

# 2016

MID YEAR

# CONTENT

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- 01** 2016 YTD Sold Transactions
- 05** Market Research
  - 06 Office*
  - 08 Industrial*
  - 10 Retail*
  - 11 Multi-Family*
  - 12 Iron County*
  - 13 Residential*
- 14** Farm & Ranch
- 15** NAI Asset Management Services
- 17** Area Activity Map
- 19** Exclusive Offerings
- 36** The NAI Team



# NAI Utah South is now NAI Excel

In 2001, we started as the first exclusively commercial real estate brokerage in Southern Utah. The original name, NAI Utah Commercial Real Estate Southern Region, mirrored our Northern Utah partner. Over time, our identity shortened to NAI Utah Southern Region, and then later to just NAI Utah South. Through each iteration, our name continued to reflect the physical location of our brokerage—Southern Utah.

More recently, as our client base expanded, our geographic service areas broadened, and our brokerage marketing and technology platforms evolved, we felt a need to update our identity. We chose a name that reflected our agents' efforts on behalf of their clients—NAI Excel.

We excel in providing the most informative market data. We excel as the largest commercial asset manager in the area. We excel in delivering proprietary marketing systems, and most importantly, we excel in our commitment to put our clients first.

As NAI Utah South has become NAI Excel, we invite you to join us in the next phase of our journey providing the highest level of customer service in the commercial real estate industry.



Mark Walter  
*Managing Broker*




Neil Walter  
*Managing Director*

# 2016

## YTD SOLD TRANSACTIONS

Office, Retail, Industrial, Land  
Investment & Special Use Properties  
Leasing & Asset Management  
Commercial & Residential Development  
Farm, Ranch, & Recreation


# Sold 2016 Buildings



Offered at **\$9,850,000**  
123,000 SF – 168 UNITS

**AGENT:**  
Wes Davis


Sold Q1 2016



Financed at **\$6,900,000**

**AGENT:**  
Neil Walter

Sold Q2 2016



Offered at **\$2,000,000**  
32,300 SF

**AGENTS:**  
Jason Griffith • Wes Davis


Sold Q2 2016

**FULLY LEASED  
INDUSTRIAL COMPLEX**

Offered at **\$1,250,000**  
24,000 SF

**AGENTS:**  
Brandon Vandermyde • Jason Griffith  
Meeja McAllister

Sold Q1 2016



Offered at **\$3,000,000**  
Net Leased Investment

**AGENT:**  
Stan Perkins

Sold Q2 2016


**ACE  
MECHANICAL**



Offered at **\$1,400,000**  
16,700 SF

**AGENTS:**  
Wes Davis • Curren Christensen

Sold Q1 2016



Offered at **\$1,400,000**  
Net Leased Investment

**AGENTS:**  
Jon Walter • Mark Walter  
Brandon Vandermyde


Sold Q1 2016

**SILICON CIRCLE  
BUILDING**

Offered at **\$1,500,000**  
12,000 SF

**AGENT:**  
Jon Walter

Sold Q2 2016



Offered at **\$1,300,000**  
Net Leased Investment

**AGENT:**  
Neil Walter

Sold Q2 2016

\*Logos are intellectual property of the owners or tenants represented above.



2015 Transaction Volume:  
**\$126,000,000**

Transaction Sides: **450**

Recreation & Development Land: **OVER 1,100 AC**

Buildings Leased or Sold: **982,000 SF**



**10± ACRES**

I-15 Frontage

**AGENTS:**

Jon Walter • Cliff Gustin

Sold Q2 2016

**BOULDER MOUNTAIN  
RANCH**

Offered at **\$695,000**

42 ACRES

**AGENTS:**

Mat Chappell • Pat Chappell

Sold Q1 2016



Offered at **\$1,280,000**

10,800 SF

**AGENT:**

Neil Walter

Sold Q2 2016

**RIVERSIDE DR  
COMMERCIAL LAND**

Offered at **\$1,067,000**

4± ACRES

**AGENT:**

Wes Davis

Sold Q1 2016



Offered at **\$1,150,000**

7,200 SF

**AGENT:**

Wes Davis

Sold Q2 2016



Offered at **\$1,106,000**

9± ACRES

**AGENT:**

Neil Walter

Sold Q1 2016

\*Logos are intellectual property of the owners or tenants represented above.

\*Transaction volume and acreage excludes 490,000 acre ranch sale where price was undisclosed



## The Premier Managed Commercial Real Estate Network

Entrepreneurial Spirit Actively Harnessed and Managed to the Benefit of Clients

**375+** Offices    **6,700+** Professionals

**380+ MILLION**  
SF Managed

**TOP 5 BRAND**  
2015 Lipsey Ranking of  
Commercial Real Estate Brands

# MARKET RESEARCH

We provide data and market insights  
that inform decision makers.



# Office

## Review

The office market experienced further improvement as vacancy declined and lease rates increased. While tenant demand for office space isn't dominant, the lack of new construction combined with moderate demand pushed the vacancy rate lower to 7%. Slow and steady absorption has improved market dynamics so there is a comfortable amount of space available while maintaining affordable lease rates.

The lack of buildings available for sale and high construction costs are making transition into building ownership difficult for some business owners. Cheap financing, however, remains an incentive for those who can buy or build. While the current market has many favorable characteristics, affordable lease rates, high construction costs, and moderate demand are not economic characteristics that inspire investors to construct new buildings.

Although there is significant commercial construction occurring, much of it is for special use and government projects rather than for traditional private sector office. Intermountain Health Care, Rocky Vista University, Washington County School District, Dixie Applied Technology College, and Dixie State University are all completing major construction projects. The LDS Family History Center and St George Academy are going vertical. Also, Stevens-Henager College is moving forward with plans at Boulder Creek Crossing and Dixie Power has two projects going on south River Road and in Bloomington.

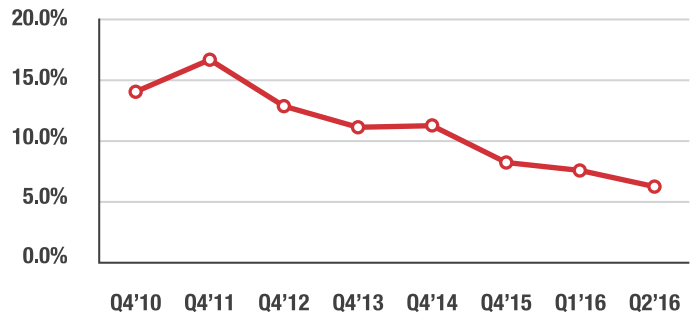
## Outlook

Southern Utah is focused on creating jobs and driving economic growth. Initiatives to create a technology and business center at the former airport, planned investment downtown, and the hospital expansion will create opportunity in the office sector.

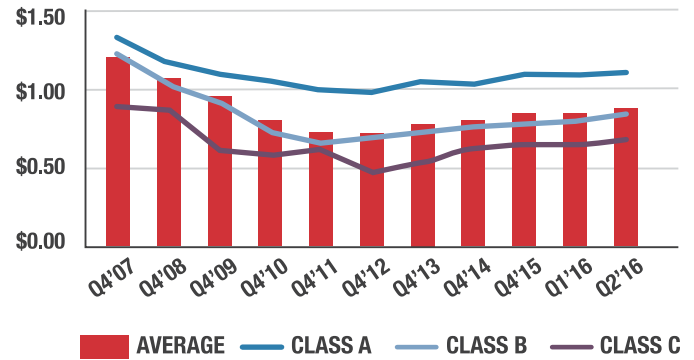
ASKING LEASE RATES (NNN)	CLASS A	CLASS B	CLASS C
LOW	\$0.90	\$0.70	\$0.65
HIGH	\$1.35	\$1.15	\$0.90
AVERAGE	\$1.12	\$0.85	\$0.72
VACANCY	6.1%	7.8%	6.0%

TOTAL VACANCY	7.0%
2015 YEAR END INVENTORY	3,396,000
BUILT YEAR TO DATE	-
2016 YEAR TO DATE INVENTORY	3,396,000
LAND VALUE PER SF	\$8-14
CAP RATES	6-8%
UNDER CONSTRUCTION	18,000
ABSORPTION YEAR TO DATE	62,000

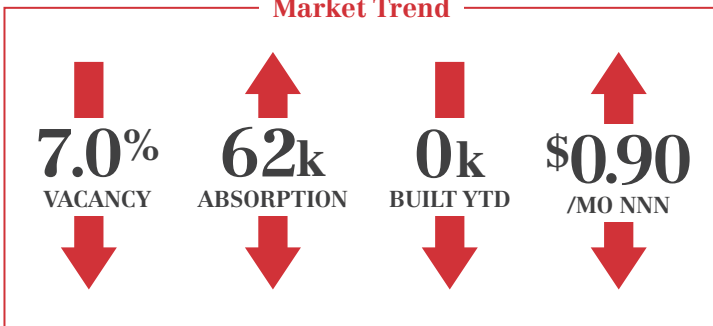
Average Vacancy Rate



Asking Lease Rates



### Market Trend



	Q4'10	CHART	Q2'16
OFFICE	13.9%		7.0%
A	12.6%		6.1%
B	16.4%		7.8%
C	11.5%		6.0%
CBD	12.9%		10.2%
DOWNTOWN	13.7%		6.6%
SUBURBAN	23.0%		6.8%
MEDICAL	0.2%		2.8%

# Area Activity



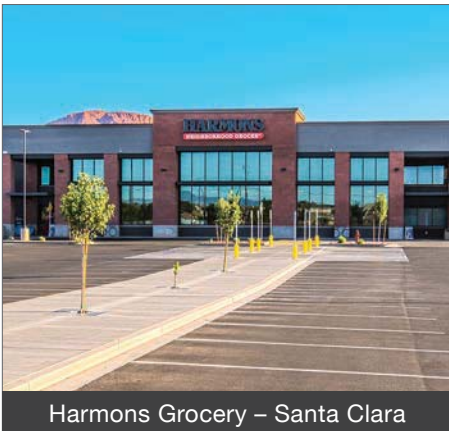
Lin's – Washington Fields



Legend Solar Stadium



DSU Student Housing



Harmons Grocery – Santa Clara



Viva Chicken



Mercedes Benz of St. George

- Rocky Vista University is constructing an osteopathic medical campus in Ivins.
- Legend Solar recently donated \$10 Million to DSU to renovate the football stadium.
- Dixie Applied Technology College is constructing a 177,000 sf / 30 acre campus at the former airport site.
- Dean Foods opened in the 160,000 sf former Blue Bunny facility and Innomark took 50,000 sf in Ft Pierce.
- DSU is finishing its 350 bed on campus housing and Vintage Capital started on a 265 bed facility nearby.
- Majestic and Legacy Elementary are under construction. Crimson middle and high school are proposed.
- Dixie Regional Medical Center is underway on a 400,000 sf hospital expansion.
- Sentierre began moving dirt for a 43 acre 5–star resort next to Tuacahn Amphitheatre.
- The LDS Temple in Cedar City is becoming a visible landmark as it nears completion.
- Lin's and Harmons grocery stores opened and a 123,000 SF Smith's Marketplace commenced at Dino Crossing.
- Beverley Taylor Sorenson Center opened its museum, theatre, and 6 acre art complex in Cedar City.
- Wingate by Wyndham is complete in Hurricane, SpringHill Suites is under construction in Springdale. Several other hotels are in progress.

# Industrial

## Review

Demand for industrial space remains strong with little new construction. The industrial vacancy rate dropped 50 basis points from last quarter to 2.2% and asking lease rates inched up further.

While there are extremely few existing facilities for sale, there is ample land available in the Ft Pierce, Fairgrounds, Quail Creek, and Rio Virgin Industrial Parks. Although lease rates are improving, construction costs have outpaced them making the economics very tight for investors.

The biggest challenge for industrial users is a lack of available facilities in which to expand, especially for large users. Since the year end, Dean Foods took occupancy of the 160,000 sf former Blue Bunny facility, Innomark acquired 50,000 on River Road, and BWAY Corporation took approximately 30,000 sf in the Mill Creek Industrial Park.

Presently, buildings are under construction at White Sage and on Sandhill Boulevard in the Rio Virgin Industrial Park. Ogden's Flooring distribution and Holbrook Asphalt have buildings going vertical and Fort Pierce Storage is adding warehouse to their existing storage facility. Storage unit construction includes Lee's Storage, the Always on Guard Storage expansion, the Adventure Storage completion and a second location proposed for Monster RV Storage in Bloomington.

## Outlook

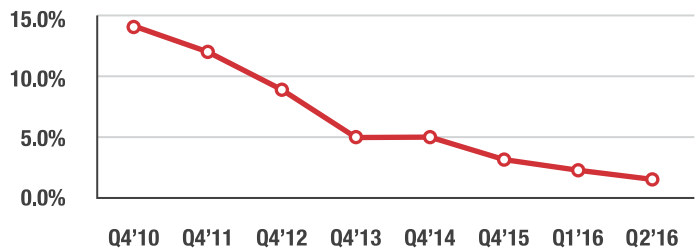
If absorption continues at its current pace, expect to see significant new construction, particularly for large users. Lease rates for new space will increase to the point that they outpace new construction costs.

