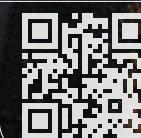




CONTACT: ISR/SunRiver

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EXIT 2 MIXED-USE DEVELOPMENT
1150 West SunRiver Parkway, St George, UT, 84790



FOR MORE INFORMATION
WWW.EXIT2.INFO



11

DRIVE

church

HAVASU DR.

5.8 ACRES

Hampton Inn & Suites
NOW OPEN

TERRIBLE HERBST
UNDER CONSTRUCTION

SUN RIVER PKWY.



17.9 ACRES



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South
Park



EXIT 2 - An Entertainment Themed Destination

St. George, Utah, recently named the fastest growing city in the nation, is poised for great things! Drenched in sunshine, spotlighting exploding color and breathtaking views, this stunning country is considered one of the last, best sunbelt communities in the Southwest. The Southern gateway to this rare treasure is found along the bustling I-15 corridor, at Exit 2. With excellent positioning, visibility, and convenience, a vision unfolds near the new interchange where a community can live, work, and play in an entertainment themed, pedestrian friendly, mixed-use development. Come, enjoy open-air shopping, dining, and hospitality, and experience the vibrant lifestyle that is uniquely Southern Utah. As the vision materializes, Exit 2 will certainly become The Destination!

LIVE



WORK



PLAY



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LOCAL INFORMATION

- Top 10 Fastest Growing Cities In The Nation
- Over 300+ Days Of Sunshine Annually
- Endless Recreational Opportunities
- Population To Reach 200,000 By 2020

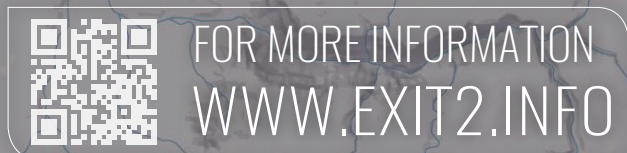


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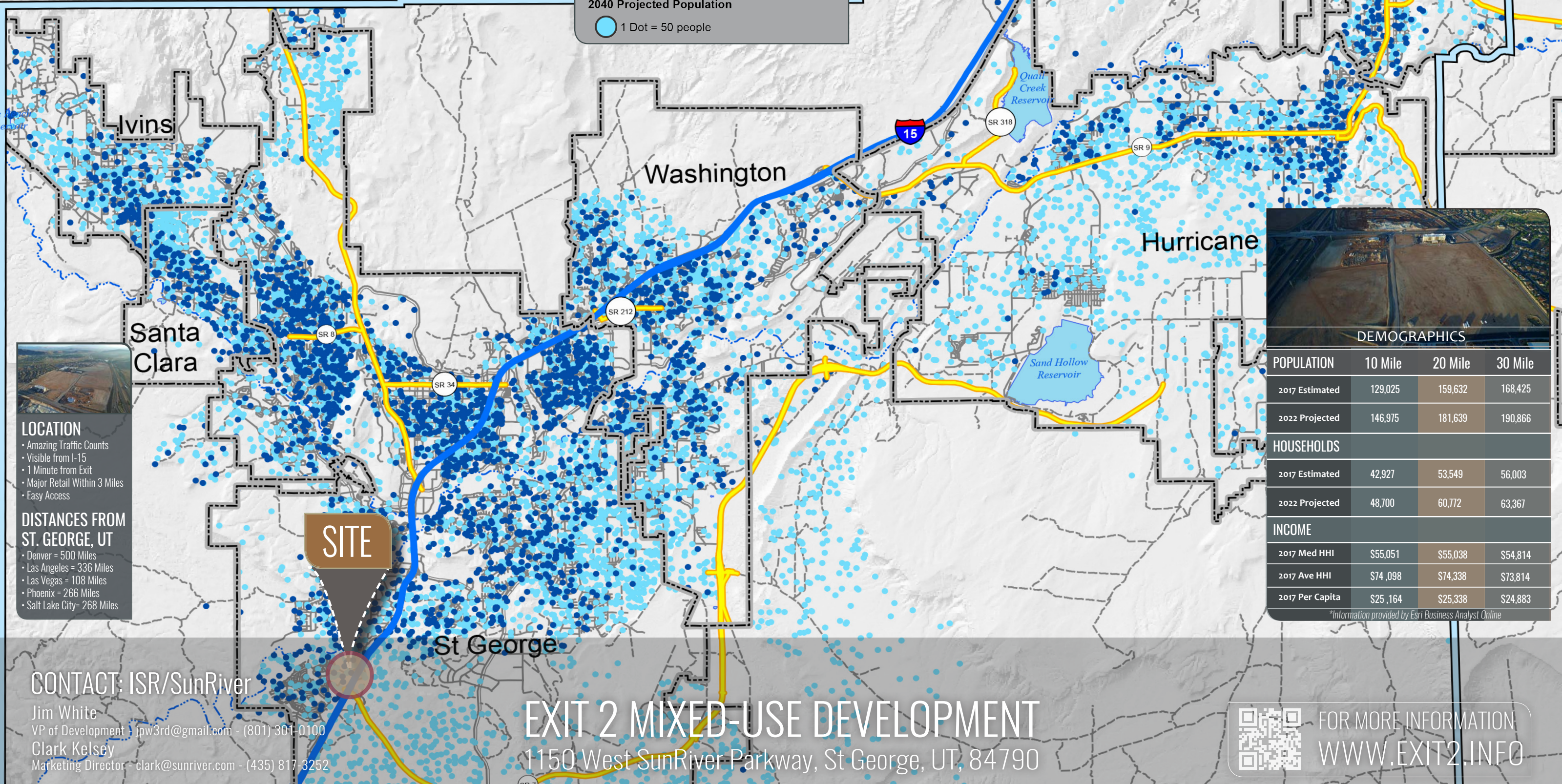
Legend

2014 Population
 1 Dot = 50 people

2040 Projected Population
 1 Dot = 50 people



**Referenced to DMPO*



LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Major Retail Within 3 Miles
- Easy Access

DISTANCES FROM ST. GEORGE, UT

- Denver = 500 Miles
- Las Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles

DEMOGRAPHICS

| POPULATION | 10 Mile | 20 Mile | 30 Mile |
|-----------------|----------|----------|----------|
| 2017 Estimated | 129,025 | 159,632 | 168,425 |
| 2022 Projected | 146,975 | 181,639 | 190,866 |
| HOUSEHOLDS | | | |
| 2017 Estimated | 42,927 | 53,549 | 56,003 |
| 2022 Projected | 48,700 | 60,772 | 63,367 |
| INCOME | | | |
| 2017 Med HHI | \$55,051 | \$55,038 | \$54,814 |
| 2017 Ave HHI | \$74,098 | \$74,338 | \$73,814 |
| 2017 Per Capita | \$25,164 | \$25,338 | \$24,883 |

*Information provided by Esri Business Analyst Online

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