



June 2021

Real Estate and Construction Update

Summer is right around the corner and we're definitely starting to feel it. Traffic has been a little better lately it seems but still a lot of people visiting (and moving to) St. George. There's something happening in just about every part of the county and it's so exciting to see. Check out what's new down below, and if you need a title company to help with the purchase, sale, or refinance of real estate, or have any questions regarding anything real estate related, I'm always happy to help! Thanks for following along.

P.S. Check out my YouTube channel for video updates with drone footage of everything happening in Southern Utah. Here is the link to my channel <https://www.youtube.com/channel/UCpk2Nqov2V3-3y4-NCZSOhw>

Macrae Heppler / Marketing & Business Development
macrae@eaglegatetitle.com / 435-668-7293

Eagle Gate Title

Office: 435-703-6060 / Fax: 435-703-6089
229 E. St. George Blvd. #200
St. George, UT 84770
eaglegatetitle.com

BREAKING NEWS THIS MONTH

These are all updates I've heard about in the past month



St. George area:

- **Menchies-** their second location is now open! They took over where Flavors was in Dinosaur Crossing.
- **Zao Asian Cafe-** new restaurant coming to town!! Located in Dinosaur Crossing in front of ACE Hardware. Plan is to be open sometime around the 15th of this month, but I don't have an exact time yet. For more info check out their Instagram @zaoasiancafe
- **Taco Bell-** dirt is moving on the new Taco Bell in Dinosaur Crossing! Located next to Menchies on the corner. Should be open in the next few months!
- **Bucked Up-** now open! Located next to Bahama Bucks at 2091 E. Riverside Dr.
- **Beans N Brews-** their 2nd location is officially underway at Commerce Pointe just north of Maverik. Should be open in the next few months!
- **Integrated Psych-** formally known as Desert Spring Behavioral Health and recently rebranded. Their new location just opened up at 1664 S. Dixie Dr. Suite E-102. For more info check out their website <https://integratedp.com/>
- **River Crossing-** signs are up on the corner of River Rd. and 1450 S. next to Summit and it is officially listed! The plan is to have a big anchor store, midbox, and some restaurants/drive thru. No news yet but hoping things start to happen soon.
- **Hive 435 Tap House-** signs are up for the newest bar/restaurant in downtown! It is under construction still and the plan is to be open around mid July. It is located in City View on the corner of St. George Blvd. and Main St.
- **Auto Zone-** signs are up for a new Auto Zone on Sunset Blvd. in between Maverik and IHC, across from Home Depot. No word yet on when it will be open, but should begin soon.
- **The Mix-** new drink shop coming to Dixie Sunset Plaza at 1812 W. Sunset Blvd! They will serve specialized energy drinks, shakes, and coffee. For more info check out their Instagram @themix_stg.
- **Desert Corner-** the commercial building in front of Desert Canyons right off the SR9 has some movement beginning to happen! The plan is to have a few different types of restaurants with communal seating. Mexican, Italian, Coffee, and Cafe is the plan. Should have more info soon!
- **Southern Utah Paramotor-** a new paramotor company just opened up! They offer training, tandem flights, sales and service for all things powered paragliding. Check out their Instagram for more info @southernutahparamotor

Washington area:

- **Fortify Physical Therapy**- now open in the retail complex next to Lin's in the fields! For more info check out their website <https://fortifyphysicaltherapy.com/>
- **Legends Boxing**- a new boxing fitness center is coming to Pineview Plaza next to Stadium 10 on Red Cliffs Dr! No confirmation on when it will open but it is in the works. Check out their website for more info <https://www.legendboxing.com/gym/st-george-ut>
- **Stucki Farms sports complex**- a new 55-acre sports complex is coming to Stucki Farms! It will feature 16 outdoor sports fields along with a 130,000 sq ft indoor facility that will house a soccer field and other amenities. It's slated to begin phase 1 in July and anticipated to be done in early 2022. Additional phases will be built starting in 2023. For more info check out this article https://www.stgeorgeutah.com/news/archive/2021/05/27/mgk-washington-city-paves-way-for-55-acres-sports-field-complex/?fbclid=IwAR2UOd-PrBGnSzT99EeSiAP_d26Z3HmCpEvwVEV6GXy2OLCwqCQtB-AkMA#.YK_x-u9uf00

Hurricane area:

- **SR7 completion**- this project is finally finished! The Southern Parkway SR-7 is now connected around the south side of the lake into Hurricane at the SR9 intersection, and is going to be huge for traffic flow. For more info check out https://www.stgeorgeutah.com/news/archive/2021/04/29/mgk-officials-announce-completion-and-opening-date-of-final-segment-of-southern-parkway/?fbclid=IwAR1tTBPcczJGs_ev313bomJNHfXHir_Zb7nvUcjoPXt7X1U5JT2YA9ltIH0#.YIwM8-9ufuR
- **Intermountain Healthcare**- announced plans to break ground June 16th at 8 am on their new campus in Hurricane! It will be located at 75 N. 2260 W. where the Instacare and Clinic already are, and will include emergency services, an imaging center, lab services, rehab services, and family medicine. It is scheduled to open in late 2022. For more info check out this article https://www.stgeorgeutah.com/news/archive/2021/05/16/prc-emergency-room-coming-to-hurricane/#.YK_P4u9ufuQ

Articles about Utah growth/economy:

- **Utah #1 in population growth since 2010:** <https://kslnewsradio.com.cdn.ampproject.org/c/s/kslnewsradio.com/1947501/census-utah-leads-nation-in-population-increase-texas-gains-congress-seats-calif-loses/amp/>
- **Top State for college students:** <https://www.stgeorgeutah.com/news/archive/2021/03/02/mrw-new-study-ranks-utah-as-top-state-for-college-students/#.YGS4KEhKhTY>
- **Washington County saw more visitors than ever in 2020:** <https://www.stgeorgeutah.com/news/archive/2021/03/02/ajt-washington-county-state-parks-saw-more-visitors-than-ever-in-2020/#.YGS4LUhKhTY>
- **Washington County School District sees building boom:** <https://www.stgeorgeutah.com/news/archive/2021/03/21/ajt-washington-county-school-district-sees-a-building-boom/#.YGS-4UhKhTY>
- **Utah Legislature gives \$60 million to universities in Southern Utah:** <https://www.stgeorgeutah.com/news/archive/2021/03/09/prc-1gl21-utah-legislature-gives-more-than-60m-to-southern-utah-universities/?>

fbclid=IwAR1JODWuPO_qzvoQuiqxa_urDXsZJ6ICHLKRRwUoF5wOZIO2u9cc-RQeA54#.YGTA5khKhTZ

