



Shellee Haines

PRINCIPAL BROKER
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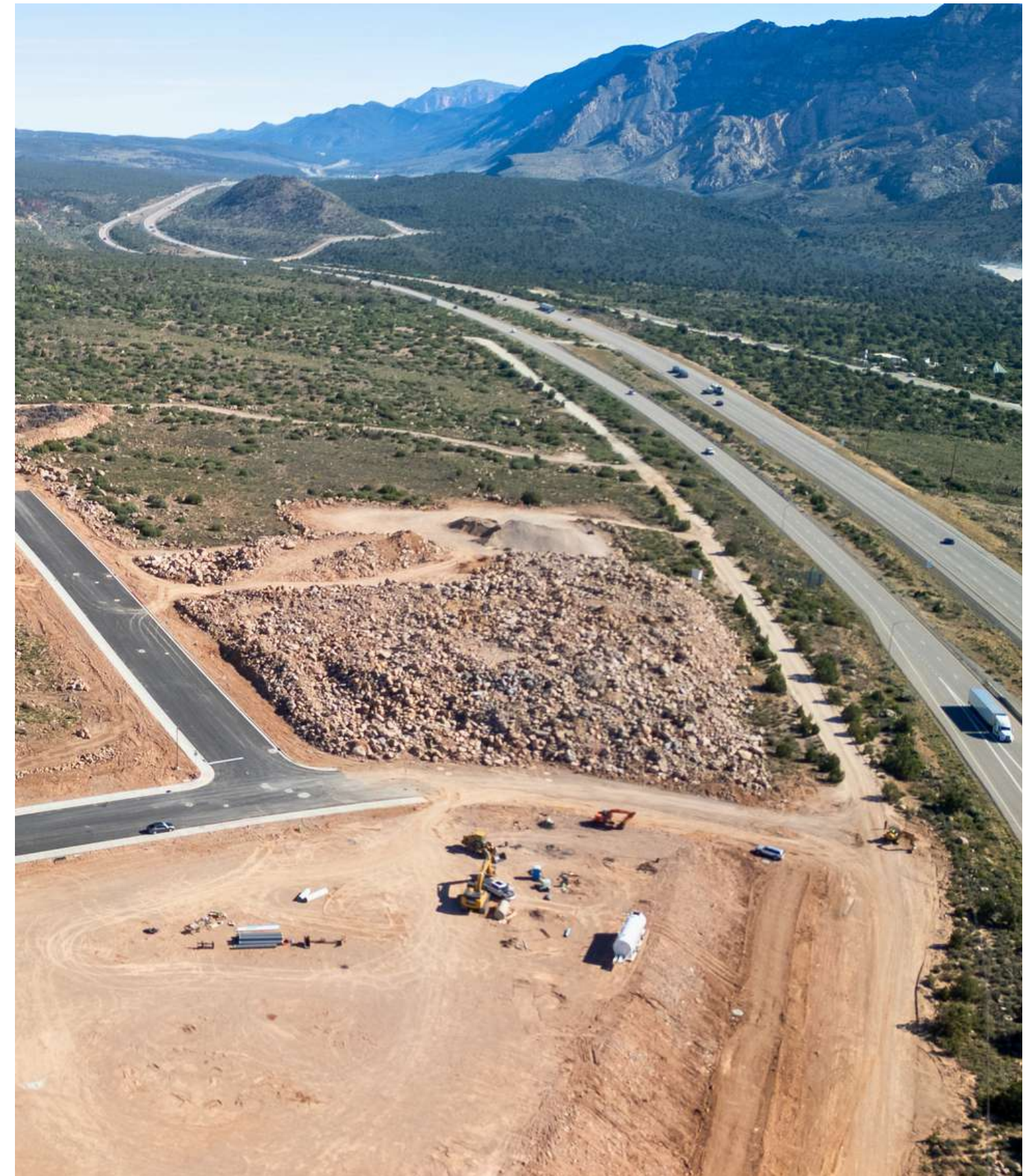
BOULDER RIDGE - 17.8 Acres
EXIT 27 I-15 Development Site

EXECUTIVE SUMMARY

The Business & Manufacturing Park Zone

±12.8-acre and ±5-acre parcels available, designed to accommodate a wide range of commercial and mixed-use development. Zoning supports research facilities, office space, commercial parking, storage, strip retail centers, gas stations, hotels, small businesses, retail shops, fast food, full-service dining, and light manufacturing. Ideal opportunity for investors or developers looking for flexible, high-potential land use.

