



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DESERT COLOR

I-15 AND SOUTHERN PARKWAY • ST. GEORGE • UT • 84790

Desert Color's mixed-use commercial district will be the central hub and focal point of activity for the community. The lifestyle-centric hub will include vertical mixed use (offices and residences above retailers) and horizontal mixed use (retailers, offices, and residences on separate parcels).

DEVELOPED BY:

BLUE DIAMOND CAPITAL

CLYDE COMPANIES



PEG DEVELOPMENT

WOODBURY CORPORATION



DESERT COLOR

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



			
1 MILE	263 2020 EST. POPULATION	118 2020 EST. HOUSEHOLDS	\$70,305 2020 EST. MEDIAN HH INCOME
3 MILE	7,765 2020 EST. POPULATION	3,559 2020 EST. HOUSEHOLDS	\$57,019 2020 EST. MEDIAN HH INCOME
5 MILE	23,128 2020 EST. POPULATION	9,174 2020 EST. HOUSEHOLDS	\$66,122 2020 EST. MEDIAN HH INCOME



DESERT COLOR



PROPERTY SPECS

- Desert Color is a master-planned mixed-use community located alongside I-15 and Southern Parkway on 3,400 acres.
- Development will feature homes, parks, shopping, dining, businesses, entertainment, hospitality and recreation opportunities.
- St. George has been rated 2nd best small city for job growth by Forbes
- Access to world-class recreation and National Parks
- Minutes from I-15 corridor and St. George airport
- Recreational lagoons, parks, trails, and active entertainment
- Over 10,000+ residential homes



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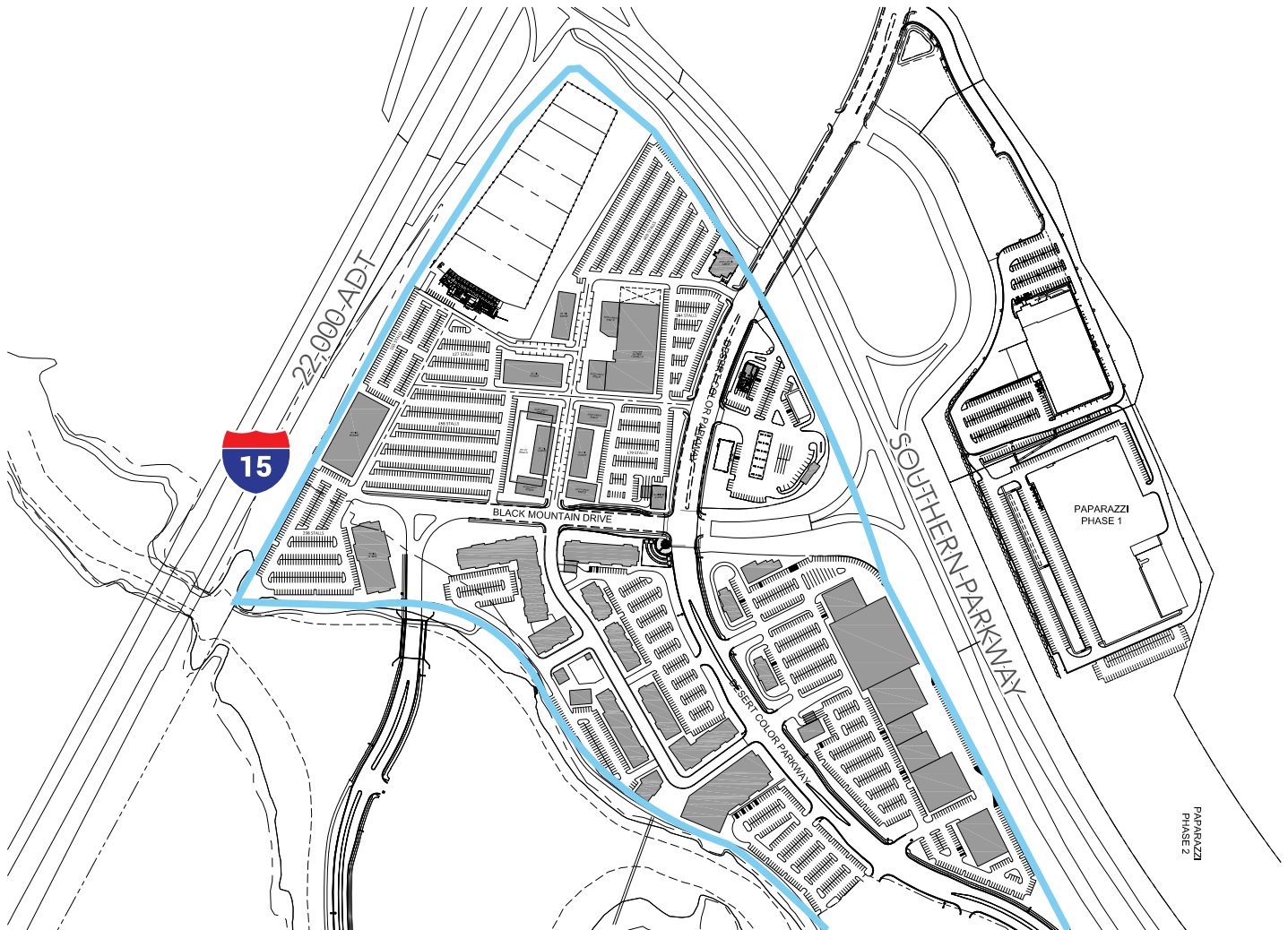
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The mixed-use commercial district will feature recreation and entertainment centers; community parks and trails; shopping and dining districts; hotels and resorts; health and wellness facilities and services; a multi-specialty health care clinic; access to mass transportation; public-use facilities (21st century schools, church, cultural facility, library, and police and fire station); and an innovation park for higher education research and development.

