

FIELDS

La Verkin, Utah



THE
Land
GUYS

01.

INTRO

Nestled in the scenic beauty of La Verkin, Utah, these versatile flex spaces offer a unique investment opportunity in one of Southern Utah's fastest-growing areas. Strategically located near Zion National Park and bustling with potential, these modern, customizable spaces are perfect for entrepreneurs, creatives, and businesses seeking a dynamic environment to thrive. With a blend of small-town charm and proximity to major hubs, these properties are ideal for those looking to secure a foothold in an up-and-coming community. Discover the perfect balance of opportunity, growth, and stunning surroundings in *FIELDS* La Verkin's premier flex spaces.

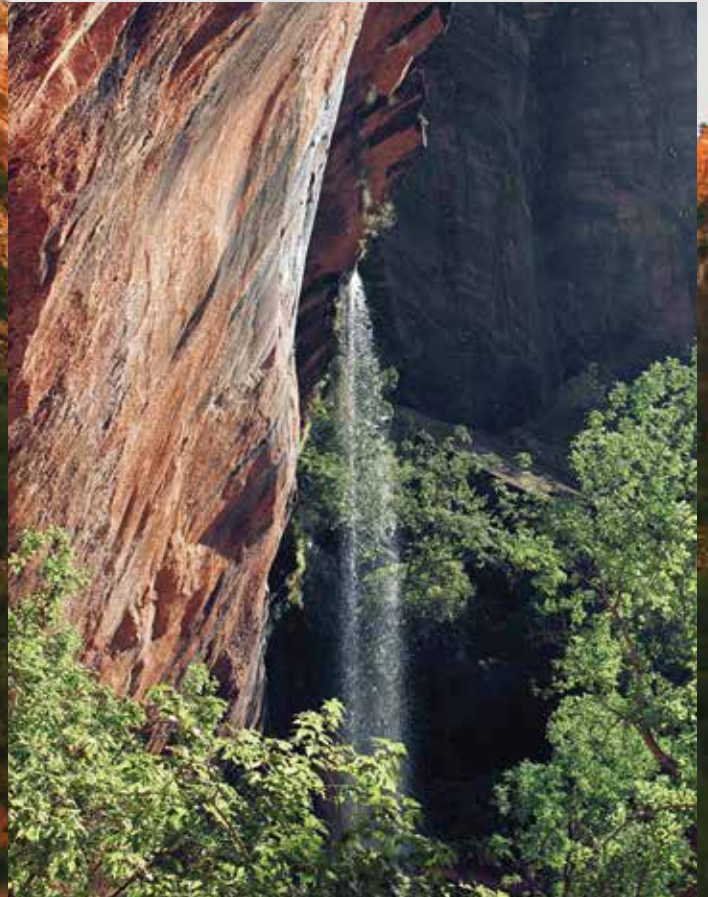
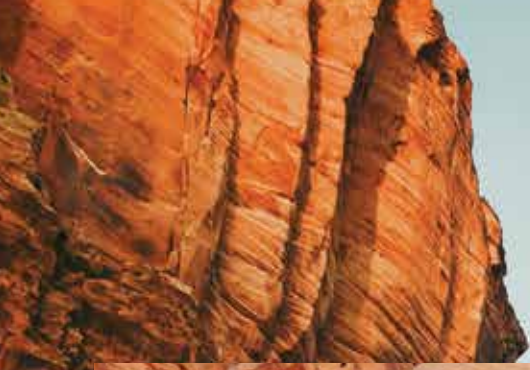
RENDERINGS

SITE PLAN LAYOUT

LOCATION

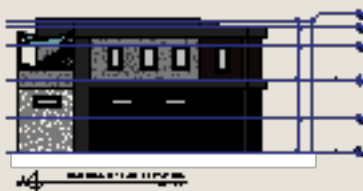
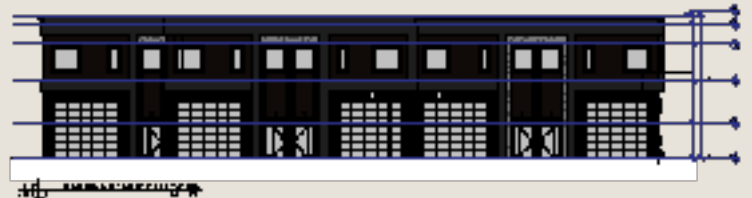
FLOOR PLAN INTERIOR

