

Warner Valley Road

St. George Utah, 84790

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Offered By: **Wes Davis, MBA**

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Property Summary

ADDRESS Warner Valley Road
St. George, UT 84790

LOT SIZE | ACRES 160±

TAX ID 4225-B-HV
4225-C-HV
4225-D-HV

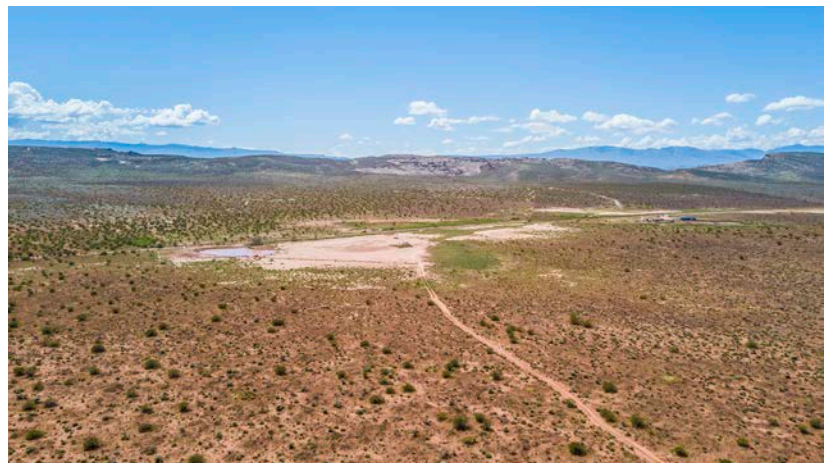
OFFERING TERMS

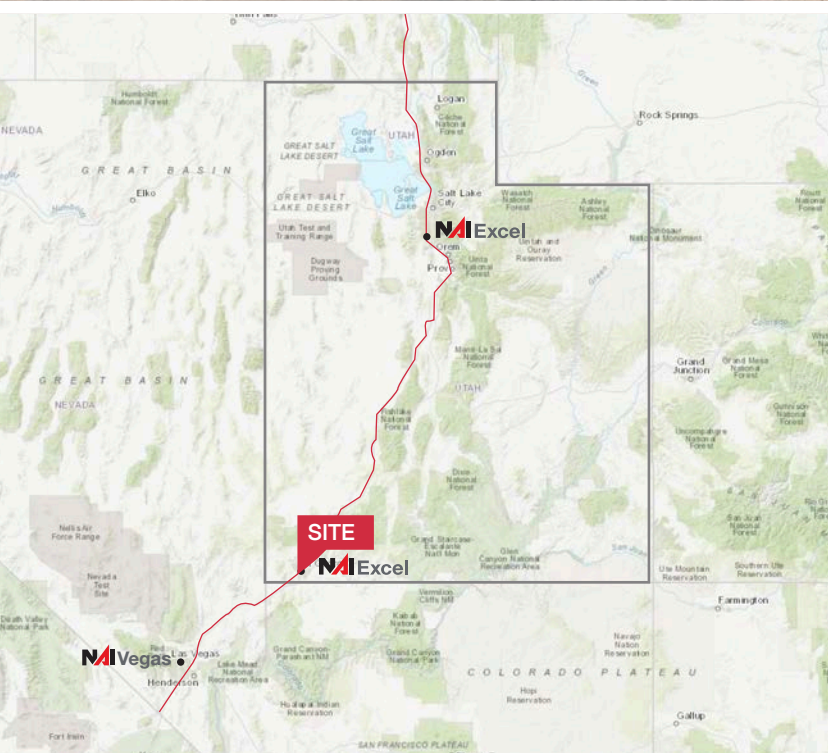
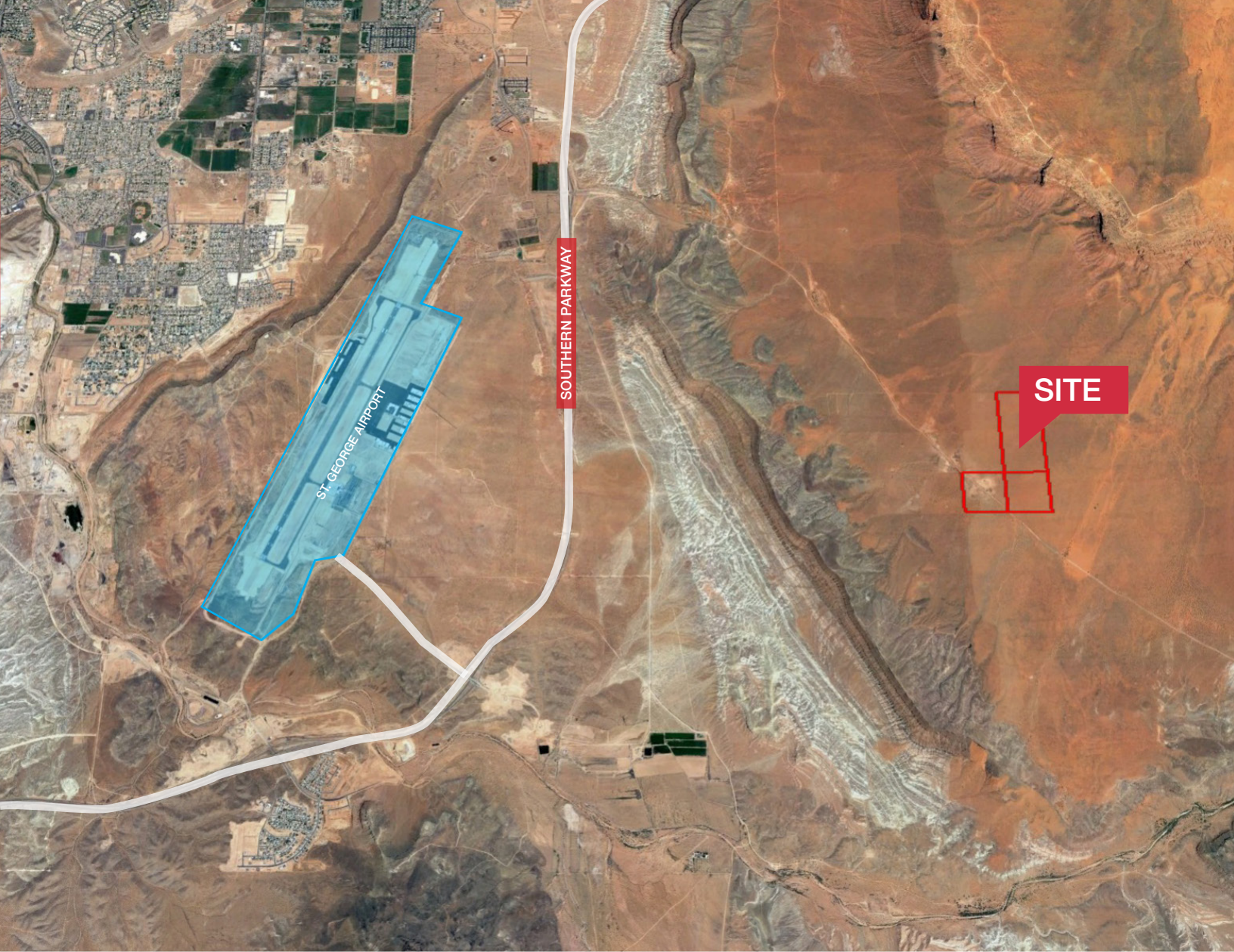
SALE PRICE
\$1,440,000