Links for small business loan programs:

- **Shop in Utah grant-** a grant given to businesses if they use half of it to give discounts to customers <https://business.utah.gov/utah-covid-19-impacted-businesses-grant-program/>
- **Commercial Real Estate Rental Assistance-** <https://business.utah.gov/utah-covid-19-commercial-rental-assistance-program/>
- **SBA Payroll Protection Program** - Federal assistance that becomes like a grant if the money is applied toward payroll, rent, utilities, etc. Check with your CPA on this <https://www.sba.gov/funding-programs/loans/paycheck-protection-program>
- **Greater Together Small Biz Resilience Fund-** local fund created here in Southern Utah. <https://www.stgeorgechamber.com/greater-together-fund-survey/>
- **Utah Small Business Bridge Loan Program-** state level funding program <https://business.utah.gov/utah-leads-together-small-business-bridge-loan-program/>

DEVELOPMENTS IN PROGRESS OR OPENED THIS YEAR

These are all developments that are in progress or have opened recently

St. George area

Exit 2 (Desert Color):

Desert Color- Things are moving quickly off exit 2 in Desert Color! Homes of all kinds are under construction and the Welcome Center is finished and open for use, along with the first lagoon! It features the 2.5 acre lagoon, a 3500 sq ft pool, sunbathing deck, restaurant/cafeteria, and a sports bar. Also, the commercial part is officially listed and there's over 200 acres available! For more info check out <https://desertcolor.com/> or my video with drone footage <https://youtu.be/CP5Oo8uAKzM>

Big Shots Golf- a "Top Golf" like entertainment center is in the works and construction is underway! For more info check out their website <https://www.bigshotsgolf.com/>

Freedom Prep Academy- big news for Desert Color! This new school is in the works and it will be ready to go for fall of 2021. This will be HUGE for this development!! Check out their website for more info <https://freedomprep.net/>

Paparazzi HQ- They are building a 100,000 sq. ft. warehouse to expand their operation off exit 2. They poured the concrete all in one night and it was the biggest single pour of concrete in the history of Utah! Paparazzi has become a huge part of Southern Utah and this will add to their impact.

Desert Corner at Desert Canyon- Exciting news for people that live in the Desert Canyons development out by the airport. The first commercial spot is starting to happen at the entrance of the neighborhood, just off the freeway exit. It is a building similar to those at Desert Hills Plaza and are looking to fill it with food and drink options. Big news for this area!

KFC- their signs up off exit 2 by the Terrible's gas station. No timeframe or info other yet but should see something soon.

CTE high school- huge news for the school on the South Block. Dirt has begun moving for a new type of high school here. It will be a Career and Technical focused high school that will offer 7-8 programs for students. It is projected to open in the fall of 2023. For more info check out their website <https://www.washk12.org/cte>

Desert Canyons RV Park - now open! They should have the website up and going sometime this month. Located on the other side of Highway 7 from Desert Canyons neighborhood.

Exit 4 (Bloomington):

Desert Hills Plaza- 922 E. Brigham Rd. in front of Desert Hills High School

- **Snelgrove Ice Cream-** more ice cream coming to town! This time in Desert Hills Plaza on Brigham Rd. Plan is to be open in the spring! For more info check out their Instagram @snelgroveicecream

Exit 6 (Bluff St.):

Commerce Pointe- corner of Bluff St. and Blackridge Dr.

- **Jersey Mikes-** now open!! For more info check out their website <https://www.jerseymikes.com/>
- **Mo' Bettah's-** now open!! For more info check out their website <https://mobettahs.com/menu/>
- **Blaze Pizza-** now open!! For more info check out their website <https://www.blazepizza.com/>
- **Crumbl-** now open!! For more info check out their website <https://crumblcookies.com/>
- **Verizon-** now open!!
- **Chick-Fil-A (with 2 drive thrus)-** construction is officially underway! They are hoping to be finished by the end of the year.
- **Beans N' Brews-** their new location is underway! It will be north of the Maverik in between there and St. George Car Wash on Bluff St.
- **Office building-** 23,000 sq ft office building is beginning to fill up with tenants but no construction yet. Plan is for the building to be done sometime in 2021.
- **R&R BBQ-** big news for Commerce Pointe!! Their building will be just behind Maverick on the corner. No timeline yet but should start soon! For more info check out their site <https://randrbbq.com/>

Kmart Complex- The entire complex is going to get a complete external makeover and the word is that they're going to tear down the empty bank to bring in more buildings and a play area for kids. I don't have anymore info at this point but I will update as I learn more.

Stephen Wade Truck Center- Stephen Wade is taking over the old Painter's Mitsubishi building and turning it into a truck center. They will have new RAM trucks along with a mixed lot of used trucks. Plan is to be open March 1!

Downtown:

City View downtown development- corner of Main St. and St George Blvd.

- **Hive 435 Tap House-** signs are up for the newest bar/restaurant in downtown! It is under construction still and the plan is to be open around mid July.
- **Bombay Cafe-** they are moving into the bottom floor of the apartment building facing Tabernacle, in between Juds and One Hot Grill. It's under construction and should be open soon!

Joule Plaza- corner of Tabernacle St. and 200 West

- **Farmstead Bakery-** now open! Located in downtown St. George at Joule Plaza, across from the courthouse on Tabernacle St. For more info check out their Instagram @farmsteadbakery

Ancestor Square- corner of St. George Blvd. and Main St.