ASKING LEASE RATES (NNN)	< 20K SF	> 20K SF
LOW	\$0.40	\$0.35
HIGH	\$0.75	\$0.55
AVERAGE	\$0.57	\$0.45
VACANCY	4.9%	1.4%

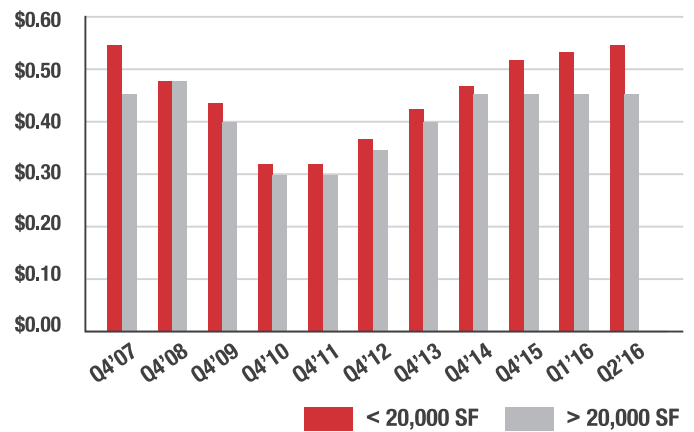
  

TOTAL VACANCY	2.2%
2015 YEAR END INVENTORY	9,329,000
BUILT YEAR TO DATE	20,000
2016 YEAR TO DATE INVENTORY	9,349,000
LAND VALUE PER SF	\$2-4
CAP RATES	7-8.5%
UNDER CONSTRUCTION	55,000
ABSORPTION YEAR TO DATE	107,000

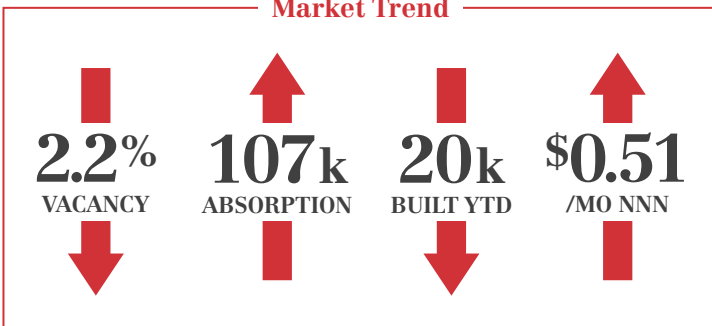
Industrial Average Vacancy Rate



Industrial Asking Lease Rates



### Market Trend



	Q4'10	CHART	Q2'16
ALL	14.0%		2.2%
FT PIERCE	18.8%		1.8%
MILLCREEK	24.1%		2.3%
RIO VIRGIN	32.1%		7.1%
ST GEORGE	3.2%		1.0%
GATEWAY	5.1%		1.4%
RIVERSIDE	N/A		2.9%
SUNSET	N/A		2.0%



“

With agents licensed in Utah, Nevada, Idaho, Washington, and a Global Network at our fingertips, we have capabilities wherever you need real estate assistance.



# Retail

## Review

Led by grocery anchored centers and restaurants, retail growth continues. At 3.5%, the vacancy rate held from last quarter after a modest decline from year end. Absorption is keeping pace with new construction. New development activity has helped relieve pressure on existing retail inventory. Retailers in expansion mode have looked to bring shopping closer to areas with significant new residential construction.

Since year end, Harmons has opened in Santa Clara, Lin's in Washington, and Smiths has broken ground on Mall Drive. Several national retailers are in negotiations surrounding these centers. Land owners across the county are working with a broad range of retailers who are very actively looking to open in Southern Utah.

Throughout the area, Maverik, Brent's Interiors, Design To Print, Sprinkler Supply, Viva Chicken, Dairy Queen, Tropical Smoothie Café, Dominos, FiiZ, Sakura, Peppers Cantina, Woodfire Pizza, and many others have opened or have locations in the works.

Dealers and vehicle related services are expanding also. Mercedes Benz opened recently, St George Auto and Nielson RV are building, and Four Seasons Auto plans to expand along I-15. Tagg-N-Go Car Wash opened one location and has a second under construction while Stephen Wade has a car wash coming on Blackridge Drive.

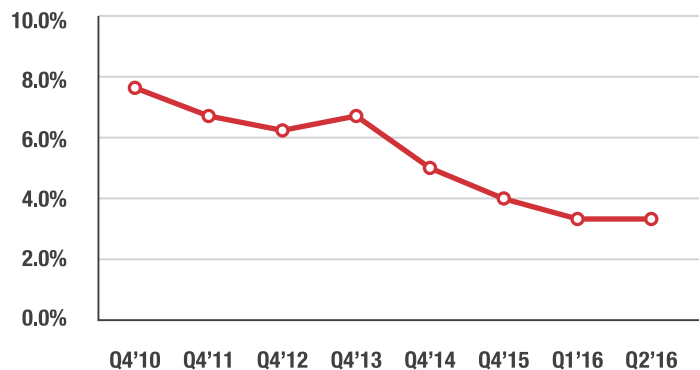
## Outlook

Several new national franchises as well as local retailers are expected to make announcements in coming months. Retirement, tourism, and recreation draw people to Southern Utah. These dynamics will continue to attract retailers and related investment.

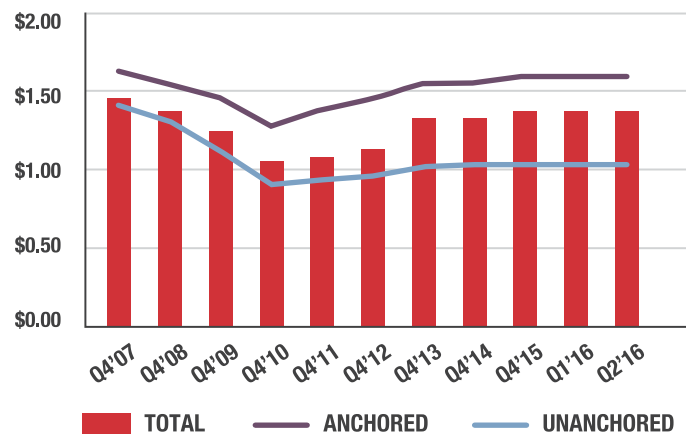
ASKING LEASE RATES (NNN)	ANCHOR	NO ANCHOR
LOW	\$0.90	\$0.75
HIGH	\$2.75	\$1.25
AVERAGE	\$1.65	\$1.00
VACANCY	3.9%	3.1%

TOTAL VACANCY	3.5%
2015 YEAR END INVENTORY	6,463,000
BUILT YEAR TO DATE	160,000
2016 YEAR TO DATE INVENTORY	6,623,000
LAND VALUE PER SF	\$12-20
CAP RATES	6-8%
UNDER CONSTRUCTION	200,000
ABSORPTION YEAR TO DATE	193,000

Retail Average Vacancy Rate

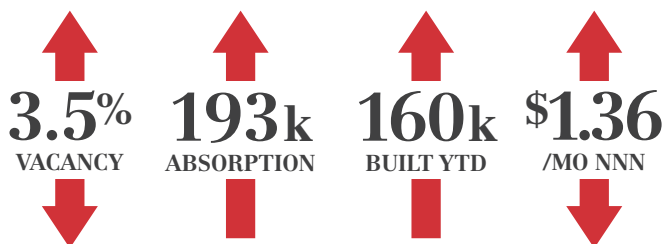


Asking Lease Rates



	Q4'10	CHART	Q2'16
RETAIL	6.6%		3.5%
ANCHORED	3.5%		4.0%
UNANCHORED	12.1%		3.1%
FREE STANDING	9.3%		2.5%

### Market Trend





# Multi-Family

## Review

Extremely low vacancy and increasing rents have become the norm for multi-family housing. With every unit configuration reporting less than 1% vacancy, units are essentially renting as soon as they are coming available. Capitalization rates are lower than they have been in years as yields have been driven down by cash buyers and cheap financing.

Developers have anxiously pursued new sites, yet they are slow to start construction. Entitlements, construction costs, impact fees, and other factors have delayed some projects while others are slowly moving forward. Unlike almost any other market in the country, there has been no new multi-family development since 2006.

Student housing has been a different story. Most significantly Dixie State University's Campus View Suites, which are under construction, will accommodate 350 students and is expected to be open for occupancy this fall. The Vintage at Tabernacle is also under construction and is expected to add 265 beds for fall 2017. The Stay, formerly Georgetown, is undergoing extensive renovations.

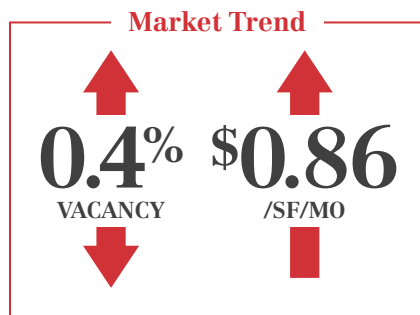
## Outlook

Increased student housing construction may relieve some of the pressure on nearby traditional multi-family properties. Even so, multi-family remains significantly short in supply.

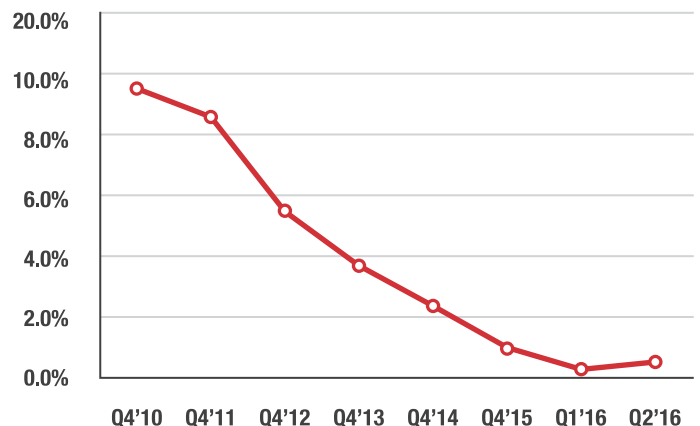
VACANCY	Q4'10	CHART	Q2'16
1 BED 1 BATH	3.0%		0.5%
2 BED 1 BATH	5.6%		0.4%
2 BED 2 BATH	17.5%		0.3%
3 BED 2 BATH	4.5%		1.0%
AVERAGE	9.8%		0.4%

RENT	Q4'10	CHART	Q2'16
1 BED 1 BATH	\$554		\$690
2 BED 1 BATH	\$631		\$746
2 BED 2 BATH	\$690		\$848
3 BED 2 BATH	\$834		\$1,027
AVERAGE	\$659		\$807

RENT/SF	Q4'10	CHART	Q2'16
1 BED 1 BATH	\$0.87		\$1.07
2 BED 1 BATH	\$0.64		\$0.76
2 BED 2 BATH	\$0.68		\$0.83
3 BED 2 BATH	\$0.64		\$0.79
AVERAGE	\$0.69		\$0.86



## Apartment Vacancy



# Cedar City

## Overview

Iron County is experiencing revitalizing growth. Southwest Applied Technology College opened its new building, the LDS Temple has taken shape, North Elementary is under construction, and Leavitt Foundation added 175 student housing beds. Southern Utah University opened the Beverley Taylor Sorenson Center for the Arts and is renovating the Sharwan Smith Student Center.

## Industrial

There is ample space for small industrial users and almost no availability over 20,000 SF. Premier Body completed a building on Airport Road and Fort Cedar Commerce Center is moving along just off I-15.

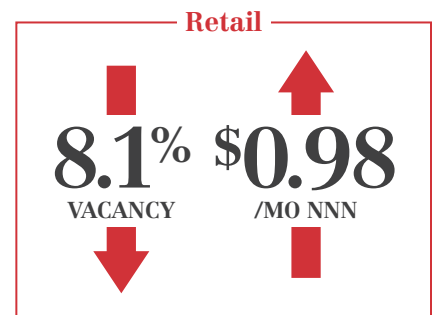
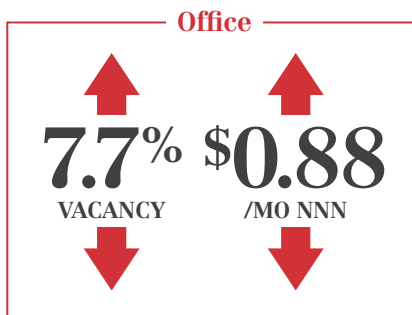
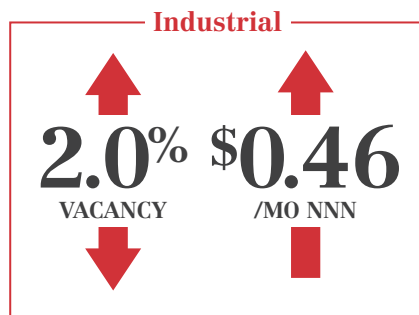
## Office

The office vacancy rate inched back up over the last two quarters after making significant strides in 2015. There is little office construction other than State Bank's new location on South Main Street.

