

# 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.

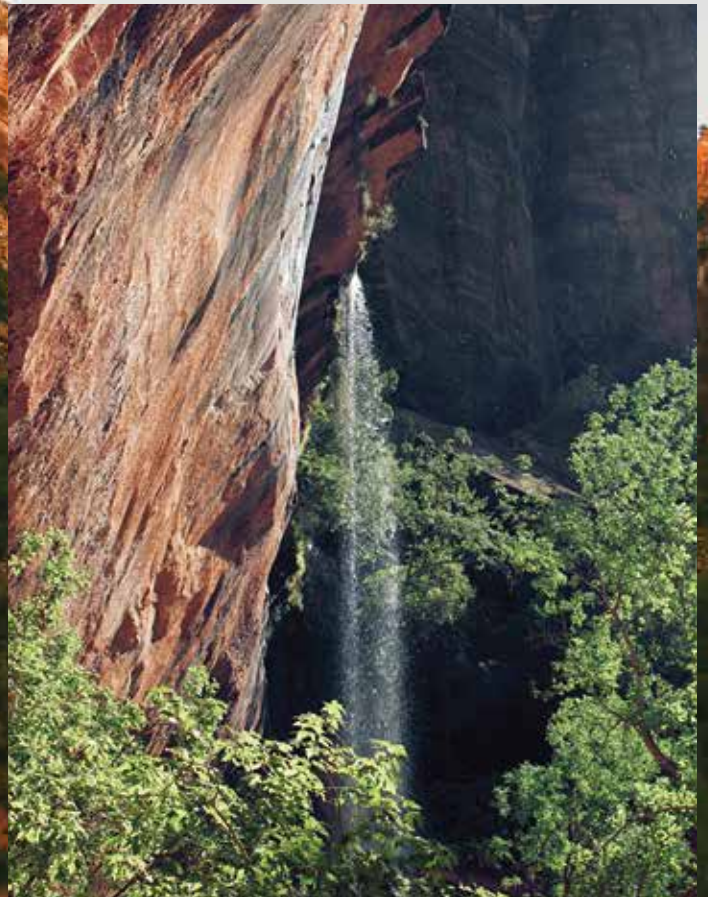
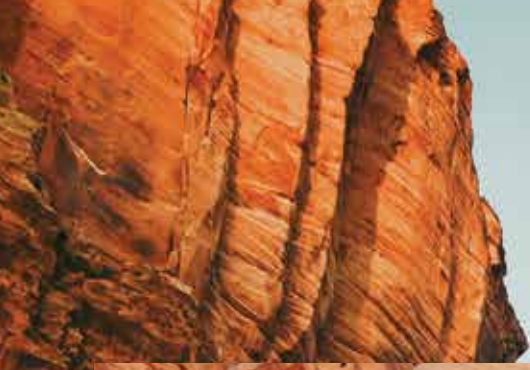
RENDERINGS

SITE PLAN LAYOUT

LOCATION

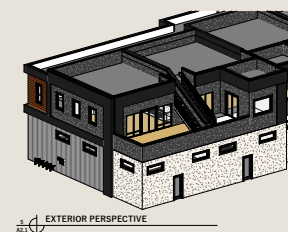
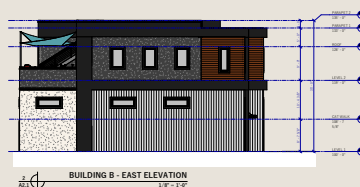
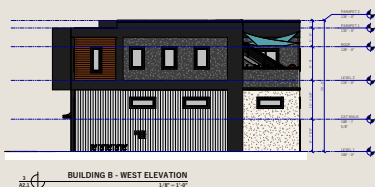
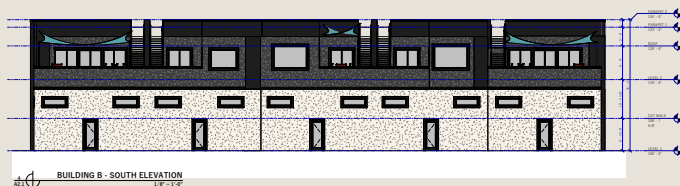
FLOOR PLAN INTERIOR

