

FOR SALE

**4± ACRES**

**4 Ridge Top Acres  
in Washington**

**Close to Washington Water Tower above I-15**  
Washington, UT 84780

\*Approximate property line noted to distinguish property boundary

### Property Features

- Rare Ridge top opportunity – check out the views from this land located on the ridge between Coral Canyon's Highland Park and the water tank
- This parcel is in 2 pieces and has incredible potential from each section
- Listing agent has key and neighboring owner SITLA will allow access to property

TAX ID **W-4-2-6-322**

LOT SIZE - ACRES **4± AC**

ZONING **OS**

**SALE PRICE - ~~\$225,000~~  
\$215,000**

### For more information:

**Meeja McAllister**

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## DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

#### POPULATION

2017 Estimated Population

1,527

12,184

36,323

2022 Projected Population

1,770

14,177

42,570

#### HOUSEHOLD INCOME

2017 Est. Median HH Income

\$53,205

\$52,062

\$52,948

2017 Est. Average HH Income

\$68,568

\$67,007

\$69,166

2017 Est. Per Capita Income

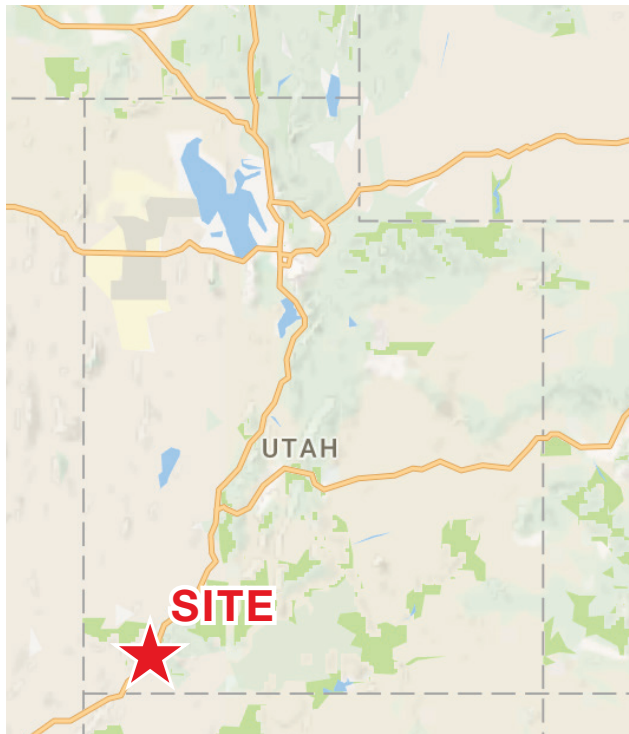
\$23,296

\$23,641

\$22,966



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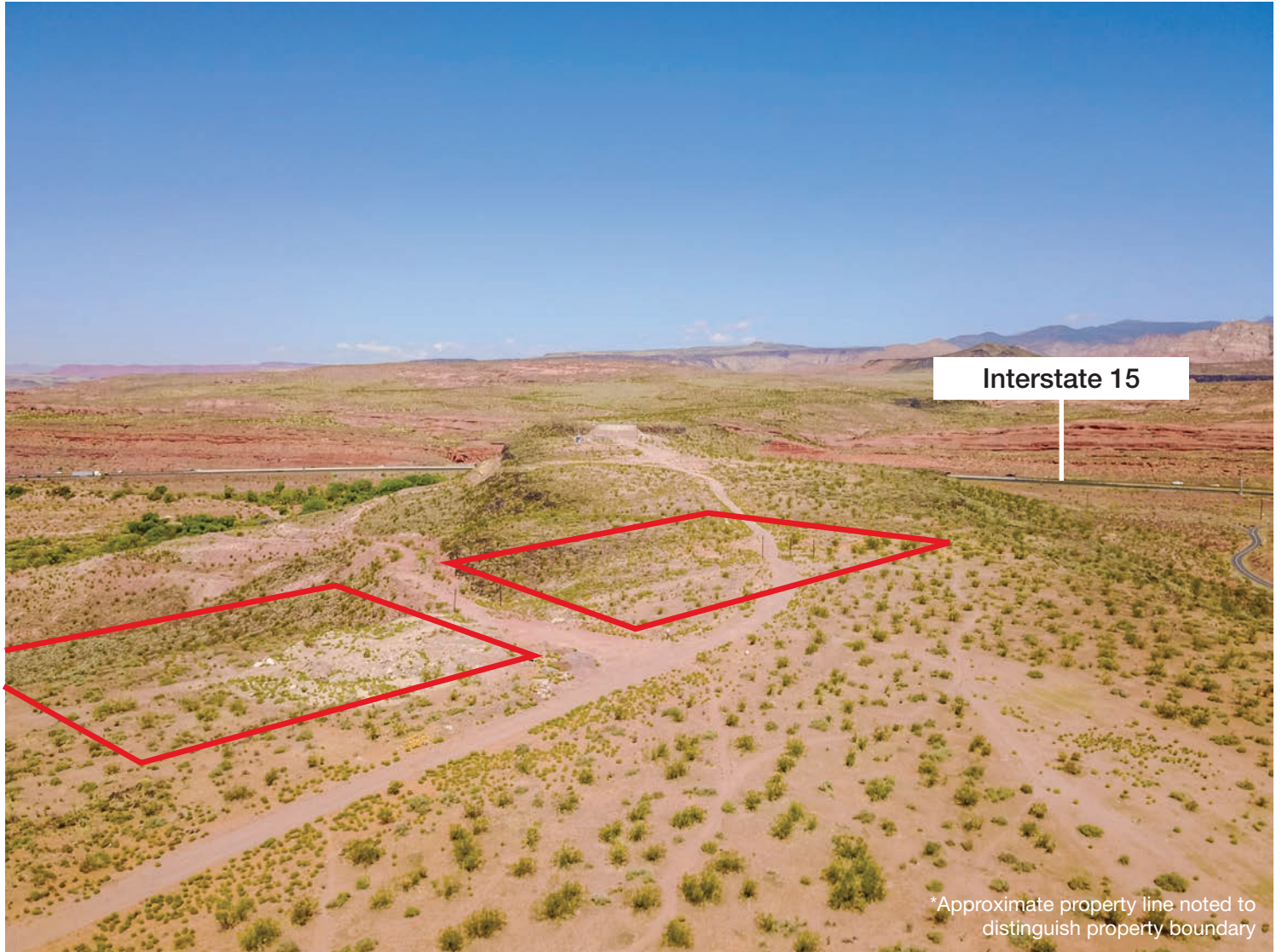