STANDARDS LIST



20 MILES FROM ZION NATIONAL PARK

02. RENDERINGS

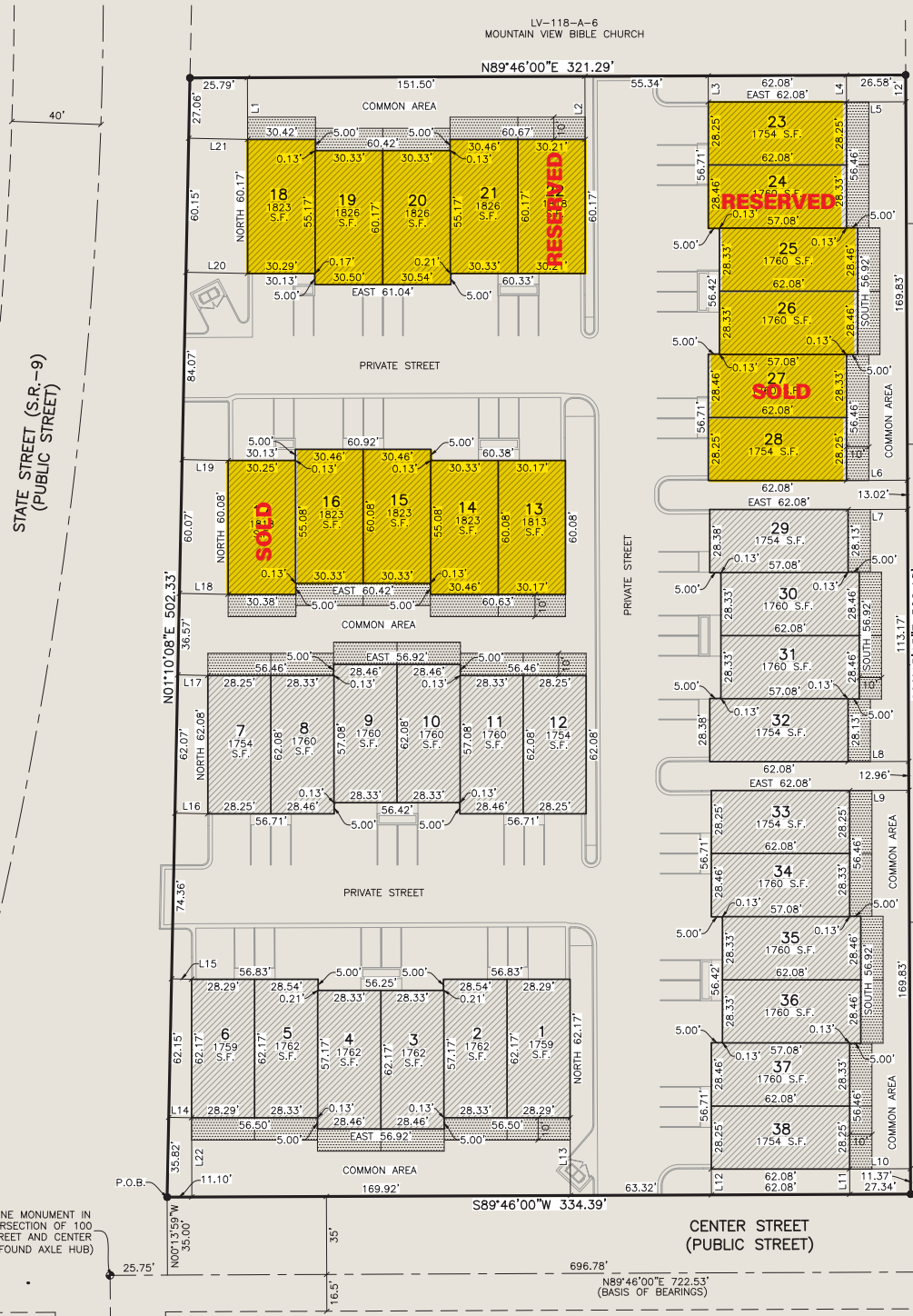


03.