- Excellent freeway access and visibility, approximately ½ mile northwest of the new reservoir
- Positioned in a growing Southern Utah corridor with strong regional connectivity
- Entitlements & Infrastructure
- Traffic study completed
- Survey and archaeological study completed
- Geotechnical and soils profile completed
- Grading and construction permits in place
- Water, sewer, power, and gas to the site
- Water lines installed



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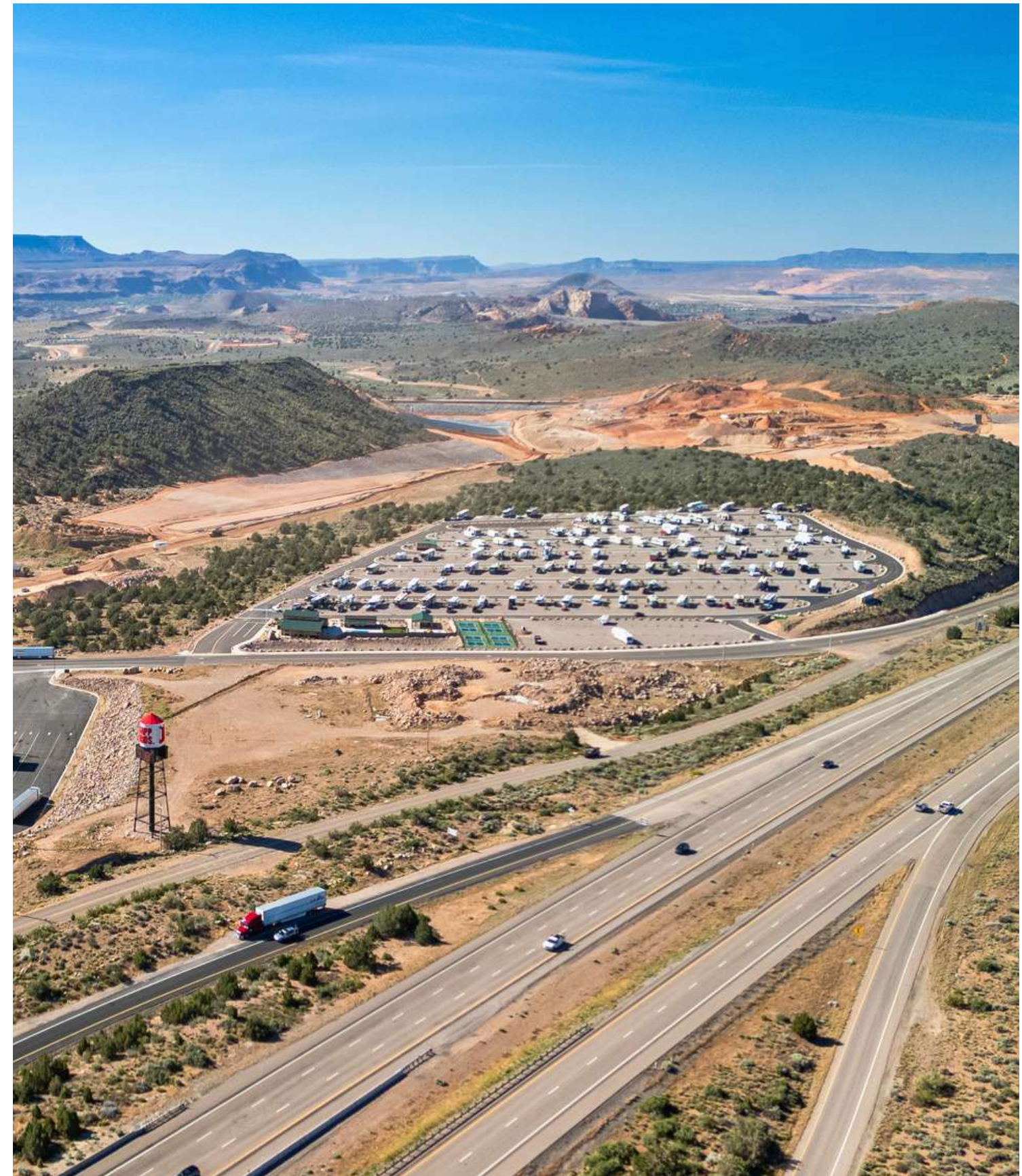
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INVESTMENT MARKET FUNDAMENTALS – SOUTHERN UTAH

- **High-Exposure Interstate Location** Exit 27 along I-15 captures approximately 30,000–40,000 vehicles per day, serving both regional commuters and interstate travelers.
- **Exceptional Population Growth** Washington County has experienced 50%+ population growth over the past decade, ranking among the fastest-growing counties in Utah.
- **Primary Access Point to Zion National Park** Exit 27 functions as a designated gateway to Zion National Park, which draws over 5 million visitors annually.
- **Retail Validation from Market-Leading Operator** Maverik, Utah's leading convenience and fuel brand, averages 3,000–5,000 vehicles per location per day, confirming strong consumer demand at this exit.
- **Diverse and Durable Demand Base** The site benefits from a rare convergence of local residents, regional traffic, and destination tourism, supporting consistent year round activity.
- **Limited Interstate-Adjacent Commercial Inventory** Minimal available retail space directly off I-15 enhances tenant competition, visibility, and long-term value appreciation.