- **Feellove Coffee-** now open! For more info check out their Instagram @feellovecafe
- **Be Hot Yoga-** their second location is now open at Ancestor Square! It's located in the tower where Painted Pony is. For more info check out their Instagram @behotdowntown

LDS Church renovation- plans have leaked on what the temple will look like post-renovation and is now under construction. For more info and pictures check out this

article <https://www.mormonnewsroom.org/article/church-shares-renovation-plans-st-george-utah-temple?fbclid=IwAR3UXVDb69zC6ow9evqtj9DucL0NHtUpQQkTh0YuP-03CqE-Vv3wnQ1WSeA>

Stepping Stones Daycare- new daycare in downtown St. George located on 200 East that is being built by Switchpoint. It will offer child care 24 hours a day and I believe will be the first to do so. Construction should begin soon!

Washington County Admin Building- the new county office building is officially underway! It will be located on the corner of 100 S. and Tabernacle St. where the Red Cliffs Desert Reserve Visitor Center building was. They've demo'd it and should start going vertical soon. For more info check out this article https://www.thespectrum.com/story/news/2020/12/17/demolition-old-bank-building-county-readies-new-offices/3921683001/?cid=facebook_The_Spectrum_&_Daily_News&fbclid=IwAR3d94ggmI7VHXSu3t-TEx4GkzORLVBFi-svmDdM_u8UFzyxoarIa9VIBAs

St. George Communications Center- their new facility is now open! It is updated with cutting edge tech and is located in the City Commons Building across from the police station. More than 40 dispatchers will now be able to work in it. For more info check out this article

Children's Loop- new kids clothing store just opened downtown! It is located in the Boulevard West Mall at 382 W. St. George Blvd.

Tech Ridge:

Dixie Technical College- incredible education opportunities for people looking into all kinds of fields. For more info check out <https://www.dixietech.edu/HTML/index.html>

Printer Logic now Vasion- now finished! It's 60,000 sq ft and includes an 11,000 sq ft indoor basketball court that will also be used as an auditorium.

Sky View Building- 100,000 sq ft 5 story building planned to start construction in the late spring 2021! Will feature 4 floors of office space and the bottom floor will be retail. Busy Busy and Zonos are confirmed to go in it with more on the way!

Housing- 2400 condo/townhome units are planned to go along the entire bluff that will cater to those working up there, or remotely. The first housing should start in 2021.

Intergalactic- super cool local aerospace company is expanding here and will be adding quite a few new jobs. Their plan is to be on Tech Ridge and can't wait to see what they end up doing. For more info check out this article https://business.utah.gov/news/airborne-to-expand-its-st-george-office/?fbclid=IwAR33147_325Y5ijNOyLLz3VKxBs_Qj8SeHhSUMA7ZSGbhSEkeSCAXcn-Bdo

Bluff St:

University Federal Credit Union- now open! Located at 383 N. Bluff St. next to 3 Amigos. For more info check out their website <https://www.ucreditu.com/contact/bluff-street-branch.html>

Cosmetic Ink Academy- a new permanent make-up academy is now open! They are located at 348 N. Bluff St. Ste #205. For more info email cosmeticinkusa@gmail.com

Dixie Dr:

DP Cheesesteaks- new restaurant coming to Dixie Dr! Located at 1506 S Silicon Way Ste #1A. They are planning to open the drive thru first followed by indoor seating and should be open soon. For more info check out their Instagram [@dpcheesesteaks](#).

Legacy Village of St. George- the newest senior living community is officially underway! Construction is moving on the 270,000 sq ft facility that will have 255 total units. Plan is to be open in the spring of 2022. For more info check out their website <https://legacyvillagestgeorge.com/>

Dixie Dr. Development- dirt is moving on 90 acres along Dixie Dr. across from Star Nursery that could be a big addition for the Green Valley area. It is planned for commercial and residential but is for sale, so nothing is confirmed yet. I'll keep posted on this and give updates as I hear more.

Divario Community- HUGE development underway in the west hills beyond Sunbrook Golf Course. It features all kinds of residential housing along with commercial and much more. Check out this video for

more info. <https://m.youtube.com/watch?feature=share&v=cSrlSfVdmnU>

Dino Dash Car Wash- their second location is underway on Dixie Dr. behind Albertsons and Bio Life! I don't have a timeline yet but thinking it should be finished in the first part of the new year. For more info check out their website <https://www.dinodashcarwash.com/>

True North Float Therapy- new float spa now open! Located at 1664 S. Dixie Dr. Suite D-103 in Dixie Commons. Check out their Instagram for more info @truenorthfloat

Chevron- signs are up for a new Chevron on the corner of Dixie Dr. and Canyon View Dr. that leads up to Green Valley Hill. Not sure timeline yet but things should start happening soon!

Green Valley Hill:

Melted Massage- new location now open!! They're located in Amira Resort at 1999 W. Canyon View Dr. on Green Valley hill. For more info check out their website <https://meltedmassage.com/>

Be More Complex- the official new name for the old Green Valley Spa building where all the fun is happening. Super cool what they've turned this building into! Check out what's inside below:

- **Nets On Fire-** basketball facility with 4 courts for training, camps, and tournaments. For more info check out their site <https://netsonfire.org/>
- **RinQ-** Roller rink with tons of games for all ages now open. Check out their site for more info <https://skatetherinq.com/>
- **The Grip Ninja Fitness-** The Grip's second location is now open where the Green Valley Spa used to be on GV mountain! Check out their site for more info <https://thegripfitness.com/>
- **ShayFit-** now open to the next The Grip! Check out her instagram for more info @shayfit
- **Champion Cheer-** just moved to a new location on Green Valley hill on the old Green Valley Spa where Nets on Fire is. For more info check out their website <https://www.gomotionapp.com/team/utcau/page/home>
- **The Loop STG-** now open!! Check out their Instagram for more info @theloopstg
- **Kitchen 435-** Cafe eatery looking to open within the next few months!