## Retail

Ross and Deseret Industries are under construction. Jack In The Box and Tropical Smoothie are also coming. Retro Fitness is taking the old Christensen's location, Lin's will be remodeling, and Cedar Drug will open soon. Courtyard Marriott is coming, and Sportsman's is rumored. Meanwhile, Sports Authority, Aaron's, and Staples have closed.

## Market Trend



ASKING LEASE RATES (NNN)	INDUSTRIAL	OFFICE	RETAIL
LOW	\$0.35	\$0.60	\$0.67
HIGH	\$0.75	\$1.10	\$1.50
AVERAGE	\$0.46	\$0.88	\$0.98
VACANCY	2.0%	7.7%	8.1%

ASKING LEASE RATES (NNN)	Q4'09	CHART	Q2'16
INDUSTRIAL <20K	\$0.45		\$0.46
INDUSTRIAL >20K	\$0.35		\$0.42
OFFICE	\$0.85		\$0.88
RETAIL	\$1.10		\$0.98

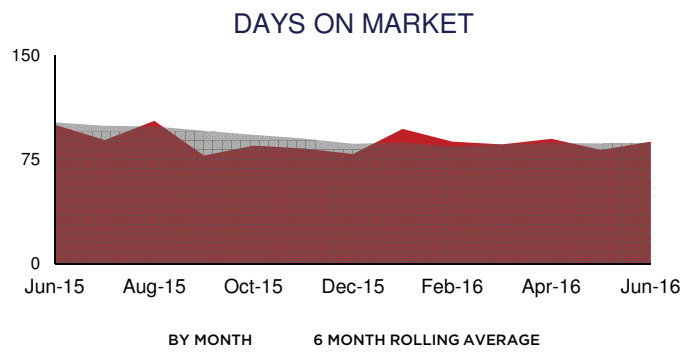
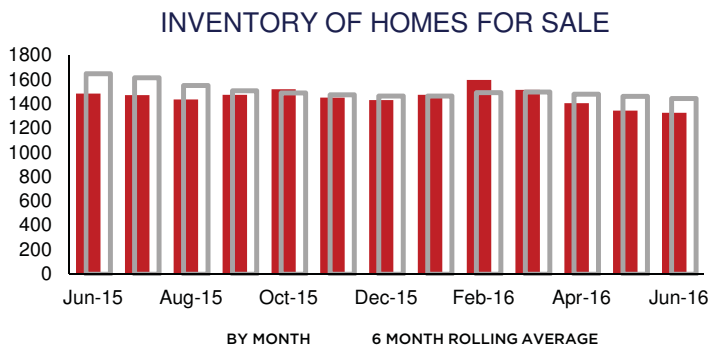
VACANCY RATES	Q4'12	CHART	Q2'16
INDUSTRIAL <20K	8.5%		12.3%
INDUSTRIAL >20K	26.7%		<1.0%
OFFICE	16.0%		7.7%
RETAIL	7.2%		8.1%

# Residential

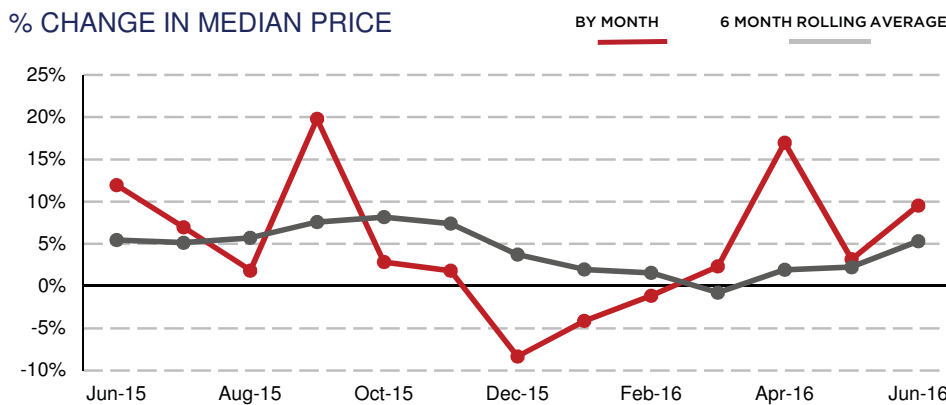
## HIGHLIGHTS:

- New Listing increased 20.1% from June 2015.
- Median Sales Price increased 9.6% from June 2015.
- Pending Sales increased 19.8% from previous June.

Year-Over-Year		
<b>20.1%</b>	<b>10.5%</b>	<b>-10.7%</b>
Change in New Listings	Change in Closed Sales	Change in Inventory



	12 MONTH COMPARISON			6 MONTH AVG		
	June 2015		June 2016	+ / -	Last 6 Months	+ / -
New Listings	437		<b>525</b>	20.1%	<b>531</b>	2%
Pending Sales	354		<b>424</b>	19.8%	<b>436</b>	20%
Closed Sales	380		<b>420</b>	10.5%	<b>345</b>	7%
Median Sales Price	\$232,765		<b>\$255,000</b>	9.6%	<b>\$239,506</b>	5%
Average Sales Price	\$270,778		<b>\$294,166</b>	8.6%	<b>\$274,993</b>	7%
List to Sale Price Ratio	96.8%		<b>97.1%</b>	0.3%	<b>96.6%</b>	-3.9%
Days on Market	100		<b>88</b>	-12.0%	<b>87</b>	-15%
Inventory of Homes for Sale	1486		<b>1327</b>	-10.7%	<b>1445</b>	-12%
Months Supply of Inventory	3.9		<b>3.2</b>	-19.2%	<b>4.1</b>	-24%
Building Permits	148		<b>127</b>	-14.2%	<b>131</b>	7%



Go to [research.excelcres.com](http://research.excelcres.com) for the latest version of this report as well as reports for Las Vegas, Mesquite Area, Hurricane Valley, Washington, Iron, Sevier, Salt Lake, Utah and Davis Counties



# 490,000 ACRE RANCH

Central Utah

**SOLD**

- Year round grazing for over 4,000 cattle
- 5,300 acres under irrigation
- The premier elk hunting unit in the west
- Believed to be the largest private real estate transaction in the State of Utah
- Numerous BLM & State leases

Venice Flats Farm



Brayden Gardner  
Farm & Ranch Specialist

**\$2,250,000**

Eagle Mountain Ranch



R. Mark Walter  
Farm & Ranch Specialist

**\$7,500,000**

Johnson Canyon Ranch



R. Neil Walter  
Farm & Ranch Specialist

**\$1,090,000**

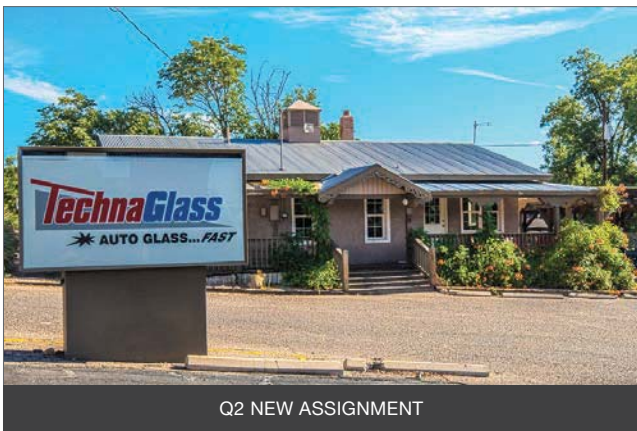


view more farms & ranches at:  
[intermountainranches.com](http://intermountainranches.com)





# NAI Asset Management Services



*Please contact us to see how we can make managing your properties easier.*





28

Properties  
(Office, Retail, Industrial)

\$30M

In Managed  
Assets

670,000+

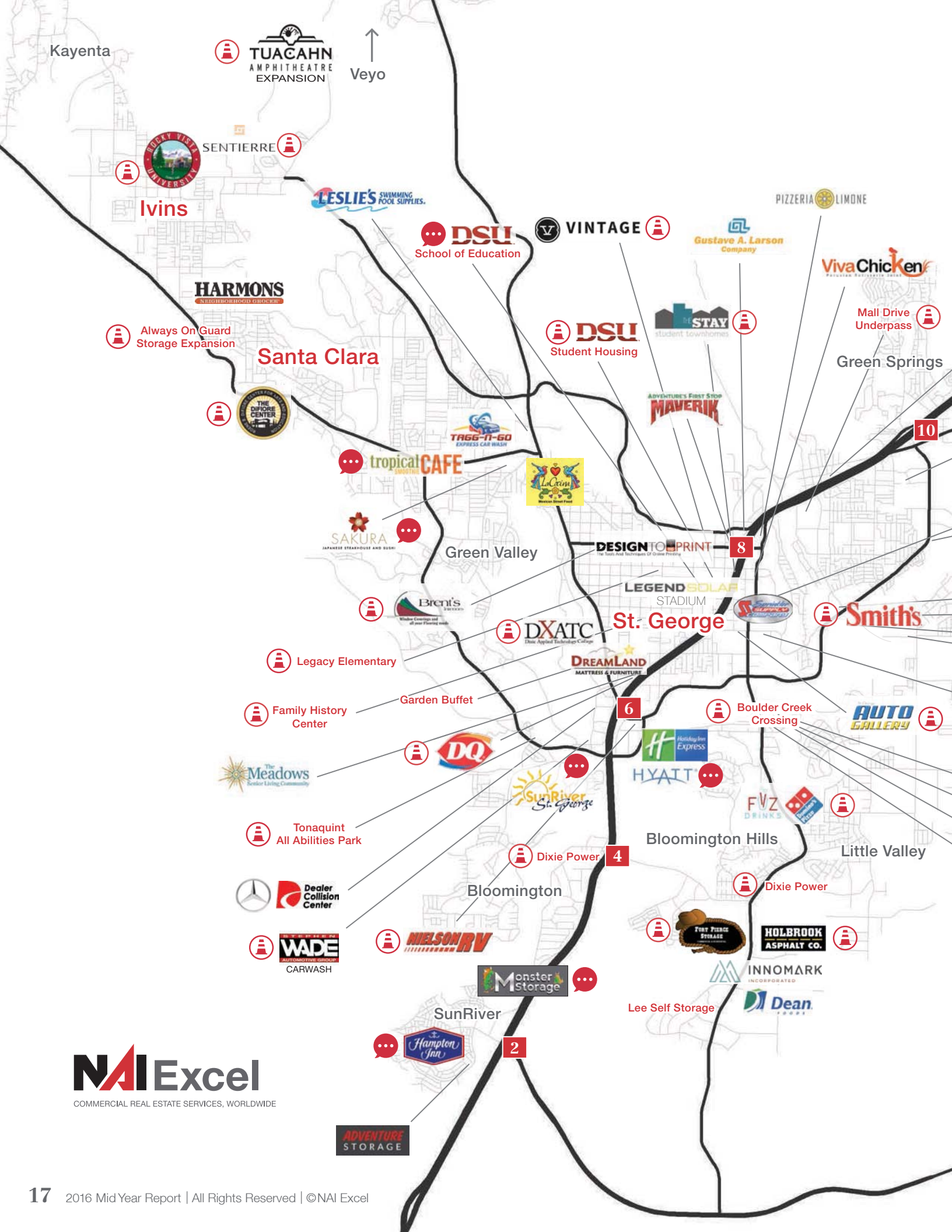
Square Feet  
Managed

“

NAI made it  
possible to own  
office buildings  
from a distance.

– State Institutional Trust  
Lands Administration of Utah





Kayenta

TUACAHN  
AMPHITHEATRE  
EXPANSION

Veyo

ROCKY MOUNTAIN  
UNIVERSITY

SENTIERRE

Ivins

LESLIE'S SWIMMING  
POOL SUPPLIES.

DSU  
School of Education

VINTAGE

PIZZERIA LIMONE

Gustave A. Larson  
Company

VivaChicken

HARMONS  
NEIGHBORHOOD GROCER

Always On Guard  
Storage Expansion

Santa Clara

DSU  
Student Housing

STAY  
Student Townhomes

Mall Drive  
Underpass

Green Springs

THE  
EXPOSURE  
CENTER

TAGS-N-GO  
EXPRESS CAR WASH

tropical CAFE

LaCrim

ADVENTURE'S FIRST STOP  
MAVERIK

SAKURA  
JAPANESE STEAKHOUSE AND SUSHI

Green Valley

DESIGN TO PRINT

LEGEND SOLAR  
STADIUM

Brent's  
BICYCLES

DXATC  
Dixie Applied Technology College

St. George

Smith's

Legacy Elementary

DREAMLAND  
MATTRESS & FURNITURE

Family History  
Center

Garden Buffet

Boulder Creek  
Crossing

AUTO  
GALLERY

The Meadows  
Resident Living Community

DQ

SunRiver  
St. George

HYATT  
Holiday Inn Express

FVZ  
DRINKS

Tonaquint  
All Abilities Park

Dixie Power

Bloomington Hills

Little Valley

Dealer  
Collision  
Center

Bloomington

Dixie Power

WADE  
CARWASH

NIELSON RV

TOBY FRANK  
STORAGE

HOLBROOK  
ASPHALT CO.