SITE PLAN LAYOUT

AVAILABLE FOR SALE

**highlighted in yellow*



PRICING

BASE PRICING \$630,000

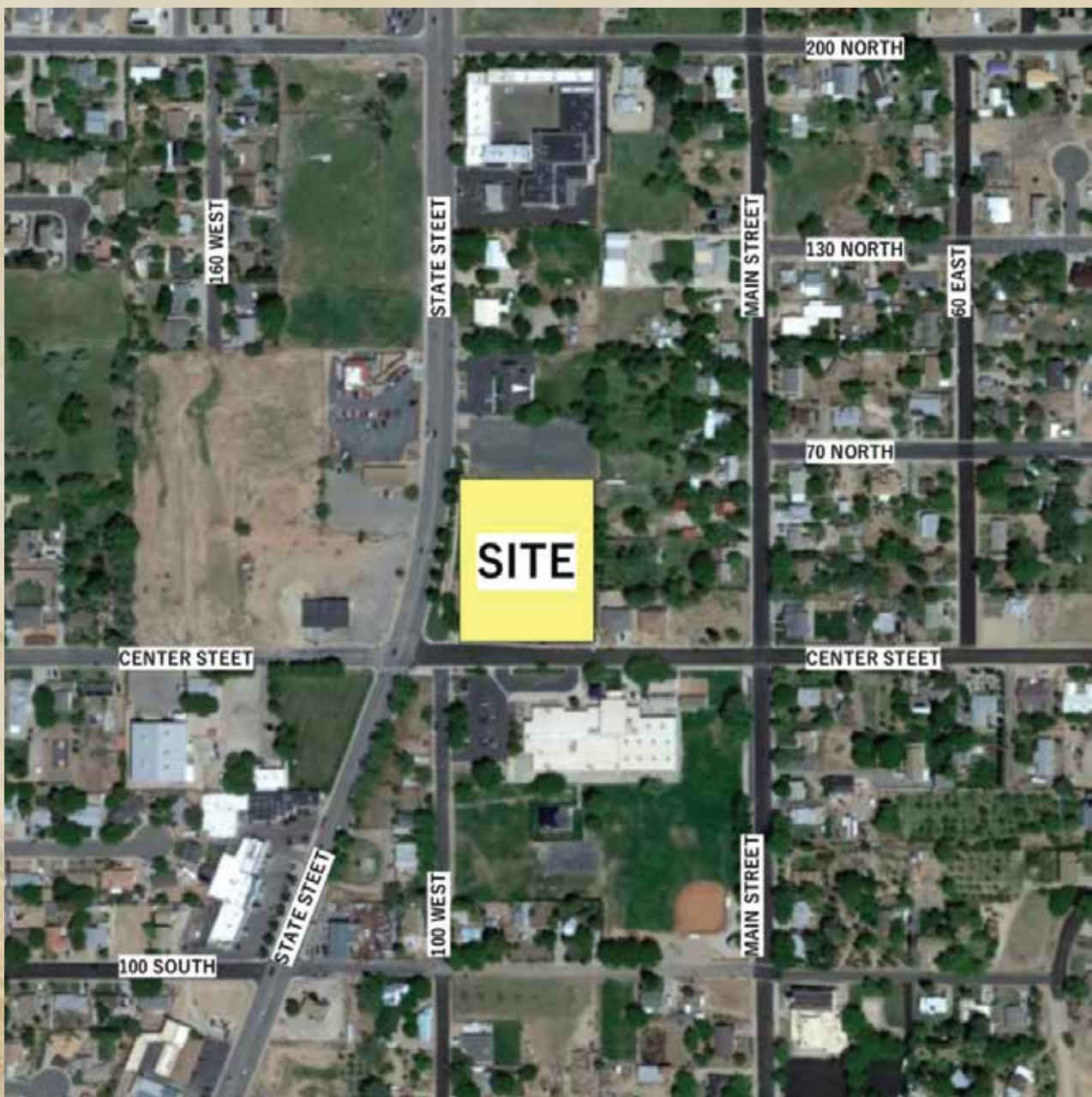
UNIT	DIMENSIONS	+PREMIUM ADD ONS
13	30x60	BASE
14	30x60	\$20,000
15	30x60	\$20,000
16	30x60	BASE
17	30x60	SOLD
18	28.5x62	ASK FOR PRICE
19	28.5x62	\$20,000
20	28.5x62	\$20,000
21	28.5x62	\$22,500
22	28.5x62	\$5,000
23	28.5x62	ASK FOR PRICE
24	28.5x62	ASK FOR PRICE
25	28.5x62	\$40,100
26	28.5x62	\$40,100
27	28.5x62	SOLD
28	28.5x62	\$40,100