Sunset Blvd:

Taffy Shop- I had no idea this cool place even existed because it has been operating as a warehouse selling strictly online for the past couple years but now they are opening up a retail part of it! You can go in and create your own mixes of taffy or choose from their selection they have. They are located at 946 W. Sunset Blvd. #R and the retail store is now open. For more info check out their website <https://www.taffyshop.com/> or Instagram @taffyshopdotcom

GOAT Haircuts - now open!! Located at 1626 W. Sunset Blvd. B102. For more info and other locations check out <https://goathaircuts.com/st-george>

Thai Kitchen Express- now open!! Located at 1626 W. Sunset Blvd. B101. For more info check out their Instagram @kitchenthaexpress.

The Barber Collective- new barbershop now open at Sunset Corner at 1091 N. Bluff st. #105. For more info check out their Instagram @stgbarberco

Arby's- now open! Located just off Sunset Blvd behind the McDonalds on Dixie Dr.

Ace Martial Arts- new location now open at 1469 W. Sunset Blvd! For more info check out <http://www.acekarate.com/>

Pop Drinks- the new drinkest shop is just about finished and will be right behind the Wendy's on Sunset Blvd, next to Jimmy John's. Signs are up and construction is just about finished! Should be open soon.

Exit 8 (St. George Blvd.):

Turmeric Indian Grill- now open!! Located at 815 E. St. George Blvd. where Port of Subs used to be. For more info check them out on Facebook and Instagram

Sakura- a new Sakura is in the works behind Bracken's auto and next to Desert Coach RV. It will feature 20 dine in tables, 12 hibachi stations, a banquet room, sushi bar and a full bar, with underground parking. Construction has gone vertical!

Switchpoint Boutique Thrift Store- Switchpoint has opened a second boutique store to help support their resource center for families in need. It is located at 214 N. 1000 E. where Affogato used to be.

Promenade at Red Cliffs:

- **Planet Smoothie + Kahala Coffee Traders-** new smoothie/coffee shop coming to the Promenade at Red Cliffs! Plan is to be open soon. Check out their Instagram for more info @planetsmoothie

Shoppes at Zion:

- **Super Chix-** new chicken spot coming to town! They are going in the Shoppes at Zion where Smash Burger used to be. Check out their Instagram for more info @superchix
- **Papa's Got Jerk-** new authentic Jamaican restaurant coming to the Shoppes at Zion and should be open soon! For more info check out their Instagram @papasgotjerkstg
- **Berries N' Cream-** new dessert spot going in alongside Papa's Got Jerk in the Shoppes at Zion and should be open soon as well. For more info check out their Instagram @berries_n_cream1
- **Tacos Plaza-** new taco spot going in alongside Papa's Got Jerk and Berries N Cream. For more info check out their Instagram @tacos_plaza_official

El Patron- new Mexican restaurant now open in the old Taco Time on St. George Blvd! Located at 835 E St. George Blvd.

Red Rock Commons:

- **Everbowl**- new restaurant on the way! Located in between Pieology and Teriyaki Madness and should be open in the next few months. For more info check out their website <http://www.everbowl.com/menu-new>
- **Lulu Lemon**- now open! Next to Dick's in Red Rock Commons. For more info check out their website <https://shop.lululemon.com/>
- **Eye Mart Express**- now open! Located in Red Rock Commons at 15 S. River Rd. #150. For more info check out their website <https://www.eyemartexpress.com/get-glasses/StGeorge/84790>

Cafe Zupas- now open! Located at 1410 E. St. George Blvd. at the corner of River Rd and St. George Blvd. For more info check out their website <https://cafezupas.com/locations.html>

Wetzels Pretzels powered by Thirst- new pretzel/drink shop coming to St. George Blvd! They are actually two companies that are combining into one. It will be located next to Taco Bell and their plan is to be open this summer. For more info check out their Instagram @wetzelsstthirst

River Rd:

Boulder Creek Crossing:

- **Phase 2**- under construction behind Popeyes on the corner of 1450 S. and River Rd. There will be 3 buildings! One is a 2 story 15,000 sq ft professional office and retail building, the second is a drive thru, and the third is a 40,000 sq ft 2 level strip building. It'll be going up over the next few months so stay tuned!
- **Mix'd Soda & Dough**- dirt is moving on the latest soda shop that will be coming to Boulder Creek Crossing in between Popeyes and Tag N' Go! They'll have cookies, drinks, AND edible cookie dough. They're hoping to be done with the building in 3-6 months. So far they will share that building with Spilled Milk Ice Cream and Dixie Meats, with another store on the way. For more info check out their fb <https://www.facebook.com/mixd.stg/>
- **Dutch Bros Coffee**- the second location now open!! Located on River Rd. across from Maverik just north of the intersection at 1450 South. For more info check out their website <https://www.dutchbros.com/>
- **Alta Bank** - signs are up in between Dutch Bros and Popeyes for their new location! No timeframe yet on anything.
- **Spilled Milk Ice Cream & Cereal Bar**- new ice cream shop coming to town from up north! This is going in the new building at Boulder Creek Crossing that is officially underway just south of Popeyes on River Rd. Building should be done in 3-6 months. For more info check out their Instagram @spilledmilkbar
- **Dixie Meats**- they have signed on in the same building as Spilled Milk for their second location! They currently have a store in Phoenix Plaza on Sunset Blvd and this will open up when the building is finished. For more info check out their website <https://www.dixiemeatsstgeorge.com/>

River Crossing- signs are up on the corner of River Rd. and 1450 S. next to Summit and it is officially listed! The plan is to have a big anchor store, midbox, and some restaurants/drive thrus. No news yet but hoping things start to happen soon.

Alight Dance Academy- now open! Located right behind Riverside Medical Arts and next to Simister Orthodontics on Riverside Dr. For more info check out their website <https://alightdanceacademy.com/>

Little Valley:

Ventana Ridge- corner of S. River Rd. and 2450 S.

- I don't have confirmation of anything at this point other than it is zoned commercial along River Road, next to the residential subdivision. Should be an exciting addition to Little Valley!

Crimson Corner- corner of 3000 E. and Crimson Ridge Dr. in Little Valley

- **Crimson Corner Cafe**- now!!
- **Apple Valley Sour Dough bakery**- now open!!
- **Alumni Creamery**- now open!!