Monster  
Storage

INNOMARK  
INCORPORATED

SunRiver

Lee Self Storage

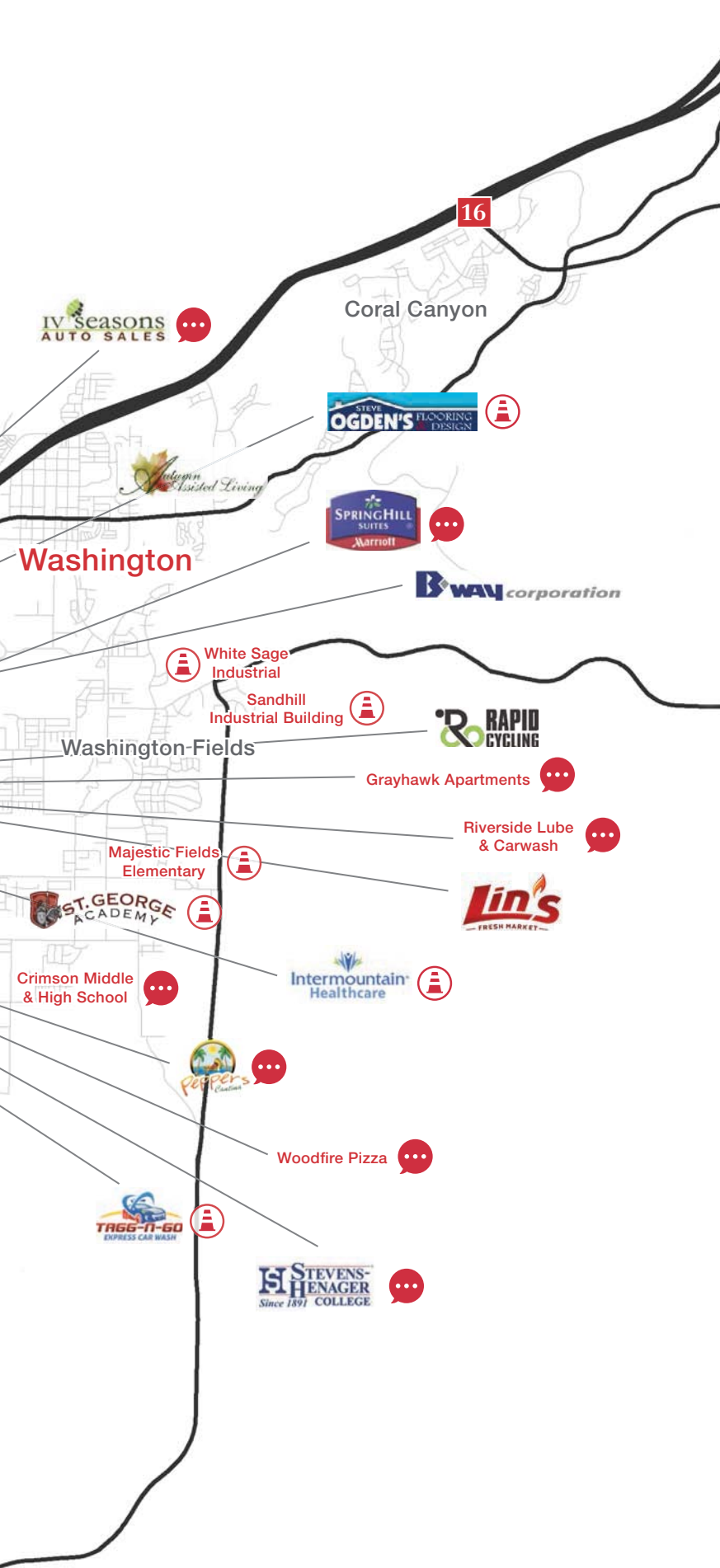
Dean

Hampton  
Inn

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

ADVENTURE  
STORAGE



### Cedar City

DESERET INDUSTRIES	State Bank OF SOUTHERN UTAH
ROSS DRESS FOR LESS	tropical CAFE SMOOTHIE
Jack in the box	SOUTHWEST APPLIED TECHNOLOGY COLLEGE
SUU SOUTHERN UTAH UNIVERSITY SHARWAN SMITH CENTER	Retro Fitness
LEAVITT LAND & Investment, Inc. STUDENT HOUSING	Scatec Solar Improving our future
SMA SOUTHERN UTAH MUSEUM of ART	SPORTSMAN'S WAREHOUSE
the BEVERLEY Taylor Soprano Center for the Arts	TJ-MAXX
Great Harvest Bread Co!	Lin's FRESH MARKET REMODEL
SUSHI UTAH BURRITO	COURTYARD Marriott
Englestad Shakespeare Theatre	décorworx <sup>®</sup> RETAIL DECOR SPECIALISTS
North Elementary	Pop'n Sweets Only with Salt Peas
LDS Temple	Premier Body & Paint
	Cedar Drug (820 S Main)

### Hurricane & Springdale

LA QUINTA INN & SUITES	The Driftwood Lodge EXPANSION
SPRING HILL SUITES Marriott	Canyonland Village
WINGATE BY WYNDHAM	Zion Park Parking Garage
BUMBLEBERRY INN	Best Western PLUS

- Under Construction
- Negotiating or Permitting Process

# EXCLUSIVE OFFERINGS

More Properties

More Support

More Transaction History

More Experience



# FOR SALE: INDUSTRIAL & OFFICE

## Buildings & Acreage in Gatew...

Industrial - Manufacturing



**189-201 N 5500 W (Old Hw** *Built: 1994*  
**Bldg 1** 25,583 SF  
**Hurricane, UT** 2.0 AC  
*Curren Christensen* **\$2,250,000**

## Manufacturing Bldg on 5.24 A...

Industrial - Manufacturing



**1087 E Commerce Dr** *Built: 2006*  
**St. George, UT** 9,000 SF  
 5.2 AC  
*Curren Christensen* **\$1,499,000**

## Southern Utah Truss Business...

Industrial - Manufacturing



*Built: 1993*  
 22,980 SF  
 5.3 AC  
*Neil Walter* **\$1,450,000**

## Net Leased Industrial Buildi...

Industrial - Manufacturing



**2113 W 850 N** *Built: 2002*  
**Cedar City, UT** 8,907 SF  
 1.4 AC  
*Neil Walter* **\$1,299,000**

## Industrial Building

Industrial - Manufacturing



**2050 S 300 W** *Built: 2007*  
**Beaver, UT** 29,064 SF  
 3.0 AC  
*Mark Walter* **\$1,200,000**

## Buildings & Acreage in Gatew...

Industrial - Manufacturing



**189-201 N 5500 W (Old Hw** *Built: 1994*  
**Land** SF  
**Hurricane, UT** 6.0 AC  
*Curren Christensen* **\$1,045,440**

## Office/Warehouse

Industrial - Office/Retail Warehouse



**1324 S Sandhill Dr** *Built: 2008*  
**Washington, UT** 9,500 SF  
 0.6 AC  
*Wes Davis* **\$750,000**

## Industrial Building in White...

Industrial - Office/Retail Warehouse



**Sandhill Dr & Washington** *Built: 2016*  
**Various** 4,000 SF  
**Washington, UT** 0.4 AC  
*Curren Christensen* **\$399,000**

## Buildings & Acreage in Gatew...

Industrial - Office/Retail Warehouse



**189-201 N 5500 W (Old Hw** *Built: 1994*  
**Bldg 3** 2,275 SF  
**Hurricane, UT** 0.4 AC  
*Curren Christensen* **\$220,000**

