



ST. GEORGE REGIONAL AIRPORT (SGU)

Airport Parkway

Image Landsat / Copernicus

FOR SALE

SG-6714-G Airport Pkwy
St George, UT 84790

± 20 Acres | LAND/INDUSTRIAL

Property Specs

OFFERED PRICE	\$5,227,200
LOT SIZE	± 20 Acres
TAXT ID	SG-6714-G
TYPE	Land Industrial

- Prime 20-acre development opportunity strategically located along Airport Parkway, just across from the St. George Regional Airport.
- Zoned ASBP (Airport Supporting Business Park), allowing for a wide range of industrial, flex, office, logistics, and complementary commercial uses.
- Excellent access to Airport Parkway, Interstate 15, and the greater St. George market.
- Positioned within one of Southern Utah's fastest-growing commercial corridors, offering strong visibility and accessibility.
- A rare opportunity for developers, owner-users, and investors to establish a presence in a high-growth, airport-driven business district.



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SUMMARY

ABOUT THE AIRPORT SUPPORTING BUSINESS PARK ZONE (ASBP)

Positioned within St. George's Airport Supporting Business Park (ASBP) zoning district, this property offers a unique opportunity for businesses seeking strategic access, long-term growth, and a professional business environment.

The ASBP designation is specifically intended to promote high-quality office, flex industrial, logistics, and aviation-supporting uses that complement the continued expansion of the St. George Regional Airport. Designed to preserve compatibility with airport operations while encouraging economic development, the zone provides an ideal setting for regional headquarters, distribution, light manufacturing, and service-oriented businesses.

With strong infrastructure, streamlined compatibility for employment-generating uses, and a location along one of the city's primary growth corridors, ASBP zoning offers a compelling combination of flexibility, visibility, and long-term value in one of Southern Utah's fastest-growing markets.

POTENTIAL USES

- Airfreight and express delivery services
- Athletic club/health club/spa
- Automobile rental
- Automobile repair, storage, including paint, body and fender, brake muffler, upholstery or transmission work provided conducted within enclosed building (GVW 14,000 lbs or less)
- Building materials sales
- Bus terminal
- City, all facilities
- Communication transmission facilities, including wireless, primary (PS)
- Construction equipment sales and rentals (C)
- Convenience markets, with gas pumps/gas station (PS)
- Courier and delivery services
- Emergency service (and crew rest) facility
- Financial, medical, and professional office or services
- Food service establishments including catering and restaurants
- Freight-forwarding service and distribution center
- Furniture upholstery shop
- Grocery store
- Hanger
- Hotel/motel
- Household appliance sales and service
- Ice manufacturing and storage
- Laboratory, dental or medical
- Laundry and linen service
- Laundry or dry cleaners, laundromat
- Living quarters for manager or security personnel for business which requires 24-hour assistance or security – Up to 600 sf with occupancy limited to 4 people (PS)
- Manufacturing general and light, conducted indoors
- Microbrewery with restaurant
- Office supply, office machines sales and service
- Offices
- Permanent cosmetics, a secondary use to an establishment employing cosmetologist/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations
- Personal care
- Pharmacy
- Printing, lithographing, publishing or reproduction sales and service
- Public utilities facilities, primary (PS)
- Religious facility
- Research and development
- Restaurant
- Retail goods establishments (predominately indoor sales)
- Sand and gravel – Extraction and crushing (PS)
- Tool design (precision) repair and manufacture
- Tours and tour operators
- Wholesale business

The above includes a full list of permitted uses shown on St. George City Municipal Code 10-10-1.