Riverside and Mall Dr. Corner:

Dinosaur Crossing-

- **Menchie's**- their 2nd location is now open! They took over for Flavors Fro Yo.
- **Taco Bell**- coming in next to Menchies! Construction should begin soon.
- **Mo Bettah's**- now open!!
- **Zao Asian Cafe**- new restaurant coming to town!! Plan is to be open sometime this month but I don't have a time yet. For more info check out their Instagram @zaoasiancafe
- More restaurants on the way that I will announce soon!

Bahama Buck's- now open!! For more info check out their website <https://bahamabucks.com/menu/index.html>

The Chicken Shack- new chicken spot coming soon! Located next to Bahama Bucks on the corner of Riverside Dr and Mall Dr. For more info check out their Instagram @thechickenshackusa

Bucked Up- now open! Located right next to Bahama Bucks on the corner of Mall Dr. and Riverside Dr. For more info check out their website <https://www.buckedup.com/>

Family Health Care- under construction by the dinosaur tracks museum on Riverside Dr. Building should be done by the end of the year.

Red Cliffs Mall:

Red Cliffs Mall- Uprise Adventure Park is no longer going in the old Sears building and they are working with a few different prospects right now. Tilly's has been announced and will be opening spring 2021. And they are working on finalizing plans with the city on a new expansion of the mall. Should have some really cool news soon!

Middleton: (across freeway from the mall)

Twin Lakes Commercial Plaza- pads are available for this brand new commercial plaza across the freeway from Red Cliffs Mall! Potential uses include retail center, hotel, bank or financial institution, office buildings, and restaurants. Stay tuned for more updates!

Fort Pearce Industrial:

Hempster Farms- new indoor hemp farm now open! Located at 444 N. Industrial Rd. #A in the Fort Pierce Industrial area. For more info check out their Instagram @hempster_farms

Stuart Awning & BBQ Hut- their brand new facility is just about finished and is located at the corner of Enterprise Dr. and River Rd. in the Fort Pierce Industrial Park. Should be open soon!

RS Technologies- A new company is moving to St. George that will bring A LOT of job opportunity with it! They design and manufacture composite utility poles that are reported to be safer, more reliable and last longer than wood, steel or concrete poles. They plan to be operating and hire 350 full-time employees during the spring of 2021 and will be going in old Viracon facility in the Fort Pierce Industrial Park. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2020/04/12/dld-new-manufacturing-and-distribution-plant-with-350-jobs-on-fast-track-for-st-george/#.XqmV-BNKhTY>

Washington area

Exit 10:

The Back Nine Golf- indoor golf facility with simulators now open! Located in the Stadium 10 plaza next to Uinta Golf. For more info check out their Instagram @thebackninegolf

GOAT Haircuts - now open!! Located next to Starbucks on the exit 10 intersection corner. For more info check out <https://goathaircuts.com/st-george>

Cup Bop- now open!! It's Korean BBQ in a cup. They're in the Albertson's complex off exit 10 where Zion Blues Cafe used to be. For more info check out their Instagram @cupbop

Pop Drinks- their second location is about to get started next to Tagg N Go across from Costco! I don't have a timeline soon but signs are up and construction should start moving soon. For more info check out their website <http://www.popdrinksrv.com/>

Contact Climbing Gym- They are now open! For more info check out their Instagram @contactclimbing or their website <https://www.contactclimbinggym.com/>

Splash City Adventure Park- The years and decades long wait for a water park is over! It is officially underway but no word on when it will be completed. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2019/09/03/arh-its-really-happening-developers-break-ground-on-splash-city-adventure-park-in-st-george/#.XYkReJNKhTY>

Maverik- the old Chevron that is right off exit 10 in front of Green Spring is being replaced by Maverik.

They are working on it now and should come together soon.

Mountain America Credit Union- they are in the works of building a 3 story office building near Texas Roadhouse. I don't have anymore info other than that, but it is on its way. I'll post more info as I get it.

Crepe Station- now open! Located at 520 W. Telegraph Rd. across from Wal Mart. Check out their Instagram for more info @thecrepestationstg

Onyx Cafe- now open!! Located where Pizza Hut was just up from Costco at 969 N. 3050 #C3. For more info check out their Instagram @onyxcafestg

The Great Backyard Place- new outdoor furniture store now open! Located off exit 10 next to Albertsons. For more info check out their site <https://greatbackyard.com/pages/great-backyard-place-washington-ut>

Mouse House Grilled Cheese- new food truck now open! They have been located at Home Depot in Washington but do move around. More info check out their Instagram @mousehousegrilledcheese.

Exit 13:

Grapevine Crossing- ground is finally moving here! They have started on the first phase of approximately 10 acres and expect pads to be delivered around July/August of this year. No tenants to announce yet but hopefully soon! It will include restaurants, shopping, and more. Stay tuned.

Ovation by Avamere- a new senior living community is now open on Washington Pkwy! They have 60 memory care units, 90 assisted living units and 150 independent living units. They also have 3 restaurants open to the public and they'll be called 1861, Miller's at Washington, and Bees Knees Bistro. 1861 will be fine dining, Miller's will be an everyday dining restaurant, and Bees Knees is a full service bistro that will serve Starbucks. For more info, check out their website <https://ovationbyavamere.com/>

Best Western Plus- now open! Located across the street from Black Bear Diner, alongside the Terrible's gas station.

Sienna Hills Auto Mall- just announced!! It is going to be MASSIVE. The plan is have the first 3 dealerships in within the next 2 years, and up to 20 brands within 7 years. For more info including renderings and the invited brands list, check out their website <https://siannahillsautomall.com/>

Medical Resort- 80 acre project in the works on the northern side of the freeway. I don't have any specific details yet but should know more soon.

The Fields:

The Fields at Mall Dr- on the corner of the St. George side of 3000 East and Mall Dr.