## Single Tenant NNN Leased Ind...

Industrial - Warehouse/Distribution



**8388 Dow Cir** *Built: 1995*  
**Strongsville, OH** 12,490 SF  
 2.2 AC  
*Cliff Gustin* **\$2,300,000**

## Roger's Performance Marine B...

Industrial - Warehouse/Distribution



**140 N Old Hwy 91** *Built: 2005*  
**Hurricane, UT** 26,200 SF  
 5.4 AC  
*Mark Walter* **\$2,300,000**

## Riverside Office Building

Office - Downtown



**377B E Riverside Dr** *Built: 1994*  
**St. George, UT** 12,937 SF  
 1.5 AC  
*Wes and Brandon* **\$1,500,000**

## Professional Office

Office - Downtown



**1240 E 100 S**  
**Suite 203 & 204** 3,703 SF  
**St. George, UT**  
*Wes Davis* **\$444,360**

## Beautiful Office Condo with ...

Office - Downtown



**1173 S 250 W** *Built: 2005*  
**Suite S105** 1,366 SF  
**St. George, UT**  
*Curren Christensen* **\$225,000**

## Medical & Professional Offic...

Office - Downtown



**352 E Riverside Dr** *Built: 1998*  
**Suite A-11** 1,847 SF  
**St. George, UT**  
*Curren Christensen* **\$190,000**

## Medical & Professional Offic...

Office - Downtown



**352 E Riverside Dr** *Built: 1998*  
**Suite A-9** 1,598 SF  
**St. George, UT**  
*Curren Christensen* **\$145,000**

## Professional Office Condo

Office - Downtown



**297 W Hilton Dr** *Built: 1995*  
**Suite 103** 1,043 SF  
**St. George, UT** 0.1 AC  
*Roger Stratford* **\$115,000**

Under Contract

## Old Hospital Building

Office - Hospital/Long Term Care



**680 S 75 E** *Built: 1961*  
**Cedar City, UT** 75,000 SF  
 6.0 AC  
*Jon Walter* **\$850,000**

## Leased Investment

Office - Hospital/Long Term Care



**680 S 75 E** *Built: 1994*  
**Cedar City, UT** 13,500 SF  
 1.0 AC  
*Jon Walter* **\$850,000**

## Single Tenant NNN Leased Med...

Office - Medical Office



**6021 Cleveland Avenue** *Built: 1990*  
**Columbus, OH** 8,200 SF  
 0.5 AC  
*Cliff Gustin* **\$1,520,000**



# FOR SALE: OFFICE & RETAIL

**High Visibility Medical (Own...)**  
Office - Medical Office



**1080 E Riverside Dr (Approx)**  
St. George, UT      50,000 SF

Wes Davis

**Office & Yard - Leased Inves...**  
Office - Suburban



**2250 W Center St**      Built: 1997  
Springville, UT      8,700 SF  
1.2 AC

Wes Davis      \$1,050,000

**Hardy Way Office Building**  
Office - Suburban



**650 Hardy Wy**      Built: 1994  
Mesquite, NV      6,100 SF  
0.5 AC

Neil Walter      \$537,500

**Red Cliffs Professional Park**  
Office - Suburban



**321 N Mall Dr**      Built: 1996  
Bldg B      4,032 SF  
St. George, UT

Jason and Meeja      \$362,880

**Red Cliffs Professional Park**  
Office - Suburban



**321 N Mall Dr**      Built: 1996  
Bldg C      1,276 SF  
St. George, UT

Jason and Meeja      \$140,360

Under Contract

**The Shoppes at Telegraph Squ...**  
Retail - Anchorless Center



**568 W Telegraph**      Built: 2007  
Suite 4      15,576 SF  
Washington, UT      1.6 AC

Jason and Meeja      \$2,500,000

**The Shoppes at Santa Clara**  
Retail - Anchorless Center



**1100 Canyon View Dr**      Built: 2006  
Santa Clara, UT      10,270 SF  
1.2 AC

Meeja, Neil      \$2,054,000


**Bluff Street Frontage Retail**  
Retail - Anchorless Center



**175 W 900 S**      Built: 1988  
Unit 10      2,228 SF  
St. George, UT

Wes Davis      \$185,000

**Office/Retail Space in Park ...**  
Retail - Anchorless Center



**1449 N 1400 W**      Built: 2008  
Suite B13      1,511 SF  
St. George, UT

Curren Christensen      \$166,210

**Office/Retail Space in Park ...**  
Retail - Anchorless Center



**1449 N 1400 W**      Built: 2008  
Suite B14      1,509 SF  
St. George, UT

Curren Christensen      \$165,990


**Bloomington Courtyard**  
Retail - Community Center



**144 W Brigham Rd**      Built: 1998  
Suite 8      4,500 SF  
St. George, UT

Jon Walter      \$395,000

**Truck Stop/Travel Center TRE...**  
Retail - C-Store



**NE Corner of 2055 S & State St**  
Salina, UT      8,627 SF  
10.0 AC

Neil Walter      \$2,000,000

**C-Store & Additional Acreage**  
Retail - C-Store



**798 W Mesquite Blvd**      Built: 1985  
Mesquite, NV      2,800 SF  
4.9 AC

Jon Walter      \$1,525,000


**C-Store & Restaurant**  
Retail - C-Store



**325 N Sandhill Blvd**      Built: 1996  
Mesquite, NV      5,200 SF  
1.2 AC

Jon Walter      \$1,200,000


**Troon Park Units 5 & 6**  
Office - Downtown



**1240 E 100 S**      Built: 1997  
St. George, UT      4,200 SF

Jon Walter      \$419,000


**Convenience Store**  
Retail - C-Store



**149 S 200 E**      Built: 1980  
Cedar Fort, UT      2,234 SF  
0.8 AC

Neil Walter      \$395,000

**Texaco Convenience Store**  
Retail - C-Store



**475 W Buena Vista Blvd**      Built: 1998  
Washington, UT      3,036 SF  
1.2 AC

Neil Walter

**Freeway Frontage Commercial ...**  
Retail - Free Standing



**475 W Buena Vista Blvd**      Built: 1996  
Washington, UT      18,133 SF  
1.7 AC

Jason Griffith      \$1,300,000

**Red Rock Pet Resort**  
Retail - Free Standing




**130 N 800 E**      Built: 1983  
St. George, UT      4,698 SF  
0.5 AC

Jon Walter      \$1,200,000

Under Contract

**Commercial Property for Sale...**  
Retail - Free Standing



**1338 W 200 S**      Built: 1980  
Parowan, UT      12,258 SF  
3.4 AC

Curren Christensen      \$695,000



# FOR SALE: RETAIL

**Leased Parts Plus Auto Store**  
Retail - Free Standing



**75 N 200 W** Built: 1995  
**Hurricane, UT** 9,600 SF  
0.5 AC  
*Wes Davis* \$650,000

**Commercial Building**  
Retail - Free Standing



**425 W Main St**  
**Escalante, UT** 2,480 SF  
0.1 AC  
*Mat Chappell* \$235,000

**Commercial Bldg & Vacant Lot...**  
Retail - Free Standing



**140 W Main St** Built: 1946  
**Bicknell, UT** 3,363 SF  
0.3 AC  
*Mat Chappell* \$229,000

**Mixed Use Commercial Buildin...**  
Retail - Free Standing



**215 S 600 W** Built: 1991  
**Parowan, UT** 1,800 SF  
0.2 AC  
*Mat Chappell* \$179,000

**Excellent Motel Property**  
Retail - Hotel/Motel



**730 N Main** Built: 1962  
**Panguitch, UT** 6,222 SF  
0.9 AC  
*Roger Stratford* \$499,000

**Investment Motel by Fish Lak...**  
Retail - Hotel/Motel



**20 N Main St**  
**Loa, UT** 10,514 SF  
1.1 AC  
*Mat Chappell* \$499,000

**Motel, Restaurant, Manager's...**  
Retail - Hotel/Motel



**550 N Main**  
**Parowan, UT** 15,809 SF  
3.0 AC  
*Jon Walter* \$425,000

**Restaurant Available**  
Retail - Restaurant




**570 W 500 S**  
**W. Bountiful, UT** 5,183 SF  
0.2 AC  
*Jon Walter* \$1,500,000

**Full Service Restaurant for ...**  
Retail - Restaurant



**9155 S Redwood Rd** Built: 1998  
**West Jordan, UT** 6,378 SF  
1.1 AC  
*Curren Christensen* \$1,325,000

**High Return Service Business**  
Retail - Restaurant




**CONFIDENTIAL LISTING**  
Under Contract  
*Mat Chappell* \$750,000

**Flying M Restaurant**  
Retail - Restaurant



**614 N Main** Built: 1947  
**Panguitch, UT** 6,702 SF  
1.8 AC  
*Mark Walter* \$599,000

**Cowboy's Smokehouse Cafe**  
Retail - Restaurant



**95 N Main St**  
**Panguitch, UT** SF  
0.1 AC  
*Mark Walter* \$595,000

**Freeway Exit Restaurants**  
Retail - Restaurant



**305 W 1425 N (I-15 Exit 11** Built: 2008  
**Beaver, UT** 15,643 SF  
0.3 AC  
*Neil Walter* \$549,000

**Mary's Drive-In Fast Food Re...**  
Retail - Restaurant




**490 E Main St** Built: 1993  
**Enterprise, UT** 2,392 SF  
0.7 AC  
*Jon Walter* \$329,000

**RV Park Near Roosevelt**  
Retail - RV Park



**126 N Union St**  
**Ballard, UT** SF  
4.3 AC  
*Neil Walter* \$690,000

**RV Park Near Vernal**  
Retail - RV Park



**1900 S 2800 W**  
**Vernal, UT** SF  
19.4 AC  
*Neil Walter* \$507,000

**Auto Service Facility**  
Retail - Vehicle Related



**346 W State St** Built: 1994  
**Hurricane, UT** 8,019 SF  
1.0 AC  
*Jon Walter* \$1,400,000

**Commercial/Automotive Facili...**  
Retail - Vehicle Related



**1949 S Main St**  
**Nephi, UT** 21,209 SF  
3.7 AC  
*Curren Christensen* \$875,000

**Full Service Automotive Repa...**  
Retail - Vehicle Related



**CONFIDENTIAL LISTING**  
*Curren Christensen* Built: 1997  
3,328 SF  
0.3 AC  
\$649,000

**Successful Mechanic Business...**  
Retail - Vehicle Related



**74 S State St** Built: 1993  
**La Verkin, UT** 4,616 SF  
0.4 AC  
*Wes Davis* \$400,000



**FOR SALE: RETAIL | FOR LEASE: INDUSTRIAL**

**Approx. 16,150 SF on 2.77 Ac...**  
Retail - Vehicle Related



**10 UT-18**  
Beryl, UT  
Brandon Vandermyde

**16,150 SF**  
2.8 AC  
\$199,000


**Buildings & Acreage in Gatew...**  
Industrial - Manufacturing



**189-201 N 5500 W (Old Hw Bldg 1)**  
Hurricane, UT  
Curren Christensen

**Built: 1994**  
25,583 SF  
2.0 AC  
\$0.5

**Brand New Construction in Ri...**  
Industrial - Office/Retail Warehouse



**1398 S Sandhill Dr**  
Washington, UT  
Brandon Vandermyde

**Built: 2016**  
8,400 SF  
0.5 AC  
\$0.5


**Buildings & Acreage in Gatew...**  
Industrial - Office/Retail Warehouse



**189-201 N 5500 W (Old Hw Bldg 3)**  
Hurricane, UT  
Curren Christensen

**Built: 1994**  
2,275 SF  
0.4 AC  
\$1

**Office Warehouse for Subleas...**  
Industrial - Office/Retail Warehouse




**1880 E Washington Dam F**  
Washington, UT  
Curren Christensen

**Built: 2015**  
1,500 SF  
0.8 AC  
\$1

Under Contract


**Ofc/Rtl/Wrhs Sublease-Off Fw...**  
Industrial - Office/Retail Warehouse



**88 E 1160 S**  
Unit 2-A  
St. George, UT  
Wes Davis

**3,000 SF**  
\$0.84

**Class A Retail/Wrhs on 3050 ...**  
Industrial - Office/Retail Warehouse



**314 N 3050 E**  
Various  
St. George, UT  
Curren Christensen

**Built: 2006**  
5,714 SF  
2.0 AC


**Retail/Warehouse with Dock**  
Industrial - Office/Retail Warehouse



**291 E 1400 S**  
Unit 3  
