



# DESERT COLOR™

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

FOR LEASE



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:

 CLYDE COMPANIES

BLUE  CAPITAL

 **WOODBURY**  
CORPORATION

  
PEGDEVELOPMENT

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## Property Information

- 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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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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### Quick Facts

- › Ranked among the fastest growing cities in the country
- › Utah is ranked #1 Best Place to Raise a Family
- › Almost unlimited range of activities to enjoy 365 days of the year
- › Median home price is \$320,000
- › Offer 5 different adult education options
- › Dixie State University, Dixie Tech, Rocky Vista University, Stevens-Henagar College, and University of Utah Graduate Center.

### WEATHER

ANNUAL  
PRECIPITATION

8.1

INCHES

ANNUAL  
SNOWFALL

2.7

INCHES

ANNUAL DAYS  
OF SUNSHINE

300

DAYS



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



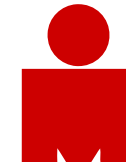
### ANNUAL EVENTS:

FEBRUARY



PARADE  
OF  
HOMES

MAY



IRONMAN  
MARATHON

OCTOBER



ST. GEORGE  
MARATHON

&

HUNTSMAN  
WORLD  
SENIOR  
GAMES



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GUNLOCK



CORAL PINK SAND DUNES



15.1 MILLION PEOPLE VISIT  
UTAH NATIONAL PARKS.  
ST. GEORGE BEING ONLY 5  
HOURS FROM THE  
FARTHEST PARK.

ZION NATIONAL PARK



4.3 MILLION PEOPLE A YEAR VISIT THIS  
BEAUTIFUL NATIONAL PARK THAT  
OFFERS HIKING, CAMPING, BACK-  
PACKING, CLIMBING AND  
MUCH MORE

TUACAHN CENTER



BRIGHAM'S PLAYHOUSE



UTAH SHAKESPEARE FESTIVAL



SOUTHWEST SYMPHONY ORCHESTRA



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.

SAND HOLLOW



SNOW CANYON



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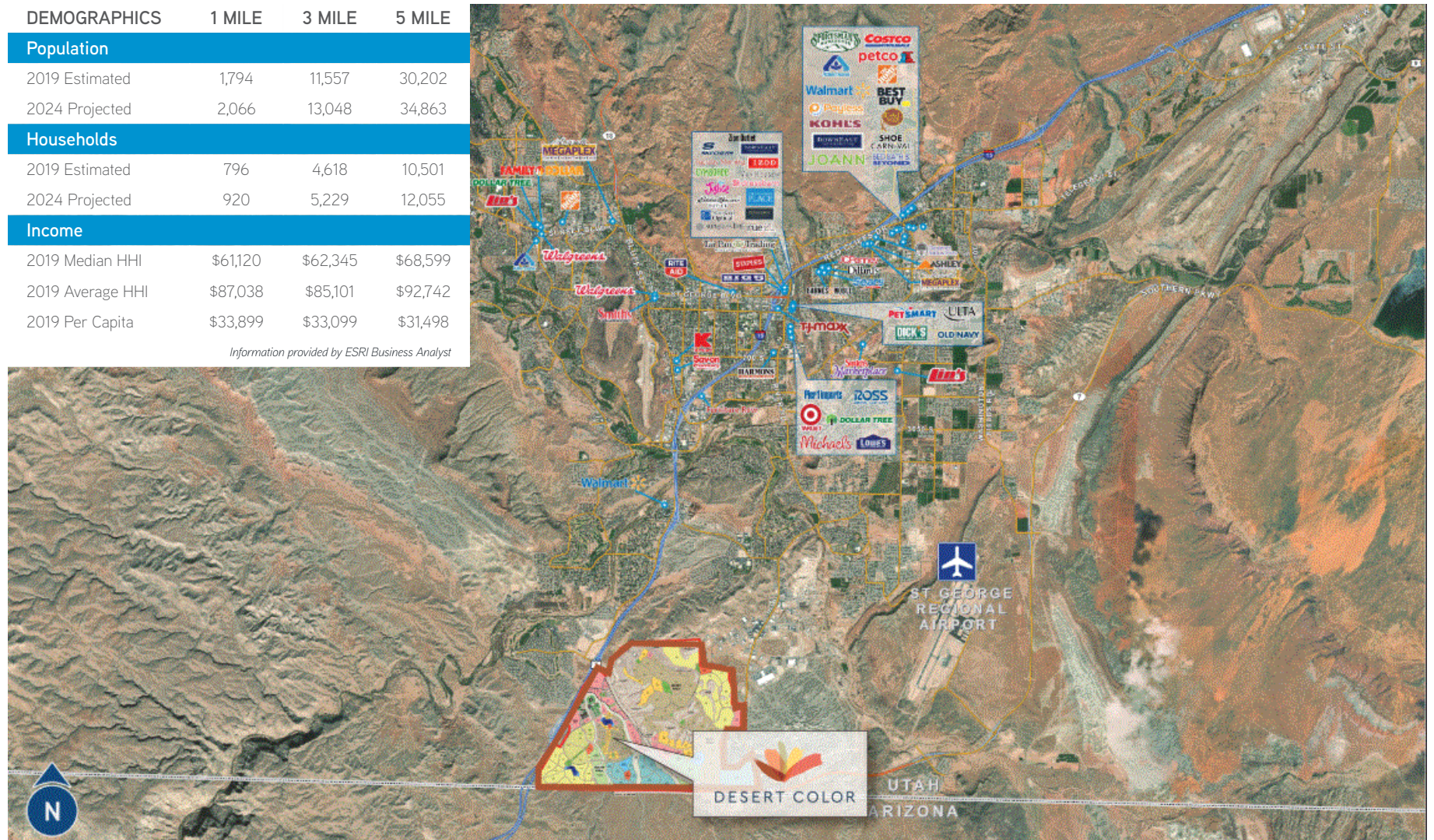
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| DEMOGRAPHICS      | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------|----------|----------|----------|
| <b>Population</b> |          |          |          |
| 2019 Estimated    | 1,794    | 11,557   | 30,202   |
| 2024 Projected    | 2,066    | 13,048   | 34,863   |
| <b>Households</b> |          |          |          |
| 2019 Estimated    | 796      | 4,618    | 10,501   |
| 2024 Projected    | 920      | 5,229    | 12,055   |
| <b>Income</b>     |          |          |          |
| 2019 Median HHI   | \$61,120 | \$62,345 | \$68,599 |
| 2019 Average HHI  | \$87,038 | \$85,101 | \$92,742 |
| 2019 Per Capita   | \$33,899 | \$33,099 | \$31,498 |

Information provided by ESRI Business Analyst



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