | 11.5% |
| \$25,000-\$34,999 | 7.1% | 8.2% | 9.2% |
| \$15,000-\$24,999 | 6.1% | 7.4% | 8.2% |
| Under \$15,000 | 3.4% | 4.9% | 6.2% |
| Average Household Income | \$106,206 | \$103,351 | \$94,560 |
| Median Household Income | \$75,796 | \$72,574 | \$68,534 |
| Per Capita Income | \$41,228 | \$37,153 | \$33,084 |

DEMOGRAPHICS // Interstate 15 Frontage ± 15 Acres

| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Population By Age | | | |
| 2022 Estimate | 4,347 | 40,703 | 92,268 |
| 0 to 4 Years | 5.0% | 5.6% | 6.3% |
| 5 to 14 Years | 11.6% | 13.0% | 13.9% |
| 15 to 17 Years | 3.8% | 4.2% | 4.5% |
| 18 to 19 Years | 2.1% | 2.6% | 2.8% |
| 20 to 24 Years | 4.6% | 5.9% | 6.8% |
| 25 to 29 Years | 4.0% | 5.1% | 6.3% |
| 30 to 34 Years | 3.9% | 4.7% | 5.6% |
| 35 to 39 Years | 4.9% | 5.5% | 6.1% |
| 40 to 49 Years | 8.6% | 10.1% | 10.7% |
| 50 to 59 Years | 9.2% | 9.3% | 8.9% |
| 60 to 64 Years | 7.7% | 6.3% | 5.3% |
| 65 to 69 Years | 9.7% | 7.3% | 5.9% |
| 70 to 74 Years | 9.1% | 7.0% | 5.8% |
| 75 to 79 Years | 7.2% | 5.7% | 4.7% |
| 80 to 84 Years | 4.5% | 3.9% | 3.3% |
| Age 85 | 4.2% | 3.8% | 3.2% |
| Median Age | 52.0 | 43.0 | 38.2 |

| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| Population 25+ by Education Level | | | |
| 2022 Estimate Population Age 25 | 3,171 | 27,947 | 60,674 |
| Elementary (0-8) | 0.8% | 1.5% | 2.7% |
| Some High School (9-11) | 2.1% | 3.1% | 4.2% |
| High School Graduate (12) | 20.4% | 18.9% | 20.5% |
| Some College (13-15) | 31.1% | 31.1% | 30.0% |
| Associate Degree Only | 11.3% | 12.2% | 12.6% |
| Bachelor's Degree Only | 21.8% | 20.8% | 18.6% |
| Graduate Degree | 12.4% | 12.4% | 11.4% |
| HOUSING UNITS | | | |
| Occupied Units | | | |
| 2027 Projection | 2,482 | 20,368 | 45,241 |
| 2022 Estimate | 2,104 | 17,529 | 39,302 |
| Owner Occupied | 1,309 | 10,827 | 21,667 |
| Renter Occupied | 378 | 3,789 | 10,407 |
| Vacant | 417 | 2,913 | 7,229 |
| Persons in Units | | | |
| 2022 Estimate Total Occupied Units | 1,687 | 14,616 | 32,074 |
| 1 Person Units | 22.3% | 21.0% | 21.7% |
| 2 Person Units | 42.5% | 40.3% | 37.0% |
| 3 Person Units | 10.0% | 10.9% | 11.5% |
| 4 Person Units | 10.5% | 11.2% | 12.2% |
| 5 Person Units | 6.6% | 7.3% | 7.8% |
| 6+ Person Units | 8.1% | 9.4% | 9.8% |



POPULATION

In 2022, the population in your selected geography is 92,268. The population has changed by 111.6 percent since 2000. It is estimated that the population in your area will be 106,161 five years from now, which represents a change of 15.1 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 38.2, compared with the U.S. average, which is 38.6. The population density in your area is 1,174 people per square mile.



EMPLOYMENT

In 2022, 47,622 people in your selected area were employed. The 2000 Census revealed that 60.5 percent of employees are in white-collar occupations in this geography, and 39.5 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 12.8 minutes.



HOUSEHOLDS

There are currently 32,074 households in your selected geography. The number of households has changed by 111.2 percent since 2000. It is estimated that the number of households in your area will be 36,967 five years from now, which represents a change of 15.3 percent from the current year. The average household size in your area is 2.8 people.



HOUSING

The median housing value in your area was \$406,507 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 10,516 owner-occupied housing units and 4,668 renter-occupied housing units in your area. The median rent at the time was \$523.



INCOME

In 2022, the median household income for your selected geography is \$68,534, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 80.9 percent since 2000. It is estimated that the median household income in your area will be \$80,004 five years from now, which represents a change of 16.7 percent from the current year.