FOR MORE INFORMATION

<http://helloarti.com/view/31134>
TEXT 17623 TO 39200

- Owner opened to Seller Financing
- Great land bank opportunity
- Aggressively priced
- Beautiful views
- In the path of growth







FOR SALE | LAND



Population/Economy

- Washington County — 155,602
- St. George — 76,817
- Median Income of \$49,498
- Cost of Living Index of 102
- Unemployment Rate of 3.6%
- Median house value of \$234,800

Days of Sunshine

- St. George — 300 days a year
- United States — 205 days a year

Sporting Events

- 42 major sports events bring approx. 62,000 participants & 116,000 out of town visitors — bringing approx. \$78 million to the economy (The Spectrum)
- Ironman 70.3 St. George — 2,500 triathletes
- St. George Marathon — 7,800 runners
- Huntsman Senior Games — 11,000 competitors
- NJCAA Softball Championship tournament — 16 teams from around the nation

> VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY AT <https://excelcres.com/market-research/>

Distance to Major Cities

	FROM ST. GEORGE
Salt Lake City, Utah	303 MILES
Las Vegas, Nevada	123 MILES
Los Angeles, California	387 MILES
San Diego, California	449 MILES
Denver, Colorado	631 MILES
Phoenix, Arizona	417 MILES

Regional Parks Visitation

	2016	2011	2007	Distance
Zion National Park	4,317,028	2,847,403	2,679,181	46.5 MILES
Bryce Canyon National Park	2,365,110	1,285,492	1,012,563	141 MILES
Canyonlands National Park	776,218	435,908	417,560	347 MILES
Capitol Reef National Park	1,064,904	662,661	554,907	209 MILES
Arches National Park	1,585,718	1,014,405	860,181	335 MILES
Grand Canyon National Park	5,969,811	4,298,178	4,413,668	146 MILES

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