STANDARDS LIST



20 MILES FROM ZION NATIONAL PARK

# 02. RENDERINGS



# 03.

# SITE PLAN LAYOUT

## AVAILABLE FOR SALE

*\*highlighted in yellow*



## PRICING

**BASE PRICING \$624,900**

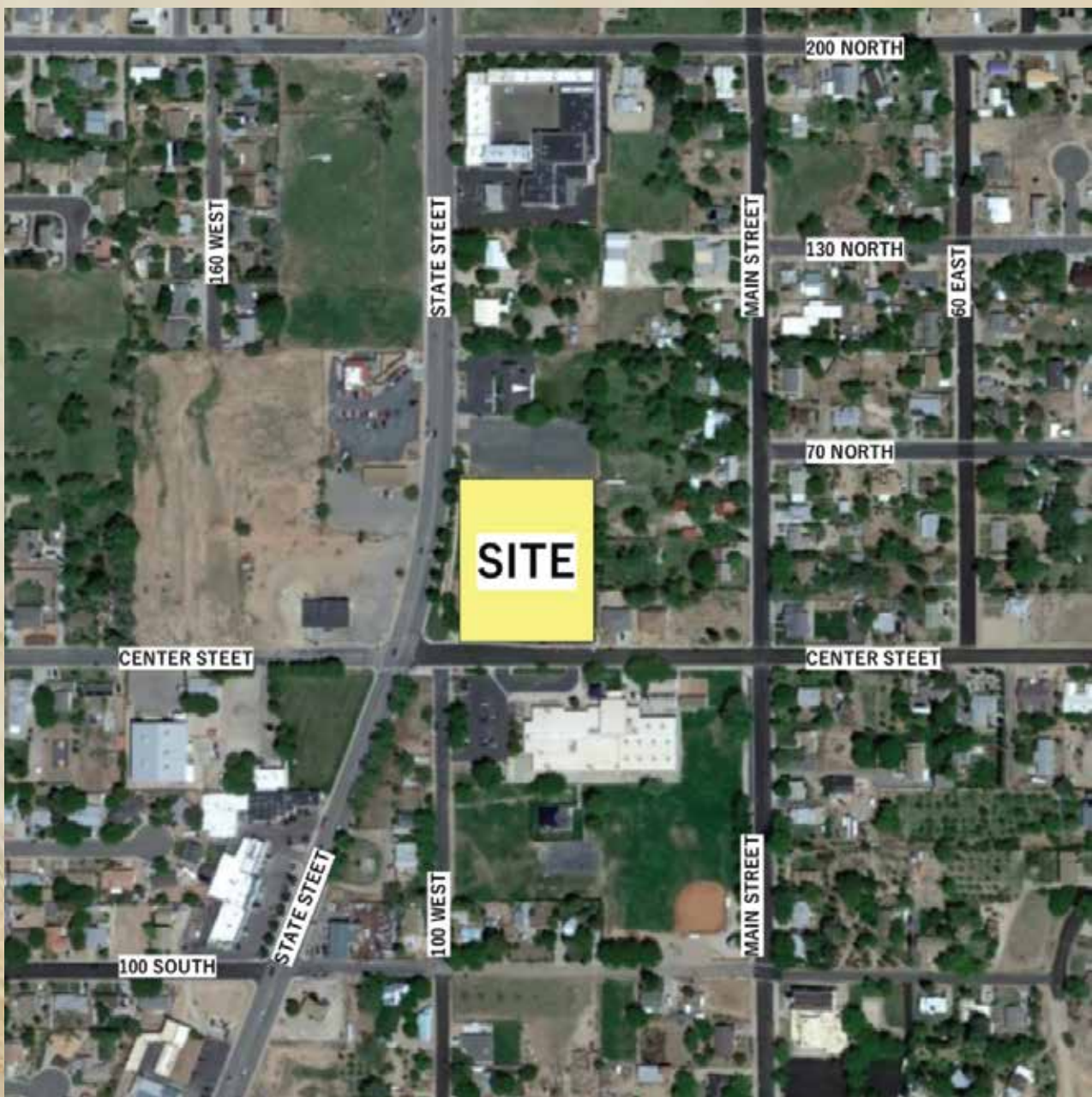
UNIT	DIMENSIONS	+PREMIUM ADD ONS
13	30x60	\$5,000
14	30x60	\$20,000
15	30x60	\$10,000
16	30x60	BASE
17	30x60	SOLD
18	28.5x62	\$25,000
19	28.5x62	\$20,000
20	28.5x62	\$22,500
21	28.5x62	\$22,500
22	28.5x62	\$5,000
23	28.5X62	SOLD
24	28.5X62	\$40,100
25	28.5X62	\$40,100
26	28.5X62	\$40,100
27	28.5X62	SOLD
28	28.5X62	\$44,100