**building square footage subject to change.*

04.

LOCATION

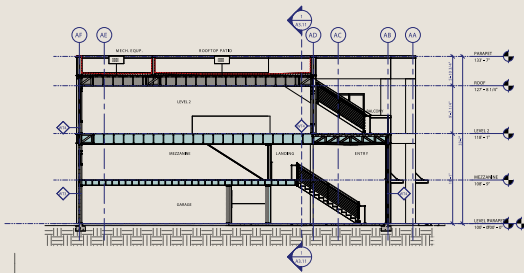
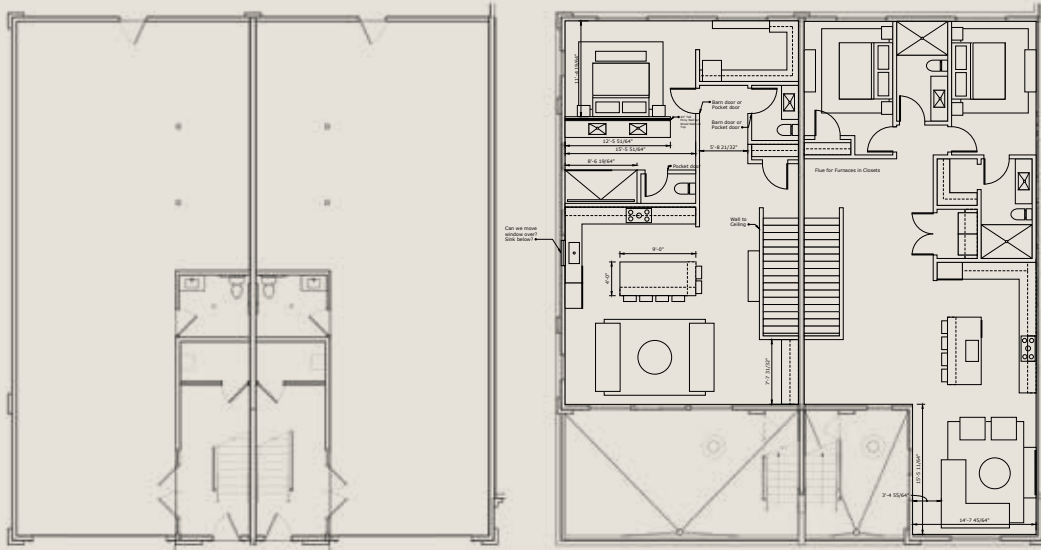
Located on the Corner of Center and State Street.



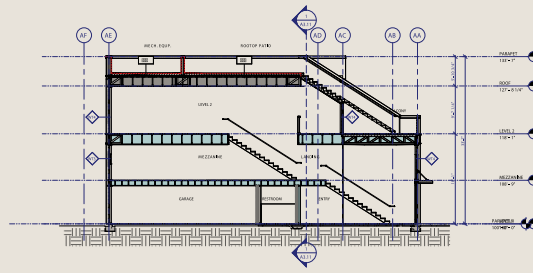
05.