- **G.O.A.T. Haircuts**- now open! Located at 792 S. 3000 E. Unit 102. For more info and other locations check out <https://goathaircuts.com/st-george>
- **Spa Trouve**- now open! Located in the strip building in the Lin's parking lot of Washington Fields. For more info check out <https://spatrouve.com/>

Revere Health- their building is finished and it is now open! It is a 68,000 square ft. multi-specialty center and will be huge for health care in Southern Utah. It is just north of Lin's in Washington Fields. For more info check out their website <https://reverehealth.com/st-george-campus/>

Southwest Spine & Pain Center- Signs are up for the newest building on it's way in Washington Fields and construction is underway! It is going to be 33,000 sq ft and will have a state of the art clinic and procedure suites, sports spine injury center, and the corporate office which supports 20 clinics state wide. For more info check out their website <https://www.southwestspineandpain.com/>

Quick Quack- signs are up for their first location in the fields next to Lin's. No timeframe yet but should be starting soon!

Heritage Fields- A new project in the Fields just got approved and will begin soon! Lots of new housing and a 3.5 acre commercial piece will be going in on the corner of Washington Fields Road and 2000 South. For more info check out this article. <https://www.stgeorgeutah.com/news/archive/2019/01/12/mgk-city-council-approves-heritage-place-development-in-washington-fields/>

Primrose Retirement Community- 101,000 sq ft facility that will go in out by Warner Valley right off exit 10 of SR-7. It will feature independent living, assisted living, and memory care units. Construction is making progress!

Domatilas Lash Studio- now open! Located at 1205 S. Sandhill Dr. For more info check out their Instagram @domatilas

Other projects:

Warner Valley Reservoir- Some news recently came out about the progress of this project that would bring the largest reservoir built to date in Washington County out in Warner Valley. It is still a few years away from happening but nonetheless an exciting new update! Read here for more info <http://www.wcwc.org/projects/warner-valley-reservoir/>

Annexation of 836 acres near airport- The purpose of the annexation is that there are a few users that are interested in relocating to Southern Utah that are manufacturers and job creators. This would be a great addition to Washington City. For more info, check out this link. <https://www.stgeorgeutah.com/news/archive/2019/01/24/mgk-washington-city-begins-process-of-annexing-800-acres-near-st-george-airport/#.XEnmzGVlCEc>

Santa Clara/Ivins area

Black Desert at Entrada- a whole new part of Entrada is underway and they just broke ground on the

golf course! This new 600 acre project will include everything from new condos, shopping, spas, and a lazy river, to a new Tom Weiskopf designed 19 hole golf course. It will be on the northwest part the area and has officially broke ground! For more info check out <https://www.blackdesertresort.com/>

Summit Athletic Club- their new location was just announced! They are going on Sunset Blvd. right before you get to Sand Hollow Aquatics Center on the left right the new stoplight is. No timeframe yet on construction or opening but it is in the works! Check out my breaking news video for more info https://youtu.be/A1YOTaGp_MA

Heritage Point Townhomes & mixed use commercial- more dirt is moving just up from there directly across from Lamy's restaurant. It is going to be a mixed use commercial/vacation rental townhome complex and things are underway. Expect it to be finished sometime in 2021.

Mo Bettah's- they 3rd location is under construction and this time it's in Santa Clara in the Harmon's complex! Hoping to be open in the next few months. For more info check out <https://mobettahs.com/locations/st-george/>

Swig- another location going in along with Mo Bettahs! It is under construction and they're hoping to be open in the next few months. For more info check out <https://www.swignsweets.com/>

Bucks Ace Hardware- construction is underway! It is right across from Harmon's and their plan is to be open this fall. Great addition to that part of town!

Tagg N Go Express Car Wash- their newest location is under construction! It is in the Harmons parking lot and should be finished around the first part of July. For more info check out their website <https://taggngo.com/>

Dollar Tree- now open! Located kiddie corner from Harmons.

Quench It- dirt is now moving right down the street from Harmon's! Should be done in the next few months. For more info check out their Instagram @quenchit.santaclara

Canyon Crossing- construction is making progress on this exciting new development located at the round-a-about near Red Mountain Spa on the turn to Snow Canyon and Tuacahn. It will feature a 4 pump gas station, a sit-down restaurant, coffee shop, and 11,000 more sq ft of retail space. This will be a great addition for that area!

Ivins City Office Building- Ivins has started on their new office building and dirt is moving right next to where the current one is. The new building looks awesome and should be finished sometime mid 2021.

Legacy Fields Soccer Complex- just broke ground on the Shivwits reservation! This is going to be a MASSIVE 19 acre complex that could hold up to 1800 matches a year with the Utah Youth Soccer Association. It is going to be located on Highway 91 adjacent from the Shivwits Convenience Store. Plan is to be finished by next spring. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2021/03/05/rma-a-soccer-mecca-complex-groundbreaking-a-big-step-for-both-shivwits-utah-youth-soccer-association/>

fbcid=IwAR05rsl5wGDAXHvxetS2ZfkhSCujdCr_Psd9C99Z1khUxXmejmVPPx586hY#.YGS5pEhKhTZ

The Edge-

- A huge resort is starting to come together out in the South Hills of Santa Clara. It'll have direct access to trails for all kinds of machines, a spa, a lazy river, and tons more cool amenities. Click this link for more info <http://the-edge-utah.com/>

New parks-

- **Interactive water Park-** interactive water park that will be across the street from the church on South Chapel Dr. For more info check out this link! <http://www.stgeorgeutah.com/news/archive/2018/03/16/srr-new-interactive-park-water-feature-coming-to-santa-clara/>
- **52 acre park in Santa Clara Hills-** has been proposed that will include a disc golf course, climbing boulders, and a bike pump track, trails and more

Vista School expansion- they broke ground last month on the \$13 million, 100,000 sq. ft. building that is now under construction. It will include a 510-seat theater; choral, instrumental and dance rooms; makerspace, tech, and sciences labs; and a state-of-the-art counseling center. It is set to be completed in the summer of 2022. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2021/01/18/hsr-vista-school-breaks-ground-on-13m-expansion/#.YBRt4XdKhTY>

Dammeron Valley/Pine Valley

New mountain bike trail network- 45 miles of purpose built bike trails with almost 20 miles of downhill is under environmental review this month. If all goes well, they could start construction in November. This would be a HUGE addition to the Mtn Bike community.