The current year per capita income in your area is \$33,084, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$94,560, compared with the U.S. average, which is \$96,357.



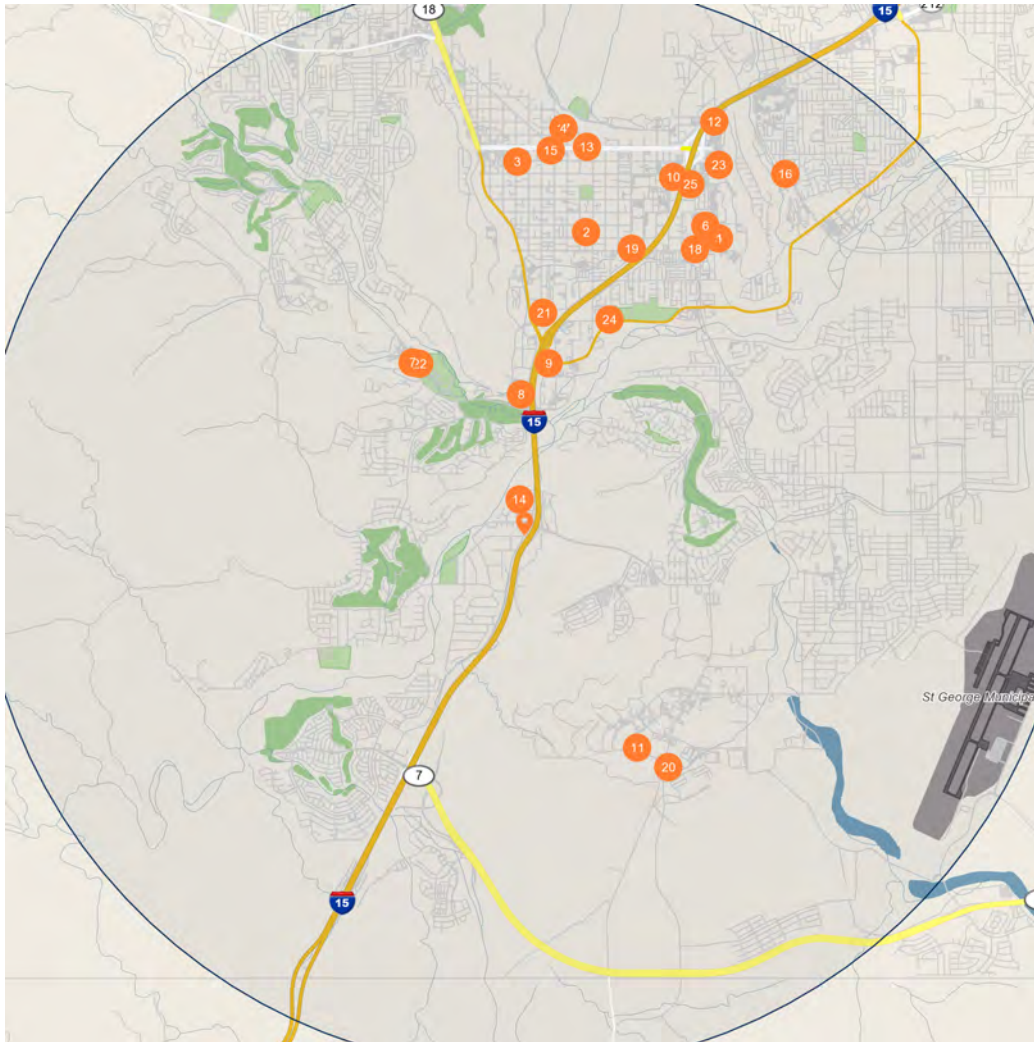
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 11.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 18.6 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 12.6 percent vs. 8.4 percent, respectively.