St. George, UT  
Jason Griffith

**Built: 1996**  
3,380 SF  
1.0 AC

**Retail Warehouse**  
Industrial - Office/Retail Warehouse



**476 E Riverside Dr**  
Unit B-5  
St. George, UT  
Wes Davis

**4,000 SF**  
\$0.6


**Office/Warehouse Flex Center**  
Industrial - Office/Retail Warehouse



**935-955 N 1300 W**  
935 N-Unit 4  
St. George, UT  
Jason Griffith

**Built: 1986**  
1,400 SF  
\$0.6

**Office/Warehouse (New Constr...**  
Industrial - Office/Retail Warehouse



**1324 S Sandhill Dr**  
Washington, UT  
Wes Davis

**Built: 2016**  
9,500 SF  
1.3 AC

**Retail w/ Warehouse on State...**  
Industrial - Office/Retail Warehouse



**296 S State St**  
Suite 101  
La Verkin, UT  
Curren Christensen

**Built: 2006**  
3,000 SF  
0.9 AC  
\$0.54

**Brand New Office/Warehouse, ...**  
Industrial - Office/Retail Warehouse




**1326 S 1900 E**  
Washington, UT  
Wes Davis

**Built: 2016**  
6,000 SF  
0.0 AC  
\$0.5

Under Contract

**Gateway Industrial Office/War...**  
Industrial - Office/Retail Warehouse



**102 N Old Hwy 91**  
Suite 2  
Hurricane, UT  
Brandon Vandermyde

**Built: 2006**  
2,500 SF  
1.0 AC  
\$0.35


**Wilson Plaza II**  
Industrial - Warehouse/Distribution



**504 W Buena Vista Blvd**  
Suite 1  
Washington, UT  
Curren Christensen

**Built: 2008**  
3,000 SF  
\$0.75

**Office/Warehouse**  
Industrial - Warehouse/Distribution



**1460 E Washington Dam F**  
Unit 4  
Washington, UT  
Wes Davis

**Built: 1998**  
1,500 SF  
1.0 AC  
\$0.57


**15,000 SF in Ft. Pierce Indu...**  
Industrial - Warehouse/Distribution



**890 E Factory Dr**  
Unit 1  
St. George, UT  
Meeja McAllister

**Built: 2006**  
15,000 SF  
2.0 AC  
\$0.45


**River Park Sublease**  
Industrial - Warehouse/Distribution



**4012 S River Rd**  
Building 6, Suite F  
St. George, UT  
Brandon Vandermyde

**1,836 SF**  
\$0.45


**Sunbrook Ranch**  
Industrial - Warehouse/Distribution



**415 S Dixie Dr**  
Various  
St. George, UT  
Roger Stratford

**Built: 1975**  
1,300 SF  
11.0 AC

**Office/Warehouse in Riversid...**  
Industrial - Warehouse/Distribution



**1415 S 270 E**  
St. George, UT  
Curren Christensen

**Built: 1989**  
15,000 SF  
0.7 AC  
\$0.45



# FOR LEASE: INDUSTRIAL & OFFICE

**9,800 SF in Port 15**  
Industrial - Warehouse/Distribution



**5352 W 900 N**  
Cedar City, UT  
Brandon Vandermyde

**9,800 SF**  
11.0 AC  
\$0.4

**Small, First Floor Office Su...**  
Office - Central Business District



**134 N 200 E**  
Suite 103  
St. George, UT  
Mark Walter

**Built: 1996**  
618 SF  
\$0.95

**CBD Office Space**  
Office - Central Business District



**410 E Tabernacle**  
Various  
St. George, UT  
Jason and Meeja

**4,565 SF**

**Downtown Office - Full Floor...**  
Office - Central Business District



**113 E 200 N**  
3rd Flr  
St. George, UT  
Wes Davis

**Built: 2001**  
1,970 SF  
\$0.85


**Downtown Office**  
Office - Central Business District



**205 E Tabernacle**  
St. George, UT  
Wes Davis

**Built: 1978**  
1,928 SF  
\$0.75

**Skyline Ridge Private Office...**  
Office - Central Business District



**301 N 200 E**  
St. George, UT  
Wes Davis

**Built: 2000**  
800 SF  
\$0.75


**700 South Professional Cente...**  
Office - Downtown



**965 E 700 S**  
Various  
St. George, UT  
Meeja McAllister

**Built: 2005**  
1,295 SF  
\$1.25


**Medical or Professional Offi...**  
Office - Downtown



**1173 S 250 W**  
Suite 202  
St. George, UT  
Wes Davis

**Built: 2005**  
600 SF  
\$1.15

**Bluff Towers I & II**  
Office - Downtown



**619 S Bluff St**  
Twr II, Ste 100A  
St. George, UT  
Jason and Meeja

**Built: 2000**  
3,596 SF  
\$1


**Medical & Professional Offic...**  
Office - Downtown



**352 E Riverside Dr**  
Suite A-9  
St. George, UT  
Curren Christensen

**Built: 1998**  
1,598 SF


**Excellent Location for Offic...**  
Office - Downtown



**297 W Hilton Dr**  
Suite 103  
St. George, UT  
Roger Stratford

**Built: 1995**  
1,043 SF  
0.1 AC  
\$0.9

**Sunland Professional Park**  
Office - Downtown



**491 E Riverside Dr**  
Suite 1A  
St. George, UT  
Jason and Meeja

**Built: 2006**  
1,503 SF  
\$0.85

**2,000 to 12,937 SF Office Fo...**  
Office - Downtown



**377B E Riverside Dr**  
St. George, UT  
Wes and Brandon

**Built: 1994**  
12,937 SF  
1.5 AC  
\$0.8


**Private, Clean Office (Recep...**  
Office - Downtown



**359 E Riverside Dr**  
Suite C  
St. George, UT  
Wes Davis

**Under Contract**  
500 SF  
\$0.8


**For Lease, Build-to-Suit or ...**  
Office - Downtown



**50 N 300 W**  
Washington, UT  
Wes Davis

**10,000 SF**  
\$0.8


**Bluff Towers I & II**  
Office - Downtown



**619 S Bluff St**  
Twr I, Ste 401B  
St. George, UT  
Jason and Meeja

**Built: 2000**  
1,146 SF  
\$0.75

**East Tabernacle Commercial C...**  
Office - Downtown



**1067 E Tabernacle St**  
Suite 13  
St. George, UT  
Meeja McAllister

**Built: 1998**  
1,224 SF  
\$0.75

**Great Hilton Drive Office Sp...**  
Office - Downtown



**315 W Hilton Dr**  
Suite 206  
St. George, UT  
Roger Stratford

**Built: 1995**  
956 SF  
0.1 AC  
\$0.75

**Troon Park Professional Offi...**  
Office - Downtown



**1240 E 100 S**  
Bldg 5/6  
St. George, UT  
Meeja and Jon W.

**Under Contract**  
3,000 SF  
\$0.7

**Professional/Medical Office**  
Office - Downtown



**640 E 700 S**  
St. George, UT  
Wes Davis

**Built: 2005**  
4,128 SF  
\$0.7




# FOR LEASE: OFFICE & RETAIL

**Retail & Office Space in Anc...**  
Office - Downtown




**160 N 500 W** Built: 1973  
North East Ofc 3,000 SF  
St. George, UT  
Curren Christensen \$0.67

**Troon Park Professional Offi...**  
Office - Downtown



**1240 E 100 S** Built: 1997  
Various 1,871 SF  
St. George, UT  
Wes Davis

**Downtown Office Space**  
Office - Downtown



**444 E Tabernacle St**  
Various 1,089 SF  
St. George, UT  
Jason and Meeja

**High Visibility Medical (Own...**  
Office - Medical Office



**1080 E Riverside Dr (Approx)**  
St. George, UT 50,000 SF  
Wes Davis \$1.25

**Medical Office Plaza**  
Office - Medical Office



**736 S 900 E** Built: 1998  
Suite B101 2,800 SF  
St. George, UT  
Wes Davis \$0.75

**Class A Office Space in Rive...**  
Office - Suburban



**5252 N Edgewood Dr** Built: 1995  
Suite 275 5,157 SF  
Provo, UT 4.3 AC  
Curren Christensen \$1.23

**Southgate Office Condo**  
Office - Suburban



**283 W Hilton Dr** Built: 1995  
Suite 101 1,420 SF  
St. George, UT  
Curren Christensen \$0.85

**Professional Office**  
Office - Suburban



**780 N 2860 E** Built: 2006  
Various 1,500 SF  
St. George, UT  
Wes Davis \$0.8

**Great Office in Ventana Prof...**  
Office - Suburban



**230 N 1680 E** Built: 2004  
Suite U-2 1,155 SF  
St. George, UT  
Curren Christensen \$0.8

**Red Cliffs Professional Park**  
Office - Suburban



**321 N Mall Dr** Built: 1996  
Various 650 SF  
St. George, UT  
Jason and Meeja

**Dixie Commons**  
Office - Suburban



**1664 S Dixie Dr** Built: 2007  
Various 7,000 SF  
St. George, UT 10.0 AC  
Jason and Meeja

**Great Office Space Near the ...**  
Office - Suburban



**162 E 300 S** Built: 2001  
Suite 2 1,600 SF  
St. George, UT 0.4 AC  
Roger Stratford \$0.75

**Ventana Office Park**  
Office - Suburban



**1680 E 230 N**  
Bldg A, Suites 1&2 2,310 SF  
St. George, UT  
Brandon Vandermeye \$0.65

**Coral Canyon Town Center II**  
Office - Suburban




**2250 N Coral Canyon Blvd** Built: 2006  
Suite 202 2,559 SF  
Washington, UT 2.4 AC  
Brandon, Jason, Meeja \$0.55

**Hardy Way Office Building**  
Office - Suburban



**650 Hardy Wy** Built: 1994  
Mesquite, NV 6,100 SF  
0.5 AC  
Neil Walter \$0.45

**Prime Office Space**  
Office - Suburban



**1224 S River Rd** Built: 2005  
Exec Ste 213 118 SF  
St. George, UT  
Roger Stratford

**Professional Office in Kanab**  
Office - Suburban



**468 E 300 S**  
Kanab, UT 4,887 SF  
Brandon Vandermeye

**The Shoppes at Telegraph Squ...**  
Retail - Anchorless Center



**568 W Telegraph** Built: 2007  
Various 1,200 SF  
Washington, UT 1.6 AC  
Jason and Meeja

**Office/Retail Space in Park ...**  
Retail - Anchorless Center



**1449 N 1400 W** Built: 2008  
Suite C22 1,480 SF  
St. George, UT  
Curren Christensen \$1

**Dinosaur Crossing**  
Retail - Anchorless Center



**446 S Mall Dr** Built: 2008  
Suite B-3 1,800 SF  
St. George, UT  
Jon Walter \$0.99



# FOR LEASE: RETAIL

## Office/Retail Space in Park ...



**1449 N 1400 W** Built: 2008  
**Suites B13 & B14** 3,020 SF  
**St. George, UT**  
 Curren Christensen \$0.95

## Dixie Sunset Plaza Retail



**1812 W Sunset Blvd** Built: 2000  
**Various** 2,250 SF  
**St. George, UT**  
 Meeja McAllister

## Retail/Office on Tabernacle



**530 E Tabernacle**  
**St. George, UT** 3,680 SF  
 Brandon Vandermyde \$0.87

## I-15 Visible 'Class A' Retail...



**2051 E Red Hills Pkwy** Built: 2006  
**Suite 1** 2,265 SF  
**St. George, UT**  
 Curren Christensen \$0.85

## The Shoppes at Santa Clara



**1100 Canyon View Dr** Built: 2006  
**Various** 1,114 SF  
**Santa Clara, UT** 1.2 AC  
 Meeja, Neil \$0.85

## Off Freeway Retail Suite



**157 E Riverside Dr**  
**Suite 3E** 2,300 SF  
**St. George, UT**  
 Wes Davis \$0.8

## North Bluff Street Retail Sp...



**695 N Bluff St** Built: 1985  
**Suite C-2** 3,800 SF  
**St. George, UT** 1.0 AC  
 Curren Christensen \$0.7

## Retail/Office Just Off Sunse...



**1418 W Sunset Blvd** Built: 1995  
**Suite 2** 1,250 SF  
**St. George, UT**  
 Jason and Meeja \$0.7

## Coral Canyon Town Center



**2303 N Coral Canyon Blvd** Built: 2002  
**Various** 4,765 SF  
**Washington, UT** 0.8 AC  
 Brandon, Jason, Meeja \$0.55