Hurricane/La Verkin/Toquerville area

Glampers Inn- new RV Resort at Sand Hollow is in the works! It will be located directly across from Diamond Ranch Academy just a few miles north of the lake. No timeline yet but for more info check out their website <https://glampersinn.com/>

Orgill Inc. expansion- good news in that they have chosen to expand their operations here! They are a hardliner distributor that distributes hardware and home improvement products across the world. Their plan is to build a 427,000 sq ft addition to their current building and hire 157 new employees over the next 10 years. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2021/03/14/ddy-orgill-expanding-operations-in-hurricane-providing-community-boost-of-157-new-jobs/?fbcid=IwAR1agnSvVL6FRaGZowwMiFmPSB9XvOeTJZCad3FDXVrkr2yLQ-NYuIu13po#.YGS8UUhKhTZ>

Coral Junction- lots of dirt moving off exit 16 across from Coral Canyon! The plan is for a big RV resort with 120 pads along with 52 nightly rental Air Streamers next to it. From there, they will have commercial space for restaurants, hotel, and other retail. They will break ground in February and hope to have the RV resort done by end of year.

Southern Shores- a new development was just approved that'll be a 52 lot, gated community that will be centered around 3 lakes. 32 of the lots will be along the shoreline and include their own boat dock and garage. Their plan is start filling the lakes this fall, be done by summer 2021, and begin construction of the homes then. For more info check out https://www.stgeorgeutah.com/news/archive/2020/02/27/asd-after-5-years-and-various-proposals-hurricane-city-council-approves-new-development-featuring-3-lakes/#.XlSdXxNKg_U

La Verkin hot springs resort- La Verkin is looking at the possibility of building a resort for the hot springs there. For more info check out this article.

<https://www.stgeorgeutah.com/news/archive/2019/06/24/mgk-committee-explores-process-of-creating-a-laverkin-hot-springs-resort/#.XRKmJ6pMGEc>

Toquerville Bypass- HUGE news for Toquerville in the works. This road will help divert traffic heading to Zion out of downtown Toquerville and will also open up more residential and commercial developments. It's going to be built on the western side of town that will connect right into SR-9. Groundbreaking should be sometime around July or August. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2021/04/18/mgk-toquerville-bypass-to-usher-in-changes-for-small-town-while-easing-traffic-issues/?fbclid=IwAR3QMaoWUtEf6-DNhqaK1Qb8I98byet2QRocqYlCZ2mx7GXd232awoOrVf4#.YIciF-9ufoq>

Toquer Reservoir and Ash Creek Pipeline- This is a proposed pipeline project that is currently being worked on that would increase water availability here in the county. For more info check our this site. <https://www.wcwcd.org/projects/toquer-reservoir-and-pipeline/>

SR7 highway connection into Hurricane at SR9- this project is finally finished! For more info check out this link https://www.udot.utah.gov/projectpages/f?p=250:2007:0::NO:2007:P2007_EPM_PROJ_XREF_NO,P2007_PROJECT_TYPE_IND_FLAG:9046,A

Suns Out Buns Out- new burger food truck now open! For more info on location check out their Instagram @soboutah.

Quick Quack- they're also doing one in Hurricane and I'm not sure quite sure where yet. No timeframe yet but should be starting soon!

Springdale/Virgin area

Open Sky- new glamping resort now open! Located in Virgin at 3405 Dalton Wash Rd. For more info check out their website <https://www.stayopensky.com/>

Dulivia Ristorante Italiano- a new italian restaurant is underway where Switchback Grille is. Will be open this spring! For more info check out their website <https://www.dulivia.com/>

Balcony One- new restaurant now open in Virgin! Located at 770 W. State Road 9 along the highway. For more info check out their website https://balcony-one.business.site/?utm_source=gmb&utm_medium=referral

Zion National Park West entrance- construction is underway on a redesign for the entrance to the park that will help get people in and out much quicker. They're widening the road to accommodate more lanes, additional fee booths, traffic islands and an employee parking area. It's supposed to finish around April 2020. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2019/11/13/mgk-work-on-the-redesign-of-zions-south-entrance-begins/#.Xd6ej5NKhTZ>

Zion National Park East entrance- announced plans to build a visitor contact station on the east side of the park as part of a new gateway community known as the "Applecross Station Visitor Center." It will be located just outside of the park boundaries and will include a visitor center, shuttle hub, private businesses and a new trail network. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2019/05/14/mks-gateway-community-planned-for-east-entrance-to-zion-national-park/#.XPFCjtNKhTa>

St George-to-Springdale bus system- They're in the final stretch on this becoming a reality and would be a huge help for traffic going to Zion. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2020/05/27/dld-bus-service-from-st-george-to-springdale-is-full-steam-ahead/#.XtPLzBNKifV>

Apple Valley/Hildale area

Bee's Marketplace- now open! Located right along the highway in Colorado City and also includes a Beans N Brews Coffee Shop and Article Circle.

Water Canyon schools- just got approval on a new CTE (Career and Tech education) space to be built as well as athletic fields. No timeframe yet on completion but things are underway!

New Harmony

Kolob Commercial Center- a new commercial development just got approved to move forward that is right off I-15 across from the Kolob Canyons entry into Zion National Park. It's set to include a hotel, a convenience store/gas station, restaurants and a RV park/camp site facility, according to the project's concept development plan. Stay tuned for more updates!