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## AREA INFORMATION

### 4 Ridge Top Acres in Washington



## Driving Distance to Major Cities from Property

SALT LAKE CITY, UT	303 miles
LAS VEGAS, NV	123 miles
DENVER, CO	631 miles
LOS ANGELES, CA	387 miles
SAN FRANCISCO, CA	684 miles
SEATTLE, WA	1,141 miles

## Location Information

WASHINGTON COUNTY is known for warm winter weather, snowbirds, and beautiful red rock scenery. It has been known as Utah's Dixie since pioneers settled here in the 1850's. Championship golf, tennis, walking paths, biking trails, hiking, warm, snow-free winters and year long low humidity all make life attractive here.

Home to the world-renowned Snow Canyon State Park and the Tuacahn Center for the Arts with its 1,920 seat outdoor amphitheatre and the magnificent Zion National Park, the county has the benefit of a large, ultra-modern convention center and the 1,200 seat Cox Performing Arts Theatre that is on the Dixie State University campus.

- POPULATION: Washington County - 155,602  
St George - 76,817
- LAND AREA: 2,427 Square Miles
- ECONOMY: Median Income of \$49,498 with a Cost of Living Index of 102 and an Unemployment Rate of 3.6%
- HOUSING: Median house value of \$234,800

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[CLICK HERE FOR MORE INFORMATION](#)