FLOOR PLAN INTERIOR

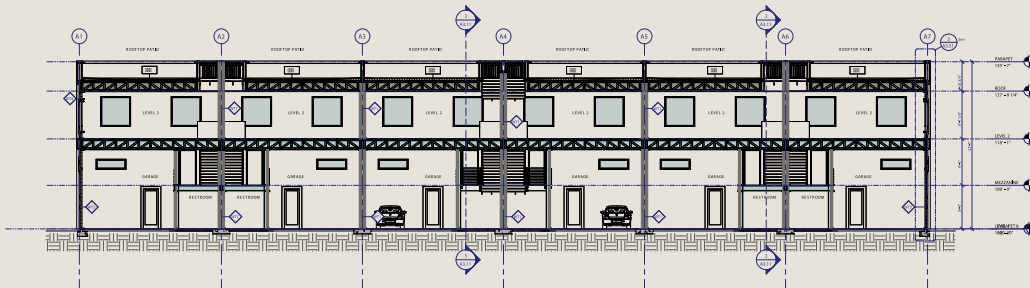
* For example only. Not included in sale interior.



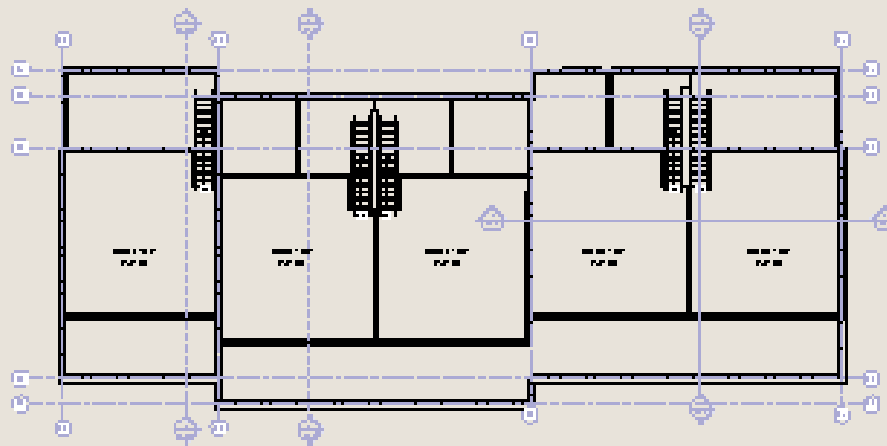
1 BUILDING A - BUILDING SECTION
A3.11 1/8" = 1'-0"



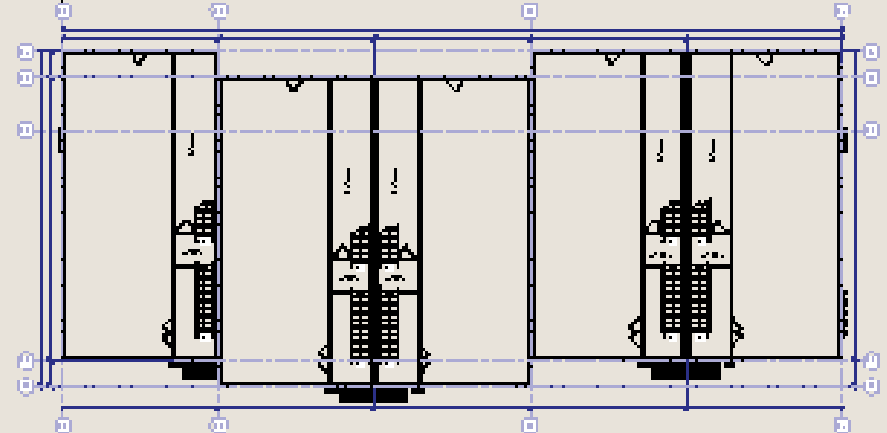
2 BUILDING A - BUILDING SECTION
A3.11 1/8" = 1'-0"