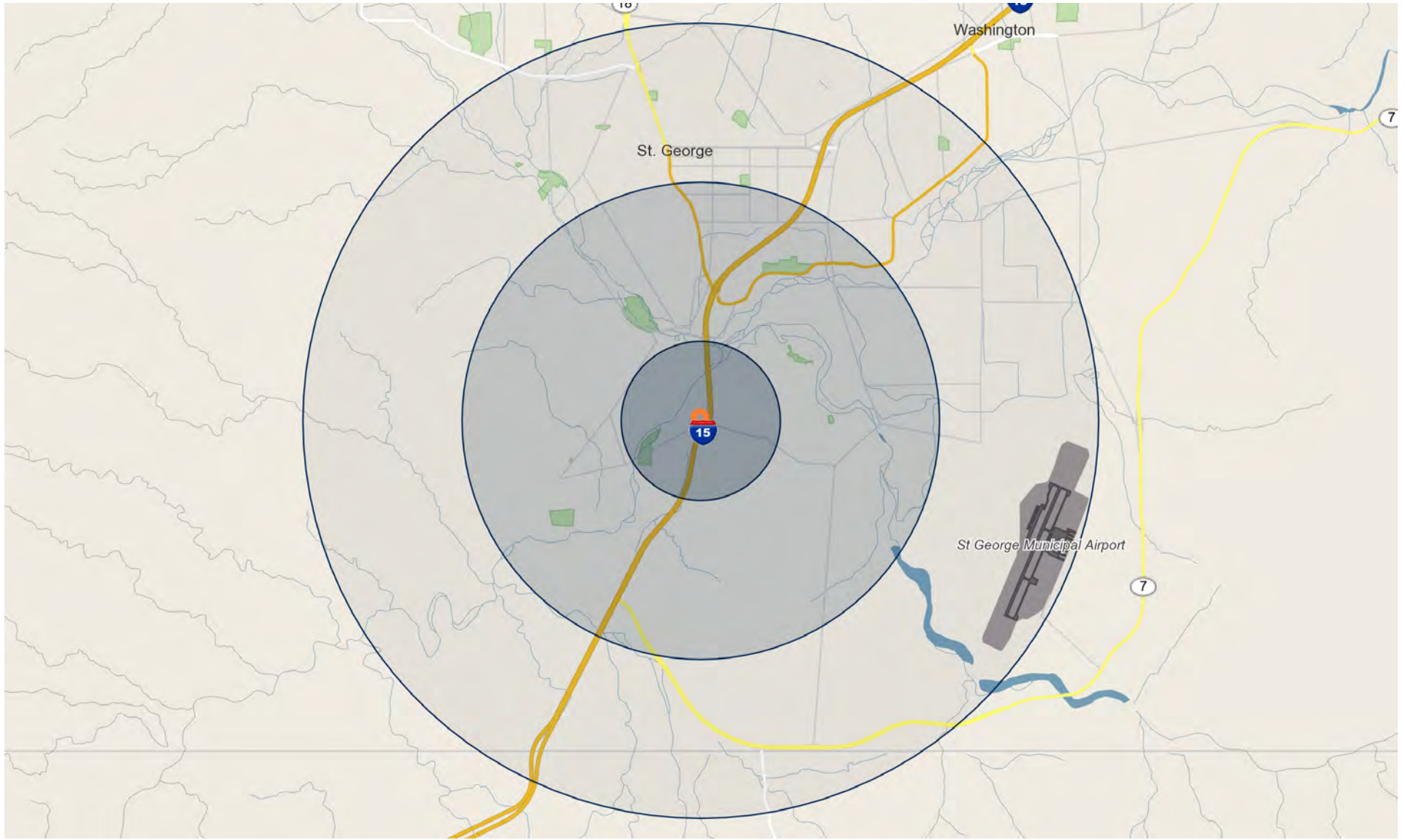
The area had fewer high-school graduates, 20.5 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.0 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Interstate 15 Frontage ± 15 Acres



| Major Employers | | Employees |
|-----------------|---|-----------|
| 1 | Intermountain Health Care Inc-Dixie Regional Medical Center | 6,257 |
| 2 | IHC Health Services Inc-Dixie Regional Medical Center | 1,800 |
| 3 | Washington County School Dst | 1,700 |
| 4 | City of St George-Legal Department | 591 |
| 5 | IHC Health Services Inc-INTERMOUNTAIN HEALTHCARE | 500 |
| 6 | Skywest Airlines Inc | 500 |
| 7 | Intelligent Consmr Holdings LLC | 490 |
| 8 | Anthony Wade Inc-Stephen Wade Auto Center | 330 |
| 9 | Petroleum Wholesale LP-Texaco | 323 |
| 10 | Ensign Group Inc-St George Rehabilitation | 317 |
| 11 | David G Clove-Shoneys | 280 |
| 12 | Strategic Rest Acquisition LLC-Chilis | 278 |
| 13 | Sunroc Corporation-Sunroc-Building Products | 270 |
| 14 | Walmart Inc-Walmart | 270 |
| 15 | Zions Bancorporation Nat Assn-Zions First National Bank | 257 |
| 16 | Plusone Company | 245 |
| 17 | City of St George | 230 |
| 18 | Harmons At St George Inc-Harmons | 217 |
| 19 | Dixie State University | 210 |
| 20 | Young Electric Sign Company-Yesco | 209 |
| 21 | C & G Management Inc-Burger King | 200 |
| 22 | Printer Properties Pro | 200 |
| 23 | Ulta Beauty Inc | 139 |
| 24 | Turn Community Services Inc | 136 |
| 25 | St George Nursing Home LLC | 131 |

Interstate 15 Frontage \pm 15 Acres // DEMOGRAPHICS





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