## Retail Near College & CBD



**700 E 50 N (Approx.)** Built: 1968  
**St. George, UT** 2,500 SF  
 Wes Davis \$0.55

## Downtown Boutique Retail & O...



**76 W Tabernacle**  
**St. George, UT** 14,139 SF  
 1.4 AC  
 Curren Christensen \$1.5

## High Traffic Retail Sublease...



**237 N Bluff St** Built: 2007  
**Suite D** 1,573 SF  
**St. George, UT**  
 Curren Christensen \$1.21

## Retail & Office Space in Anc...



**160 N 500 W** Built: 1973  
**Ace Corner** 2,500 SF  
**St. George, UT**  
 Curren Christensen \$1.15

## Bloomington Courtyard



**144 W Brigham Rd** Built: 1998  
**Suite 8A** 2,500 SF  
**St. George, UT**  
 Jon Walter \$0.84

## Cedar City Towne Center



**96,112 & 114 N Main St** Built: 2002  
**Cedar City, UT** 8,400 SF  
 Jon Walter

## Home Depot Anchored Retail N...



**1622 W Sunset Blvd** Built: 2016  
**Bldg B** 2,702 SF  
**St. George, UT** 1.1 AC  
 Jon Walter \$1.75

## Chase Bank Building



**95 E Tabernacle St** Built: 1973  
**Various** 1,250 SF  
**St. George, UT**  
 Jon, Mark, Neil

## Retail with I-15 Visibility



**1333 E Red Hills Pkwy**  
**Suite 2** 2,000 SF  
**St. George, UT**  
 Brandon Vandermyde \$1.1

## Retail Building on State Str...



**250 W State St** Built: 2004  
**Suite A** 2,000 SF  
**Hurricane, UT** 0.5 AC  
 Meeja McAllister \$0.8

## Downtown Retail Building



**80 N 200 W** Built: 1972  
**St. George, UT** 3,780 SF  
 0.2 AC  
 Brandon Vandermyde \$0.45

# FOR LEASE: RETAIL

## Commercial Property For Sale... Retail - Free Standing



**1338 W 200 S** Built: 1980  
**Parowan, UT** 9,700 SF  
 3.4 AC  
*Curren Christensen* \$0.31

## Freeway Frontage Commercial ... Retail - Free Standing



**475 W Buena Vista Blvd** Built: 1996  
**Washington, UT** 18,133 SF  
 1.7 AC  
*Jason Griffith*

## Foothill Commons Retail - Neighborhood Center



**2339-2351 S River Rd**  
**Various** 1,170 SF  
**St. George, UT**  
*Meeja McAllister*

## Anchored Retail Center Suble... Retail - Neighborhood Center



**188 N Bluff** Built: 1973  
**St. George, UT** 10,326 SF  
 4.1 AC  
*Curren Christensen* \$1.5

## Green Springs Shopping Cente... Retail - Neighborhood Center



**875 W Red Cliffs Dr** Built: 1997  
**Suite 10** 2,500 SF  
**Washington, UT**  
*Jason and Meeja* \$1.35

## Big Lots Retail Location Retail - Neighborhood Center



**953 W Red Cliffs Dr** Built: 1998  
**Suite B** 13,500 SF  
**Washington, UT** 2.8 AC  
*Jason and Meeja* \$1.08

## Proposed Neighborhood Commer... Retail - Neighborhood Center



**2450 S River Rd**  
**St. George, UT** 10,000 SF  
 6.0 AC  
*Wes Davis* \$1

## North Bluff Retail & Office Retail - Neighborhood Center



**765 N Bluff St** Built: 2008  
**Various** 2,400 SF  
**St. George, UT**  
*Brandon Vandermyle*

## Full Service Restaurant for ... Retail - Restaurant



**9155 S Redwood Rd** Built: 1998  
**West Jordan, UT** 6,378 SF  
 1.1 AC  
*Curren Christensen* \$1325000

## Restaurant Available Retail - Restaurant



**570 W 500 S**  
**W. Bountiful, UT** 5,183 SF  
 0.2 AC  
*Jon Walter* \$1.83

## Restaurant Space at Red Lion... Retail - Restaurant



**850 S Bluff Street** Built: 1984  
**St. George, UT** 5,300 SF  
 5.2 AC  
*Brandon and Meeja* \$0.77

## High Exposure Building on I-... Retail - Vehicle Related



**1295 E Red Hills Pkwy**  
**St. George, UT** 2,890 SF  
*Brandon Vandermyle* \$1.12





















## Commercial/Automotive Facili... Retail - Vehicle Related



**1949 S Main St**  
**Nephi, UT** 21,209 SF  
 3.7 AC  
*Curren Christensen* \$0.4



# FOR SALE: LAND

<p><b>15.04 Acres of Retail Develo...</b> Land - Retail/Office</p>  <p><b>1200-1300 S Main St (Approx.)</b> Cedar City, UT</p> <p>15 AC Curren Christensen \$9,171,993</p>	<p><b>Acreeage Next to Convention C...</b> Land - Retail/Office</p>  <p><b>Convention Center Dr(South of the St. George, UT</b></p> <p>14 AC Wes Davis \$5,295,000</p>	<p><b>15 Prime Acres with I-15 Vis...</b> Land - Retail/Office</p>  <p><b>2800 S Pioneer Rd (Approx)</b> St. George, UT</p> <p>15 AC Curren Christensen \$4,200,000</p>	<p><b>13.56 Acre Development Prope...</b> Land - Retail/Office</p>  <p>Under Contract</p> <p><b>100-200 S 1350 E (Approx)</b> Lehi, UT</p> <p>14 AC Neil Walter \$3,400,000</p>
<p><b>2-5 Acres Freeway Visible Co...</b> Land - Retail/Office</p>  <p><b>Sunland Dr &amp; 400 E</b> St. George, UT</p> <p>5.0 AC Neil Walter \$3,267,000</p>	<p><b>Commercial PUD Land</b> Land - Retail/Office</p>  <p><b>901 W 1600 S</b> Lot B-201 St. George, UT</p> <p>8 AC Stan Perkins \$2,250,000</p>	<p><b>Vacant Retail Land Off of I-...</b> Land - Retail/Office</p>  <p><b>Buena Vista Blvd</b> Washington, UT</p> <p>1.8 AC Curren Christensen \$1,905,750</p>	<p><b>Tonaquint Center Building Lo...</b> Land - Retail/Office</p>  <p><b>1350 S Dixie Dr</b> St. George, UT</p> <p>8 AC Stan Perkins \$1,350,000</p>
<p><b>Lit Corner - Ideal For Retail...</b> Land - Retail/Office</p>  <p><b>SE Corner of Pioneer Pkwy &amp; Santa Clara, UT</b></p> <p>2.0 AC Wes Davis \$1,280,664</p>	<p><b>Near Off Ramp - Fwy &amp; Blvd V...</b> Land - Retail/Office</p>  <p><b>1100 E St. George Blvd (Approx)</b> St. George, UT</p> <p>1.3 AC Wes Davis \$995,000</p>	<p><b>5.5 Acres w/ Hwy 9 Frontage</b> Land - Retail/Office</p>  <p><b>1510 W State St</b> Hurricane, UT</p> <p>6 AC Neil Walter \$900,000</p>	<p><b>Commercial Land on Dixie Dr</b> Land - Retail/Office</p>  <p><b>1463 S Dixie Dr</b> St. George, UT</p> <p>3.1 AC Stan Perkins \$875,000</p>
<p><b>10.88 Acres Development Land</b> Land - Retail/Office</p>  <p><b>Old Hwy 91 &amp; 200 E</b> Ivins, UT</p> <p>11 AC Neil Walter \$850,000</p>	<p><b>Prime Bluff Street Commercia...</b> Land - Retail/Office</p>  <p><b>400 N Bluff St</b> St. George, UT</p> <p>4.4 AC Curren Christensen \$700,000</p>	<p><b>6.25 Commercial Acres in Eli...</b> Land - Retail/Office</p>  <p><b>Sand Hollow Rd</b> Hurricane, UT</p> <p>6 AC Jason Griffith \$650,000</p>	<p><b>4.72 Acres w/ Hwy 9 Frontage</b> Land - Retail/Office</p>  <p><b>1481 W State St</b> Hurricane, UT</p> <p>4.7 AC Neil Walter \$650,000</p>
<p><b>5.2 Acres on Highway 91</b> Land - Retail/Office</p>  <p><b>Approx. 411 W Hwy 91 (Corner of Ivins, UT</b></p> <p>5 AC Curren Christensen \$650,000</p>	<p><b>2.34 Acres Vacant Land</b> Land - Retail/Office</p>  <p>Under Contract</p> <p><b>345 E Ann Rd (Approx.)</b> North Las Vegas, NV</p> <p>2.3 AC Neil Walter \$645,000</p>	<p><b>Commercial Land</b> Land - Retail/Office</p>  <p><b>1100 E Tabernacle</b> St. George, UT</p> <p>1.0 AC Wes Davis \$620,000</p>	<p><b>Snow Canyon Commercial Pads</b> Land - Retail/Office</p>  <p>Under Contract</p> <p><b>Between Dixie Dr &amp; Pioneer Pkwy</b> St. George, UT</p> <p>12 AC Neil Walter</p>