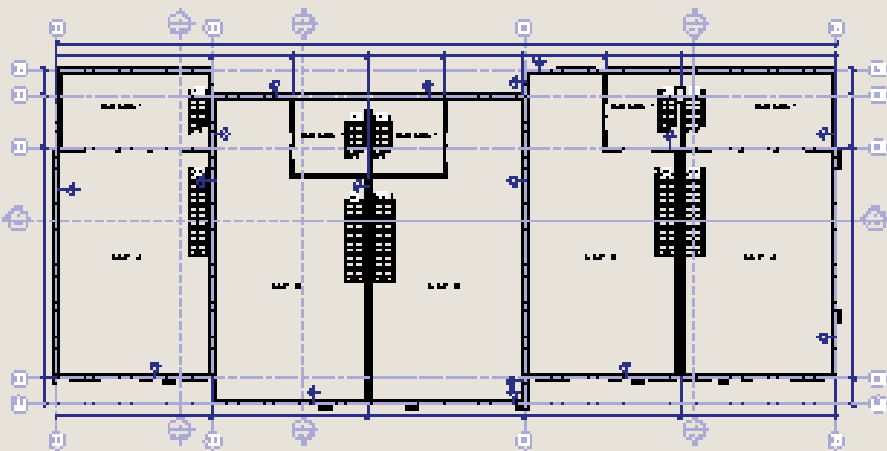
3 BUILDING A - BUILDING SECTION
A3.11 1/8" = 1'-0"



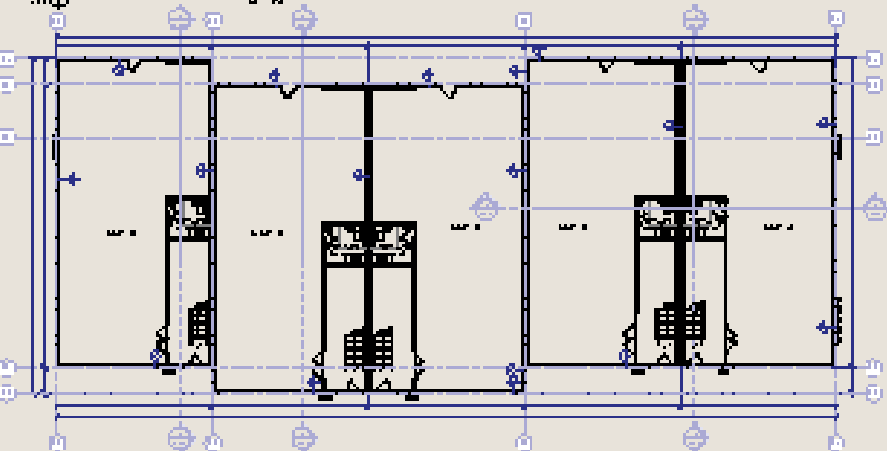
010100 2-211-0000 Plan



010100 2-211-0000 Plan



010100 2-211-0000 Plan



010100 2-211-0000 Plan

06.

STANDARDS LIST

*

1800 sf of lower
1600-1800 sf of second level
Metal staircases
300 sf of mezzanine
800 sf of structurally
Supported rooftop patio

*

3 exterior parking stalls
per unit

*

20+ feet of usable space
behind the units
*dependent on the unit

*

14 ft tall by 16 wide garage
doors

*

Separate decorative main
door entrance

*

Fully finished main level
3/4 bath

*

Fiber optic internet

*

Stubbed for water, sewer,
ac, gas, power etc.

*

*Selling as a grey shell to
give users the ability to add
tenant improvements as
they see fit

*

Pricing still to come

*

*Each unit will have their
own tax id and share in an
owners association for the
common area which will be
turf with a common putting
green

07.

10-6G1-2: PERMITTED USES

The following shall be permitted uses:

ACCESSORY & BUILDING USES

Accessory buildings: Secondary buildings and uses customarily incidental to permitted uses.