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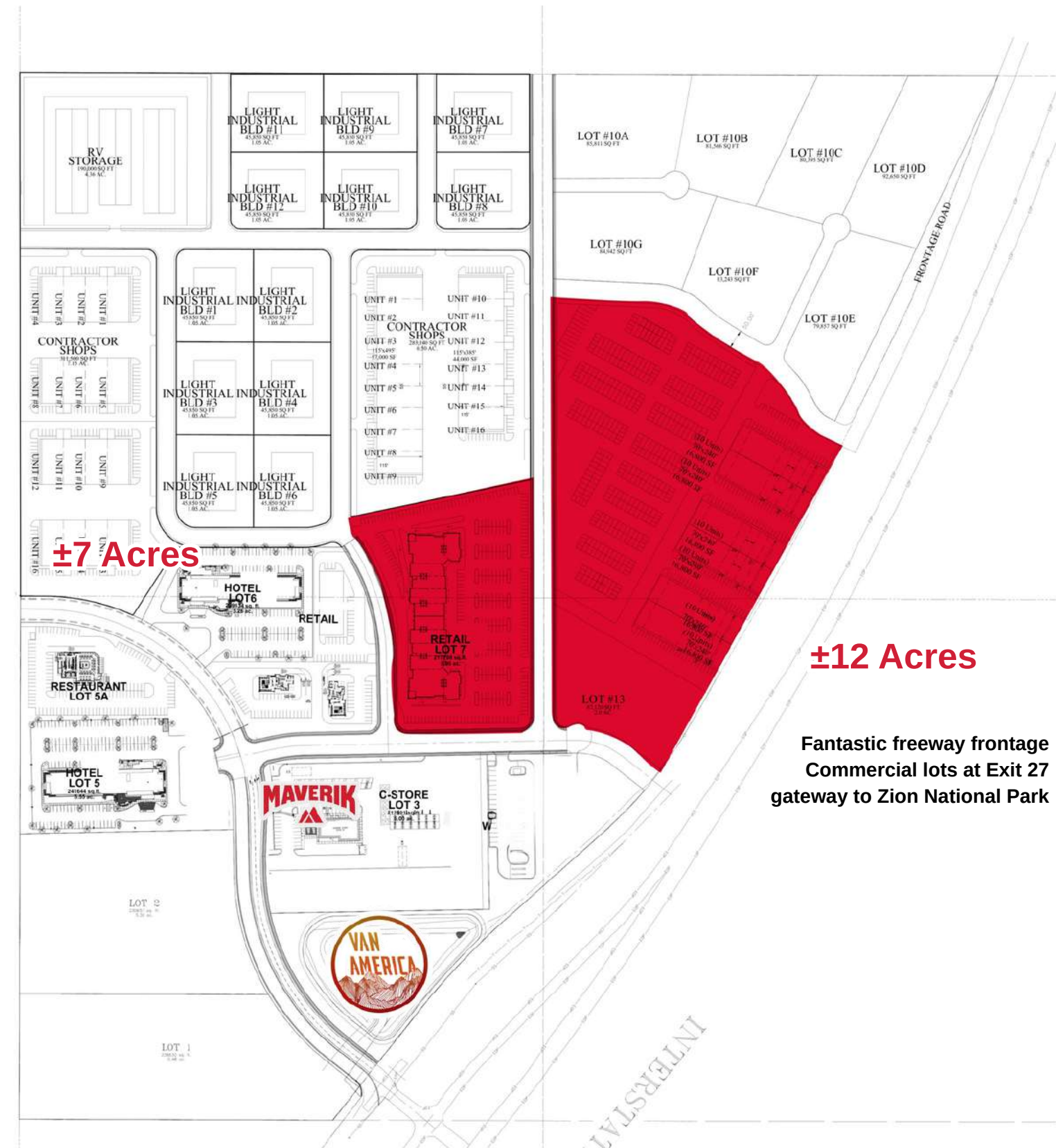
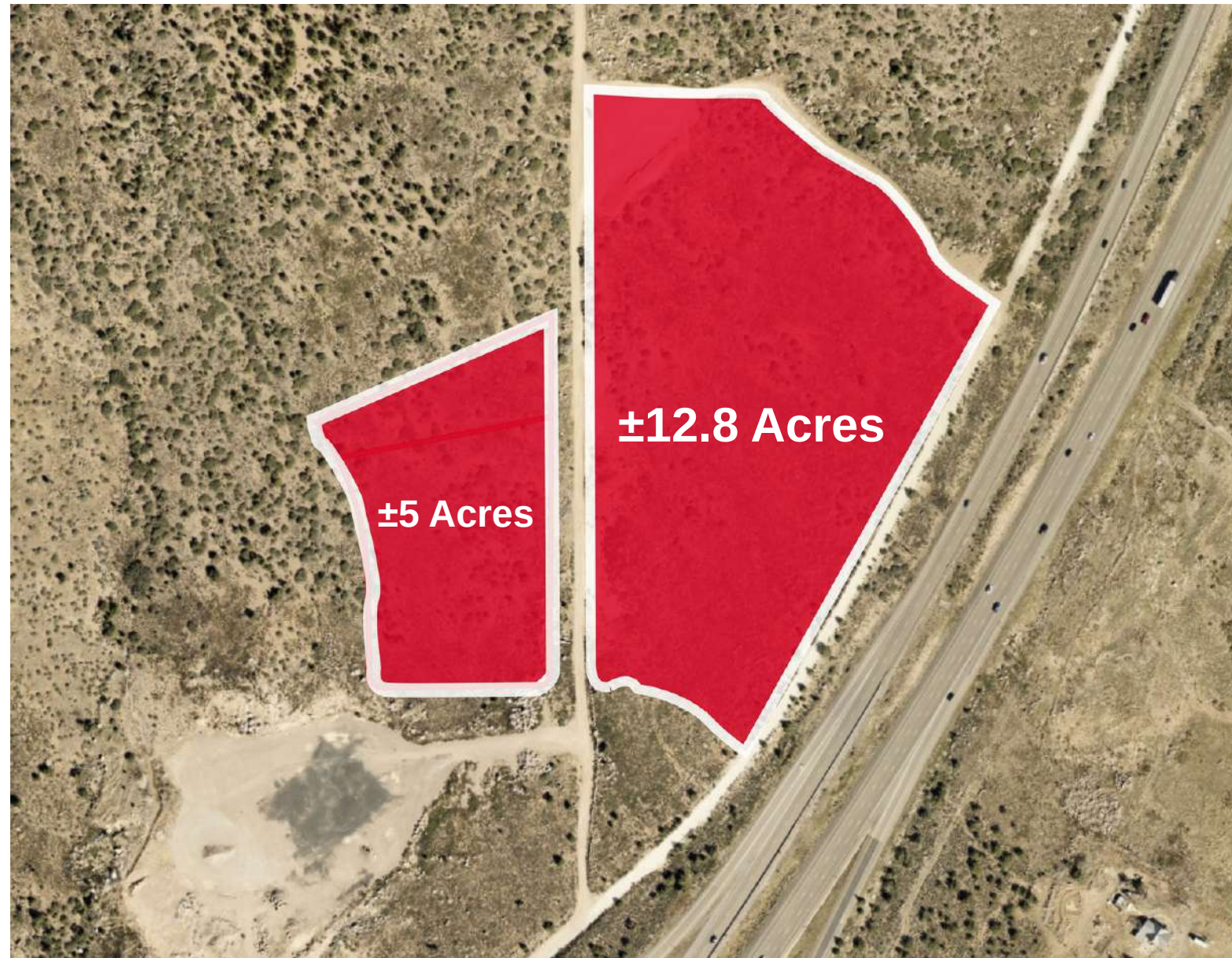
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2 PARCELS FOR SALE