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WEATHER

8.1 ANNUAL PRECIPITATION
INCHES

2.7 ANNUAL SNOWFALL
INCHES

300 ANNUAL DAYS OF
SUNSHINE
DAYS



11 DAILY FLIGHTS INTO ST. GEORGE.
SALT LAKE CITY, DENVER, LOS ANGELES,
DALLAS AND PHOENIX.

QUICK FACTS

- Utah Best State in Mountain Region for Workforce Development (1/2020)
- 10 Categories Where Utah Claims #1 (best private-sector job growth, best state for entrepreneurs, best performing large system, best state for upward mobility, best state for the middle class, number of dark sky parks, children per capita, densest concentration of Jurassic-era dinosaur bones, tallest mountain peaks, Most volunteers) (9/2019)
- More Millennials Call Utah Home Than Any Other State (7/2019)
- Utah Among the Best States for Business (9/2019)
- Utah in the Top Five Best States According to U.S. News & World Report (5/2019)
- Almost unlimited range of activities to enjoy 365 days of the year.
- Median home price is \$320,000
- 5 higher education options: Dixie Tech, Rocky Vista University, Stevens-Henagar Colleg, and University of Utah Graduate Center.

ANNUAL EVENTS



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DESERT COLOR



GUNLOCK



SNOW CANYON

4.4 MILLION PEOPLE VISIT STATE PARKS WHICH OFFERS THEM BREATHTAKING VIEWS, ADVENTURE ACTIVITIES; INCLUDING BIKING, BOATING, AND CLIFF JUMPING, AND STUNNING SUNSETS.



SAND HALLOW



CORAL PINK SAND DUNES

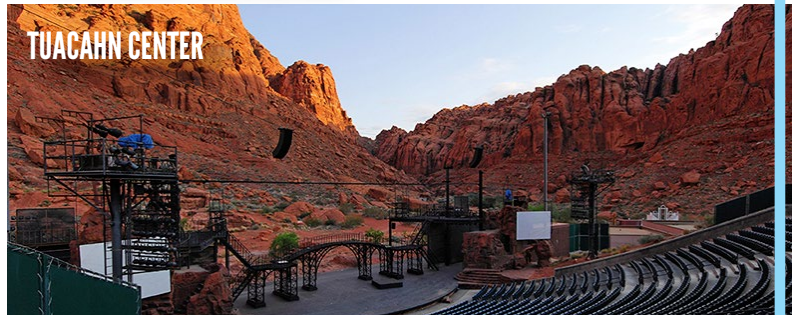


ZION NATIONAL PARK

4.3 MILLION PEOPLE A YEAR VISIT THIS BEAUTIFUL NATIONAL PARK THAT OFFERS HIKING, CAMPING, BACKPACKING, CLIMBING AND MUCH MORE.



UTAH SHAKESPEARE FESTIVAL



TUACAHN CENTER

TUACAHN PATRONS COME FROM ALL 50 UNITED STATES AND FROM 34 FOREIGN COUNTRIES. MORE THAN 300,000 GUESTS ATTENDED A PRODUCTION OR CONCERT AT TUACAHN WHILE ENJOYING THE VIEW OF SNOW CANYON BEHIND THE STAGE.



BRIGHAM'S PLAYHOUSE

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