RETAIL & SPECIALTY SHOPS

Animal services: Fish and aquarium retail shops.

Art dealers and galleries: Fine arts, photography, graphic design.

Automobiles: Packaged automobile parts stores.

Bicycles, ATVs: Sales, rentals, parts sales, and service (repairs must be inside and part of sales structure).

Clothing: Retail sales, tailoring, clothing repair, shoes, accessories, screen printing, t-shirt shops, formal wear, costume sales/rental.

Communications: Cable, phone, internet, satellite, and wireless services.

Convenience stores: Includes gas stations and gas/convenience combo stores.

Food: Restaurants, cafes, ice cream parlors, juice bars, internet cafes, coffee shops, fast food, delis, buffets, bakeries, grocery stores, supermarkets, catering, outdoor eateries.

Health and beauty: Hair/nail salons, wig sales/styling, barbershops, tanning, fitness, gyms, spas, outpatient weight control, yoga, cosmetic sales/production, massage.

Home improvements: Lighting, decor, appliances, upholstery, flooring, window treatments, paint, wallpaper.

Landscape & gardening: Rock, wall, waterfall materials, patio furniture, landscape supplies.

Office supplies: Supplies, machines, computer/fax/copy services, computer sales/service.

Recreation sales & service: Sports gear, camping, fishing/hunting equipment, outfitters, excursions, paintballs, trampolines, sporting goods.

Retail stores & shops: Department stores, games/supplies (except gambling), trophies, movies, books, electronics, party supplies, antiques, coins, hardware, florists, jewelry, fabric/sewing, stained glass, vacuums, variety, gifts, crafts, hobbies, sunglasses, balloons, novelties, toys (no pawnbrokers).

Rocks: Retail rock shops and landscaping.

FINANCIAL & PROFESSIONAL SERVICES

Banks & financial offices: Banks, ATMs, investments, tax agencies.

Postal & shipping services.

Professional offices: Engineering, design, real estate, accounting, tax, consultants, attorneys, title/mortgage, property management, insurance, offices incidental to other permitted uses.

Travel agencies.

MEDICAL & HEALTH SERVICES

Medical services: Clinics, hospitals, labs, chiropractors, dermatologists, plastic surgery, pharmacy, opticians, ophthalmologists, dentists, audiologists, hearing aids, ear specialists, ambulance (no oxygen storage).

PUBLIC & COMMUNITY SPACES

Museums: Art, cultural, history, science, music.

Public/quasi-public areas: Municipal buildings, parks, schools, libraries, fountains.

RECREATION & ENTERTAINMENT

Car wash: Hand and automated, vacuum facilities.

Entertainment services: Recording studios, instrument sales/rentals/repairs, talent/art studios.

Recreation facilities: Golf, mini-golf, go-carts, bumper cars, laser tag, bowling, sports centers, skating, movie theaters, stage theaters, amusement/water parks, swimming pools, billiards, arcades, tennis, paintball, hiking/biking trails, festivals, no-alcohol dance centers for recreation or instruction.

EDUCATION & STUDIOS

Schools & studios: Dance, music, art, photography, martial arts, charter, business/technical schools, health/beauty services.

SECURITY & SERVICES

Security services: Alarm services, locks, locksmiths.

Self-service vending: Machines and unmanned facilities (per Ch. 7 of this title).

SPECIAL & EVENT FACILITIES

Special events: Wedding/reception centers, banquet halls, convention centers, resorts/meeting centers, concert halls, open-air venues.

HOSPITALITY & TOURISM

Tourist support: Hotels, motels, inns, lodges, tourist information, souvenir shops, camera/photo shops.

TRANSPORTATION

Parking: Underground, structured, or open lots for temporary customer parking (not storage).

Transportation: Taxis, shuttles, bus stops.

AMENDMENTS

Ord. 2007-26 (10-3-2007)

Ord. 2008-14 (8-6-2008)

Ord. 2015-04 (7-1-2015)

Ord. 2018-01 (1-3-2018)



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form on our website
or send us an email at
thelandguys.co@gmail.com