*\*building square footage subject to change.*

# 04.

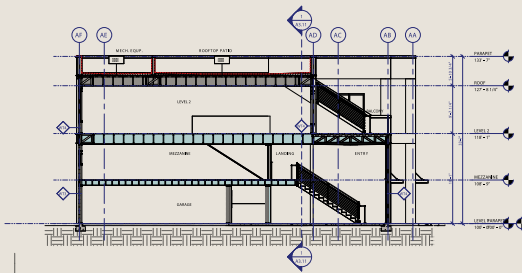
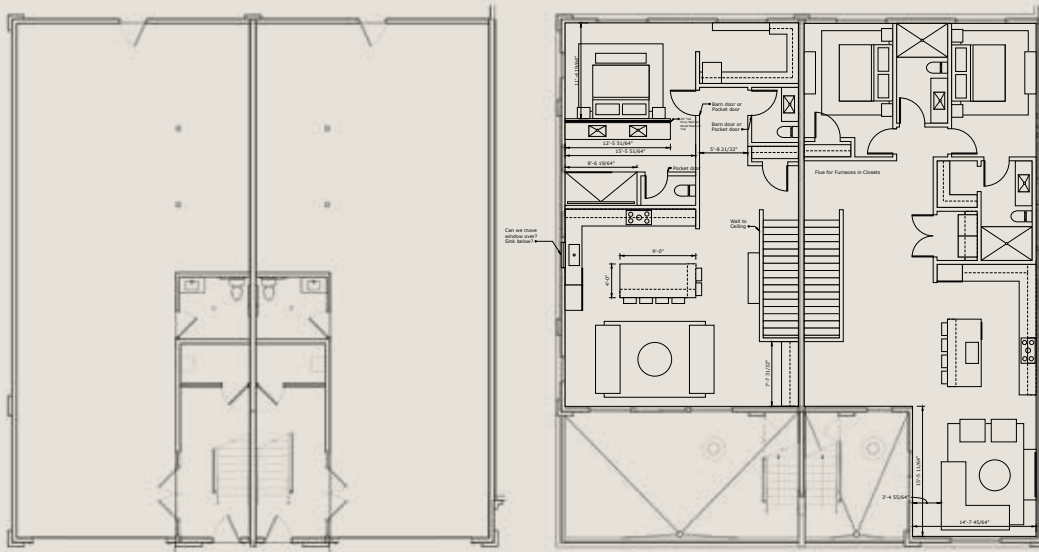
# LOCATION

Located on the Corner of Center and State Street.

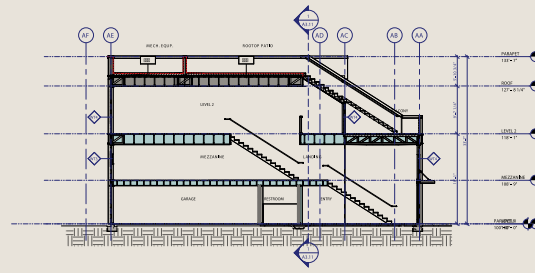


# 05. FLOOR PLAN INTERIOR

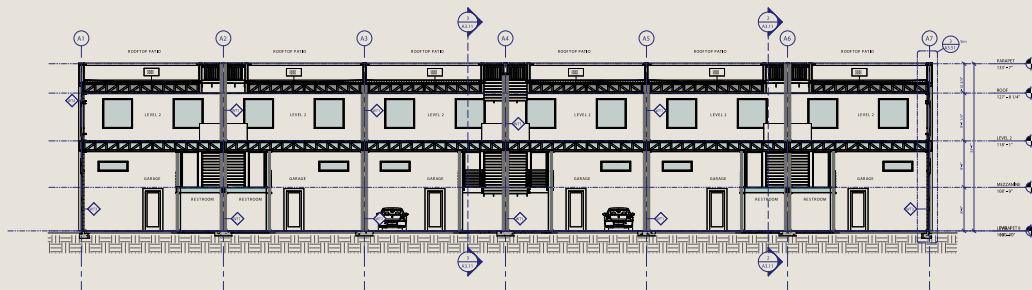
\* For example only. Not included in sale interior.



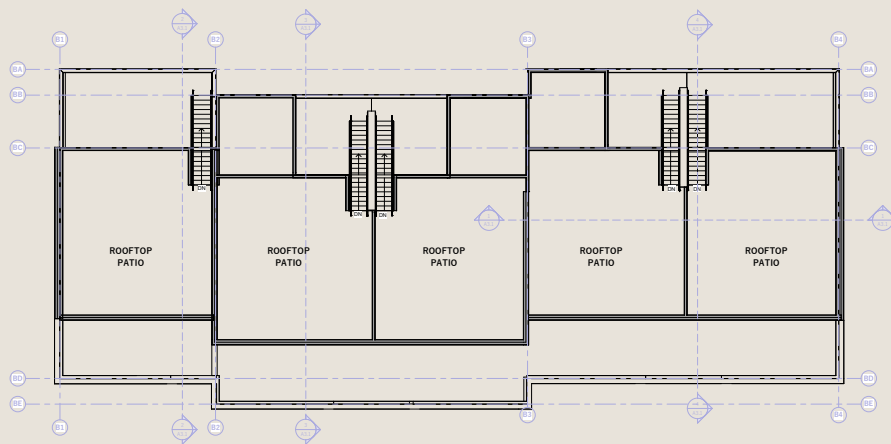
BUILDING A - BUILDING SECTION  
A3.11 1/8" = 1'-0"