Fantastic freeway frontage
Commercial lots at Exit 27
gateway to Zion National Park



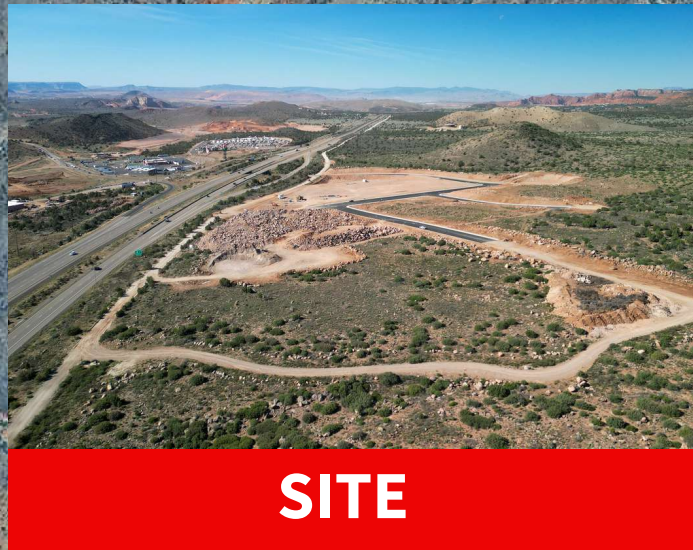
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Under Construction at Anderson Junction



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SITE



McDonald's



Walmart
Distribution Center



Quail Creek State Park



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RETAIL PADS



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