(PS) denotes "Permitted uses with required standards" and (C) denotes conditional uses in the designated zone

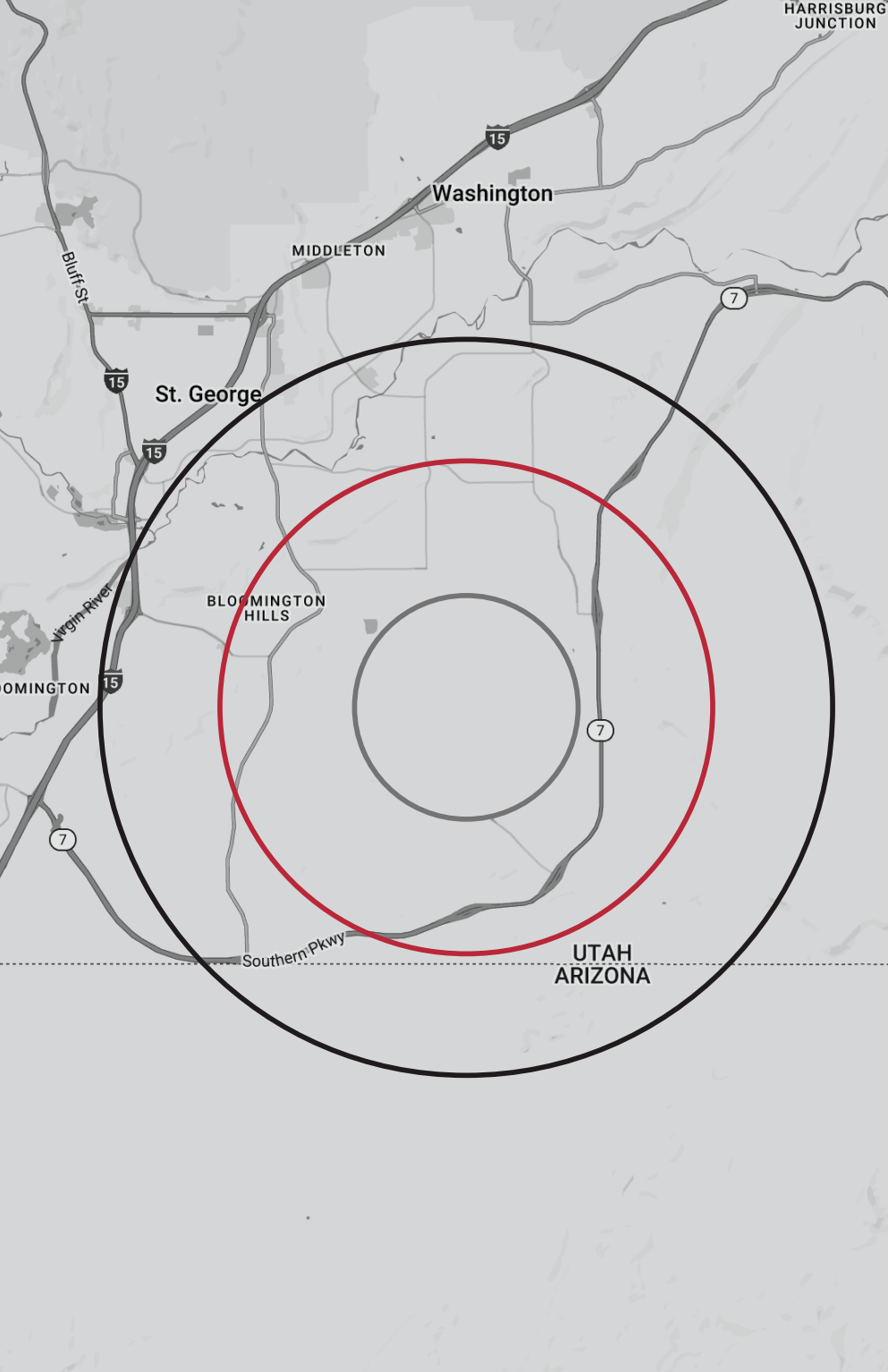
AREA MAP



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

PHOTOS





DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	169	23,030	50,855
HOUSEHOLDS			
2025 Households	24	6,208	15,287
INCOME			
2025 Average HH Income	\$150,150	\$154,732	\$148,485

Traffic Counts

STREET	AADT
Airport Parkway	4,200
Desert Canyons Pkwy	5,900

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

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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