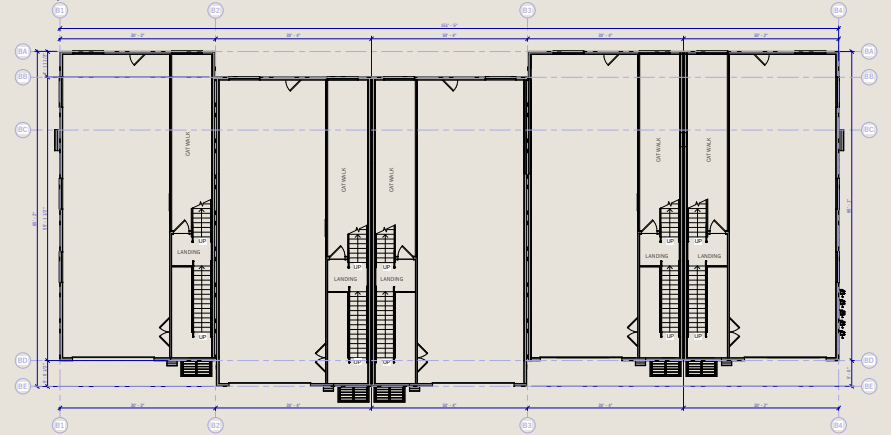
BUILDING A - BUILDING SECTION  
A3.11 1/8" = 1'-0"



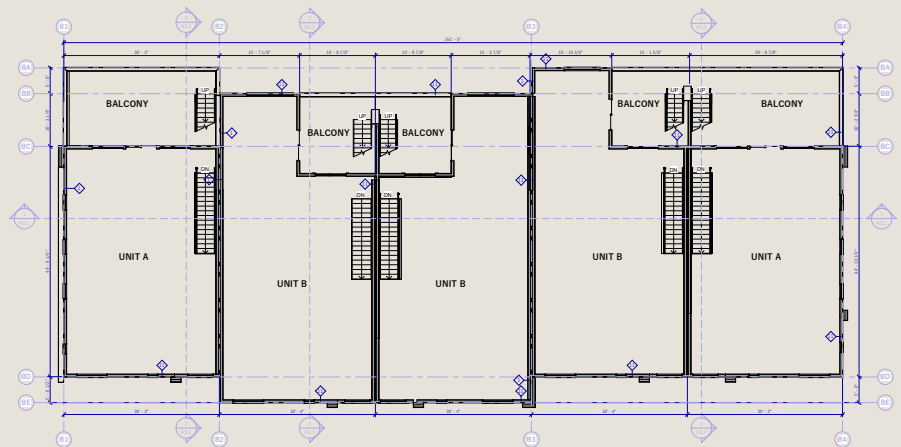
BUILDING A - BUILDING SECTION  
A3.11 1/8" = 1'-0"



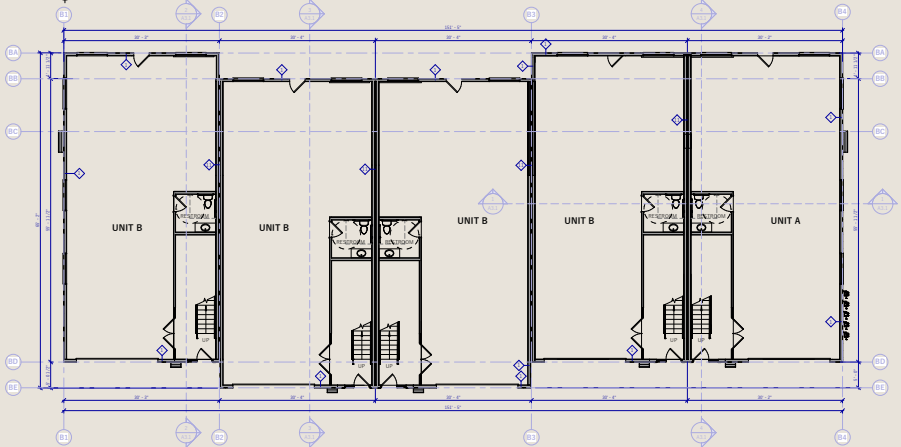
BUILDING B - SHELL - ROOF PLAN  
1/8" = 1'-0"



BUILDING B - SHELL - CATWALK PLAN  
1/8" = 1'-0"



LEVEL 2 - FLOOR PLAN  
1/8" = 1'-0"



LEVEL 1 - FLOOR PLAN  
1/8" = 1'-0"

# 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](mailto:thelandguys.co@gmail.com)