# FOR SALE: LAND


**5.49 Acres of Commercial Lan...**  
Land - Retail/Office



**250 E & SR-9 (Approx)  
La Verkin, UT**

5 AC  
Curren Christensen \$575,000

**1.99 Acre Commercial Pad**  
Land - Retail/Office



**1675 W State St  
Hurricane, UT**

2.0 AC  
Jason and Meeja \$550,000

**REO - Foreclosure Sale**  
Land - Retail/Office



**Hwy 9 Frontage, Near Sand Hollow  
Lot Z1B  
Hurricane, UT**

3.0 AC  
Wes Davis \$530,000


**Main Street Property**  
Land - Retail/Office



**Main St, Near I-15 Exit  
Beaver, UT**

4.4 AC  
Brandon Vandermyle \$319,000

**2.04 Commercial Acres**  
Land - Retail/Office



**Riverside Dr & Foremaster Dr  
St. George, UT**

2.0 AC  
Meeja McAllister \$300,000

**1.4 Acres on Sunset Blvd**  
Land - Retail/Office



Under Contract

**2100 W Sunset Blvd (Approx)  
St. George, UT**

1.4 AC  
Neil Walter \$299,000


**Tonaquint/Dixie Dr Corner Pa...**  
Land - Retail/Office



**Corner Tonaquint Dr & 600 W  
Parcel 2  
St. George, UT**

2.3 AC  
Neil Walter \$295,000


**Great Development Land on Ri...**  
Land - Retail/Office



**2000 E Riverside Dr (Approx)  
St. George, UT**

1.1 AC  
Curren Christensen \$269,000


**Corner Commercial Parcel**  
Land - Retail/Office



**210 Riverside Dr  
Mesquite, NV**

1.0 AC  
Neil Walter \$265,000


**Retail/Office Land**  
Land - Retail/Office



**515 E 700 N  
Richfield, UT**

3.6 AC  
Neil Walter \$250,000


**1.38 Acres Near I-15**  
Land - Retail/Office



**Frontage Rd Between Greens Lake  
Cedar City, UT**

1.4 AC  
Jon Walter \$240,000

**Tonaquint Drive Parcel**  
Land - Retail/Office



**Near Corner of Tonaquint Dr & 600  
Parcel 1  
St. George, UT**

1.1 AC  
Neil Walter \$225,000


**Delta Commercial Land**  
Land - Retail/Office



**201 N Route 6 (Approx)  
Delta, UT**

2.5 AC  
Matt Harmon \$189,900

**Commercial Lot on Busy Corri...**  
Land - Retail/Office



**Telegraph & Ridge Point Dr  
Washington, UT**

0.4 AC  
Wes Davis \$110,000

**.7 Acre Parcel with I-15 Vis...**  
Land - Retail/Office



**S Providence Center Dr  
Cedar City, UT**

0.7 AC  
Curren Christensen \$99,000

**Picturesque DEV Prop (Possib...**  
Land - Other



**Off Snow Canyon Pkwy, Near  
Ivins, UT**

32 AC  
Wes Davis \$5,500,000


**186.67 Acres**  
Land - Other



**2900 W & 7400 N (Approx)  
Cedar City, UT**

187 AC  
Brandon and Neil \$933,350


**188.25 Acres**  
Land - Other



**I-15 Frontage Rd (West Side)  
Kanarrville, UT**

188 AC  
Curren Christensen \$753,000


**143+ AC Near Lake Mead w/ Ni...**  
Land - Other



**Gold Butte Rd  
Bunkerville, NV**

144 AC  
Neil Walter \$695,000

**5 Acres on SR-17**  
Land - Other



**1600 N Toquerville Blvd  
Toquerville, UT**

Built: 1994  
1,344 SF  
5.0 AC  
Curren Christensen \$650,000



# FOR SALE: LAND

**Fenced RV Storage Lot**  
Land - Other



**72 N 1510 W**  
**Hurricane, UT**  
Neil Walter  
1.7 AC  
\$499,000

**Elim Valley Parcel**  
Land - Other




**2300 W Hwy 9 (Approx.)**  
**Lot J**  
**Hurricane, UT**  
Wes Davis  
15 AC  
\$488,750

**Elim Valley Parcel**  
Land - Other



**2300 W Hwy 9 (Approx.)**  
**Lot Z4**  
**Hurricane, UT**  
Wes Davis  
12 AC  
\$446,250

**Acreage in Mt. Pleasant (San...)**  
Land - Other




**Mt. Pleasant , UT**  
Neil Walter  
224 AC  
\$380,000

**2.49 Commercial Acres**  
Land - Other



**Hwy 143**  
**Brian Head, UT**  
Meeja McAllister  
2.5 AC  
\$300,000

**Historic Desert Ghost Town S...**  
Land - Other




**Hwy 24 @ MM 110**  
**Giles, UT**  
Mat Chappell  
380 AC  
\$290,000

**3.12 Acres in Beaver**  
Land - Other




**1185 N Main (Approx)**  
**Beaver, UT**  
Neil Walter  
3.1 AC  
\$270,000

**Acreage in Mt. Pleasant (San...)**  
Land - Other



**Mt. Pleasant , UT**  
Neil Walter  
130 AC  
\$270,000

**170 Acres in Remote High Des...**  
Land - Other



**9500 E SR-24**  
**Caineville, UT**  
Mat Chappell  
170 AC  
\$255,000

**1.74 Acres on State Street**  
Land - Other




**SW Corner of State St & 2170 W**  
**Hurricane, UT**  
Jon Walter  
1.7 AC  
\$176,250

**44.35 +/- Acres in Parowan**  
Land - Other




**600 S 2200 W**  
**Parowan, UT**  
Pat Chappell  
44 AC  
\$150,000

**Acreage in Mt. Pleasant (San...)**  
Land - Other




**Mt. Pleasant , UT**  
Neil Walter  
20 AC  
\$90,000

**Recreational Lots**  
Land - Other




**Various**  
**Duck Creek Village, UT**  
Curren Christensen

**187.18 Acres**  
Land - Multi-Family/Residential




**Hwy 9**  
**Virgin, UT**  
Curren Christensen  
187 AC  
\$7,695,000

**357.5 Acre Residential Devel...**  
Land - Multi-Family/Residential



**US Hwy 59**  
**Hurricane, UT**  
Neil Walter  
358 AC  
\$6,000,000

**North Bluff Property - 13.27...**  
Land - Multi-Family/Residential



**1295 N Bluff St**  
**St. George, UT**  
Jon Walter  
13 AC  
\$3,100,000

**36.52 (+/-) Acres in Elim Va...**  
Land - Multi-Family/Residential




**Near Sand Hollow Reservoir**  
**Parcels M1 & M2**  
**Hurricane, UT**  
Mark Walter  
37 AC  
\$2,500,000

**Brian Head Dev Acreage Liste...**  
Land - Multi-Family/Residential




**Steam Engine Dr**  
**Brian Head, UT**  
Wes Davis  
159 AC  
\$1,900,000

**5.3 Acres Zoned for 138 Sr. ...**  
Land - Multi-Family/Residential



**415 S Dixie Dr**  
**St. George, UT**  
Roger Stratford  
5 AC  
\$1,490,000

**16.66 Acres on Riverside Dri...**  
Land - Multi-Family/Residential




**South of Foremaster, North of 1930**  
**St. George, UT**  
Neil Walter  
17 AC  
\$1,249,500



# FOR SALE: LAND


**7 Luxury Lots at The Ledges**  
Land - Multi-Family/Residential



**Off of Hwy 18  
St. George, UT**

*Curren Christensen*      **2.9 AC**  
\$1,141,000


**23 Platted Lots in Tonaquint...**  
Land - Multi-Family/Residential



**Mesa Palms Dr  
St. George, UT**

*Jon Walter*      **6 AC**  
\$525,000

**Drastically Reduced Bank-Owned...**  
Land - Multi-Family/Residential



**Residential Lots  
Various  
Duck Creek Village, UT**

*Curren Christensen*      **12 AC**  
\$289,000

**6.28 Acres of Residential La...**  
Land - Multi-Family/Residential



**1450 N 950 E (Approx)  
Layton, UT**

*Neil Walter*      **6 AC**  
\$210,000

**10.38 Acres of Development L...**  
Land - Multi-Family/Residential



Under Contract

**Spruce St @ 450 W (Behind IFA)  
Cedar City, UT**

*Neil Walter*      **10 AC**  
\$207,600

**Paunsaugut Cliffs Ranches**  
Land - Multi-Family/Residential



**Hwy 89 @ MM 119, Lot 4 (PC)  
Lot 4  
Hatch, UT**

*Mark Walter*      **35 AC**  
\$149,900


**Paunsaugut Cliffs Ranches**  
Land - Multi-Family/Residential



**Hwy 89 @ MM 119, Lot 3 (PC)  
Lot 3  
Hatch, UT**

*Mark Walter*      **34 AC**  
\$147,000


**Breathtaking Mountain View L...**  
Land - Multi-Family/Residential



**Mountain View Estates High Line Rd  
Lyman, UT**

*Mat Chappell*      **4.9 AC**  
\$146,000

**Spacious Coral Canyon Lot**  
Land - Multi-Family/Residential



Spacious Coral Canyon Lot

**3629 E Crimson Fairway  
Washington, UT**

*Wes Davis*      **0.5 AC**  
\$145,000


**Improved Residential Land**  
Land - Multi-Family/Residential



**441 E 1350 N  
Blanding, UT**

*Tim Strohshine*      **9 AC**  
\$134,999

**Beautiful Castle Rock Lot**  
Land - Multi-Family/Residential



**Castle Rock 1  
Lot 27  
St. George, UT**

*Roger Stratford*      **0.5 AC**  
\$111,900


**Delta Land**  
Land - Multi-Family/Residential



**2900 N 2000 W  
Delta, UT**

*Matt Harmon*      **10 AC**  
\$90,000


**Beautiful Views Over WA Fiel...**  
Land - Multi-Family/Residential



**1564 S Amity Ln  
Washington, UT**

*Wes Davis*      **0.3 AC**  
\$73,900


**Santa Fe Hills Subdivision C...**  
Land - Multi-Family/Residential



**Lot 4  
Hurricane, UT**

*Meeja McAllister*      **0.3 AC**  
\$54,900

**Paunsaugut Cliffs, Phase II...**  
Land - Multi-Family/Residential



**Hwy 89 @ MM 119  
Various  
Hatch, UT**

*Mark Walter*      **1.4 AC**  
\$29,900

**Industrial Land in Iron Coun...**  
Land - Industrial



**Iron Springs Rd  
Cedar City, UT**

*Brandon and Neil*      **419 AC**  
\$6,278,550

**Gateway Acreage with I-15 Fr...**  
Land - Industrial



**200 N 5500 W (Approx)  
Hurricane, UT**

*Curren Christensen*      **12 AC**  
\$2,395,000

**Industrial Development Land ...**  
Land - Industrial



**5500 W & Regional Park Rd (Approx)  
Hurricane, UT**

*Wes Davis*      **42 AC**  
\$1,600,000


**Airport Commercial Property**  
Land - Industrial



**Southern Pkwy  
St. George, UT**

*Meeja McAllister*      **20 AC**  
\$1,440,000

**Airport Commercial Property**  
Land - Industrial




**Southern Pkwy  
Various  
St. George, UT**

*Meeja McAllister*      **20 AC**  
\$1,316,040




# FOR SALE: LAND

**44 Acres on Main Street**  
Land - Industrial




**3750 E Main st**  
**Ballard, UT**  
*Brandon Vandermyde*      **44 AC**  
\$1,125,300

**Fort Pierce Acreage**  
Land - Industrial




**Quality Dr & Progressive Dr**  
**Lot 127A**  
**St. George, UT**  
*Jason Griffith*      **6 AC**  
\$679,000

**4.05 Acre Corner Lot in Ft. ...**  
Land - Industrial



**950 E Commerce Dr**  
**Lot 39**  
**St. George, UT**  
*Brandon Vandermyde*      **4.1 AC**  
\$609,900

**Buildings & Acreage in Gatew...**  
Land - Industrial



**189-201 N 5500 W (Old Hw \_ Built: 1994**  
**Land**  
**Hurricane, UT**  
*Curren Christensen*      **2.6 AC**  
\$456,750

**Buildings & Acreage in Gatew...**  
Land - Industrial




**189-201 N 5500 W (Old Hw Built: 1994**  
**Land**  
**Hurricane, UT**  
*Curren Christensen*      **2.2 AC**  
\$392,000

**3.19 Acres Zoned Industrial/...**  
Land - Industrial




**Cedar City, UT**  
*Meeja McAllister*      **3.2 AC**  
\$275,000

**Ready-to-Build Industrial Lo...**  
Land - Industrial




**Enterprise Dr**  
**Lot 155**  
**St. George, UT**  
*Wes Davis*      **2.0 AC**  
\$250,000

**Buildings & Acreage in Gatew...**  
Land - Industrial




**189-201 N 5500 W (Old Hw Built: 1994**  
**Land**  
**Hurricane, UT**  
*Curren Christensen*      **1.3 AC**  
\$220,000

**Industrial Lot in Ft. Pierce**  
Land - Industrial




**Progressive Dr**  
**Lot 137**  
**St. George, UT**  
*Wes Davis*      **1.1 AC**  
\$199,500

**2 Adjacent Lots in OKC Corra...**  
Land - Industrial



**1266 E Washington Dam Rd**  
**Lots 1&2**  
**Washington, UT**  
*Curren Christensen*      **0.6 AC**  
\$183,000

**Fully Improved Lot in Gatewa...**  
Land - Industrial



**250 N Old Hwy 91 (Approx)**  
**Hurricane, UT**  
*Curren Christensen*      **1.0 AC**  
\$130,000

**36 Lot Ind Subdivision (Whit...**  
Land - Industrial




**Sandhill Dr & Washington Dam Rd**  
**Various Lots**  
**Washington, UT**  
*Curren Christensen*

**Build-Ready Industrial Lot**  
Land - Industrial




**5100 W Wheeler Wy (Approx)**  
**Lots 12**  
**Hurricane, UT**  
*Wes Davis*      **0.5 AC**  
\$80,000

**Richfield Business Park**  
Land - Industrial




**2450 S 600 W**  
**Richfield, UT**  
*Matt Harmon*      **72 AC**

**Large Cattle Ranch in Centra...**  
Land - Farm/Ranch



**Near Annabella**  
**Richfield, UT**  
*Matt Harmon*      **5,800 AC**  
\$15,000,000

**Pole Canyon Ranch**  
Land - Farm/Ranch




**Hwy 229 @ Ruby Rd**  
**Wells, NV**  
*Neil Walter*      **12,122 AC**  
\$14,953,147

**Eagle Mountain Ranch**  
Land - Farm/Ranch




**150 W 1400 N**  
**Gunlock, UT**  
*Mark Walter*      **14,021 SF**  
925 AC  
\$7,500,000

**Leased Ranch Property For Sa...**  
Land - Farm/Ranch




**Off of SR-59**  
**Hurricane, UT**  
*Wes Davis*      **41,500 SF**  
120 AC  
\$2,700,000

**Diamond Valley Hay Farm**  
Land - Farm/Ranch



**9th St E**  
**Eureka, NV**  
*Neil Walter*      **640 AC**  
\$2,250,000

**3 Mile Ranch**  
Land - Farm/Ranch



**1855 N Hwy 89**  
**Panguitch, UT**  
*Mark and Neil*      **60 AC**  
\$1,450,000



# FOR SALE: LAND

**81 Acres on Johnson Canyon R...**  
Land - Farm/Ranch



**6705 N Johnson Canyon Rd**  
**Kanab, UT**  
Neil Walter 81 AC  
\$1,090,000

**Private Farm/Ranch with Wate...**  
Land - Farm/Ranch



**Off of SR-59**  
**Hurricane, UT**  
Wes Davis 73 AC  
\$1,000,000

**10 Acre Upscale Working Hors...**  
Land - Farm/Ranch



**Built: 1984**  
**10 AC**  
Mat Chappell \$965,000

**Farm/Ranch/Estate - Breathta...**  
Land - Farm/Ranch



**6400 S (Between I-15 & Old Hwy 91)**  
**Kanarrville, UT**  
Wes Davis 80 AC  
\$900,000

**West Haven Fish Ranch**  
Land - Farm/Ranch



**202 N West Haven Ln** *Built: 1931*  
**Venice, UT** 1,600 SF  
29 AC  
Matt Harmon \$875,000

**1,280 Acres**  
Land - Farm/Ranch



**West of Wales**  
**Wales, UT**  
Neil Walter 1,280 AC  
\$640,000

**60.4 Acres in Panguitch**  
Land - Farm/Ranch



**Panguitch, UT**  
Mark Walter 60 AC  
\$604,000

**626 Acres with Water**  
Land - Farm/Ranch



**805 N 650 W**  
**Wales, UT**  
Neil Walter 626 AC  
\$570,000

**160 Acres in Garfield County**  
Land - Farm/Ranch



**160 Acres**  
**Hatch, UT**  
Mark Walter 160 AC  
\$480,000

**24,700 SF on 3.76 Acres**  
Land - Farm/Ranch



**3311 E 2170 S** *Built: 1999*  
**St. George, UT** 3.8 AC  
Brandon Vandermyde \$399,900

**195 Acres in Garfield County**  
Land - Farm/Ranch



**195 Acres**  
**Hatch, UT**  
Mark Walter 195 AC  
\$390,000

**9.26 Acres with Water**  
Land - Farm/Ranch



**SW Corner of 3000 N & Bulldog Rd**  
**Cedar City, UT**  
Curren and Jon W. 9 AC  
\$320,000

**13.8 Acres of I-15 Frontage**  
Land - Farm/Ranch



**I-15 @ MM 52 (West Side)**  
**Cedar City, UT**  
Curren Christensen 14 AC  
\$279,000

**Approximately 105 Acres**  
Land - Farm/Ranch



**Lund Hwy**  
**Cedar City, UT**  
Brandon and Neil 105 AC  
\$263,325

**320 Scenic Acres**  
Land - Farm/Ranch



**West on Flat Rd off of Hwy 21**  
**Minersville, UT**  
Wes Davis 320 AC  
\$148,750

**6 Acre Mountain Ranchette**  
Land - Farm/Ranch



**650 W 1150 S**  
**Lot A4**  
**Bicknell, UT**  
Mat Chappell 6 AC  
\$130,000

**5 Acres with 2 Acre Feet of ...**  
Land - Farm/Ranch



**Main Street, Off of SR-59**  
**Apple Valley, UT**  
Curren Christensen 5.0 AC  
\$125,000

**Acreage w/ 5 Water Shares**  
Land - Farm/Ranch



**Hwy 89**  
**Panguitch, UT**  
Brandon Vandermyde 10 AC  
\$79,000

**7 Acres**  
Land - Farm/Ranch



**5028 N 100 E (Approx)**  
**Pintura, UT**  
Jon Walter 7 AC  
\$70,000

**Casto Canyon Lot**  
Land - Farm/Ranch



**Hwy 89, Lot 3 (Casto Canyon)**  
**Lot 3**  
**Panguitch, UT**  
Mark Walter 26 AC  
\$59,000



# FOR SALE: LAND

**Casto Canyon Lot**  
Land - Farm/Ranch



**Hwy 89, Lot 6 (Casto Canyon)**  
**Lot 6**  
**Panguitch, UT** 11 AC  
*Mark Walter* \$59,000

**30 Acre in Blue Valley**  
Land - Farm/Ranch

**NO  
IMAGE  
AVAILABLE**

**Hwy 24, MM 110**  
**Near Hanksville, UT** 30 AC  
*Mat Chappell* \$25,800

**Veyo Pool Resort**  
Other - Other



**287 E Veyo Resort Rd** Built: 1932  
**Veyo, UT** 46 AC  
*Jon Walter* \$1,800,000


**RES Recovery & Counseling Fa...**  
Other - Other



**CONFIDENTIAL  
LISTING**

Built: 2005  
4,994 SF  
1.3 AC  
*Mark Walter* \$1,250,000


**Transportation Business Nett...**  
Other - Other



**CONFIDENTIAL  
LISTING**

*Stan Perkins* \$775,000


**High Grossing Retail Busines...**  
Other - Other



**CONFIDENTIAL  
LISTING**

2,818 SF  
*Curren Christensen* \$239,000


**Retail Business for Sale**  
Other - Other



**CONFIDENTIAL  
LISTING**

*Wes Davis* \$175,000

**Profitable Printing Business**  
Other - Other



**CONFIDENTIAL  
LISTING**

*Curren Christensen* \$125,000

**Multi Zoned House & Land**  
Other - Other



**42 N Main St** Built: 2000  
**Loa, UT** 2,400 SF  
0.7 AC  
*Mat Chappell* \$108,000

**Quaint Home in South Central...**  
Other - Other



Under Contract


**25 E Main St** Built: 1963  
**Bicknell, UT** 1,150 SF  
0.3 AC  
*Mat Chappell* \$54,900

**Dixie Cove Apartments**  
Residential - Multi-Family



**233 S 1000 E** Built: 1973  
**St. George, UT** 8,872 SF  
0.5 AC  
*Mark Walter* \$1,150,000

**Rtl/Ofc/Restaurant Build-to-...**  
Land - Retail/Office




**Buena Vista Blvd**  
**Washington, UT** 25,000 SF  
1.8 AC  
*Curren Christensen* \$1905750

**Home Depot Anchored Retail N...**  
Land - Retail/Office




**1622 W Sunset Blvd** Built: 2016  
**Bldg B** 2,702 SF  
**St. George, UT** 1.1 AC  
*Jon Walter* \$1.75

**Retail Space on Main Street**  
Land - Retail/Office



**990 S Main St**  
**Cedar City, UT** 17,260 SF  
4.2 AC  
*Jon W. and Mark* \$1

**.76 Acre Commercial Lot (Lea...**  
Land - Retail/Office



**740 S Main (Approx.)**  
**Richfield, UT** 0.8 AC  
*Jon W. and Mark*



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# The NAI Team



**R. Mark Walter**  
Managing Broker



**Wes Davis**  
Senior Vice President



**Jason Griffith**  
Senior Vice President



**Curren Christensen**  
Vice President



**Jon Walter**  
Associate Broker, SVP



**Neil Walter**  
Managing Director



**Brandon Vandermyde**  
Senior Sales Associate



**Meeja McAllister**  
Vice President



**Mat Chappell**  
Vice President



**Pat Chappell**  
Vice President



**Roger Stratford**  
Associate Broker



**Cliff Gustin**  
Associate Broker



**Stan Perkins**  
Associate Broker



**Tim Strohshine**  
Asset Manager



**Jon Vandermyde**  
Senior Asset Manager



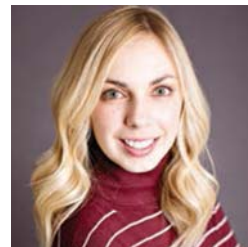
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**Matt Walter**  
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