OTHER NEW BUSINESSES OPENED IN 2020



Restaurants & Treats

- **Gaia's Garden Cafe (formerly Virgin Berri)**- located at 695 S. 100 W. St. George, UT 84770 just one block off Bluff St. on the corner of 700 South. The first ever fully plant based restaurant in town! Check out their menu on their Instagram @gaiasgardencafe
- **Royal Thai Express**- Located at 922 E. Brigham Rd. in the Desert Hills Plaza. For more info check out their website <http://royalthaicuisineexpress.com/>
- **Good Burger**- Located at 922 E. Brigham Rd. in the Desert Hills Plaza. For more info check out their website <http://itsagoodburger.com/>
- **Wood Ash Rye**- restaurant in the Marriott Advenire. It's open for breakfast, lunch, and dinner with a full service bar and bakery. Check out their website for more info <https://theadvenirehotel.com/wood-ash-rye-restaurant/>
- **Handel's Homemade Ice Cream**- located in the new St. George Plaza at 291 N. Bluff St. Check out their website for more info <https://handelsicecream.com/>
- **Zion Brewery Station II**- located on Main St. across from Ancestor Square!
- **B-Fruity Juice Bar**- located in the Human Performance Center at DSU. They have smoothies, crepes, acai bowls, and more. Check out their website for more info <https://www.b-fruity.com/>
- **Tia's Artisan Bakery & Restaurant**- located at 1812 W. Sunset Blvd! For more info check out their Instagram @tias.bakery.restaurant.
- **Dutch Bros Coffee**- located at 855 N. Daybreak Dr. on the corner of Sunset Blvd! For more info check out <https://www.dutchbros.com/>
- **Sloth Cookies**- located right under The Crepery at Sunset Corner on the corner of Bluff St. and Sunset Blvd. Check out their instagram @slothcookies for cookie options.
- **Pho Vietnamese Restaurant**- located in the Promenade at Cliffs off exit 8.
- **Slurpin' Ramen**- located in the Promenade at Cliffs off exit 8.
- **Kabuto Sushi**- located in the Promenade at Cliffs off exit 8.
- **Cheesecake Culture**- located in the Promenade at Cliffs off exit 8.

- **Nothing Bundt Cake-** located in Red Rock Commons next to PetSmart! For more info check out their site <https://www.nothingbundtcakes.com/>
- **Teriyaki Madness-** located in Red Rock Commons! Check out their menu at teriyakimadness.com
- **Cafe Zupas-** Located at 1410 E. St. George Blvd. at the corner of River Rd and St. George Blvd. For more info check out their website <https://cafezupas.com/locations.html>
- **Aragosta-** This famous restaurant has moved from Ivins to Bell Tower Courtyard right off River Rd at 1386 E. 100 S.
- **Ali Baba Grill-** located where Bombay Cafe used to be at 969 N. 3050 E. Ste B2-A. (Bombay is moving downtown St. George in the City View apartment complex). Check out their Instagram for more info @ali.babagrill
- **Blaze Pizza-** located at 740 W. Telegraph St. Ste #5 next to Vapor Works and Rumbis. For more info check out their website <https://www.blazepizza.com/>
- **Teriyaki Madness-** located at 2376 Red Cliffs Dr. Ste #502 in the Pine View Stadium 10 parking lot next to Pizza Factory Express. For more info check out their website <https://teriyakimadness.com/>
- **The French Bakery & Juice Bar-** located at 2654 E Red Cliffs Dr. in the strip mall next to Texas Roadhouse!
- **Tropical Smoothie-** located in the strip mall next Lin's in Washington Fields!
- **Pizza Hut-** located in the strip mall next Lin's in Washington Fields!
- **Rylu's Bistro-** located at 2862 Santa Clara Dr. across from Frei's Fruit Market. They took over where Kaili's used to be. For more info check out their website <https://www.rylusbistro.com/>
- **Pick Me Up Drinks-** located at 525 W. State St. For more info check out their website <http://www.pickmeupdrinks.com/>
- **Rooster Run Cafe-** located at 635 W. State St! For more info check out their website <https://www.roosterruncafe.com/>
- **Pigs Ear American Bistro-** located in the Gateway Plaza 75 N. 2000 W. in Hurricane. Check out their website for more info <https://www.pigsearamericanbistro.com/>
- **Teotihuacan Mexican Food-** located at 982 W. State St. in Hurricane.
- **Tropical Smoothie-** located off State st. at 32 S 1350 W in Hurricane.
- **Peruvian Flavors-** located at 68 W State St. in Hurricane.
- **Casa Tequilana-** located at 545 N. Main St. #9 in Leeds. For more info check out their website <https://casatequilana.com/>
- **FeelLove Coffee Zion-** located at 358 Zion Park Blvd. For more info check out their website <https://feellovecoffee.com/>

Grocery and other service stores

- **BBQ Pit Stop-** located just off St. George Blvd! Located at 180 N 300 E, St. George, UT 84770.

Hotels/Resorts

- **Cliff Rose Lodge & Gardens-** the transition to Hilton Curio is complete! They have new rooms, new suites, a spa, and a bigger restaurant. The restaurant, Anthera, is now open and 5 Petals Spa inside the Cliffrose will be opening soon, operated by Melted Massage. Check out their Instagram for updates @cliffroselodge. It's the first 4 diamond resort in Springdale.
- **Wildflower Zion Resort-** located in Virgin just outside of Zion National Park. This glamping resort has bungalows, covered wagons, and tents. Check out their website for more info <https://www.zionwildflower.com/>

- **Marriott Signature Hotel the "Advenire"**- located at 25 W. St. George Blvd. on the corner of Main St. Wood Ash Rye is located inside.
- **Marriott Springhill Suites**- located right off exit 10 in front of Green Spring.
- **Sentierre Resort**- 5 star resort next to Tuacahn. More info here <http://www.sentierresorts.com/index.php>
- **The Dwellings**- vacation tiny homes in La Verkin right next to River Rock Roasting Co. along the cliff. Check out their website for more info <https://thedwellings.co/>

Gas Stations/Auto stores

- **West Blvd. Shell Station**- the gas station next to Swig on the corner of 300 W. and St. George Blvd was renovated and reopened. They've got gas pumps, convenience store, and a mechanic/tire shop.
- **Maverik**- now open on Sunset Blvd. across from Home Depot.
- **BT Pearson**- Located at 2275 Santa Clara Dr. next to Lightfoots gas station!
- **Jim's RV**- Located at 2398 Santa Clara Dr.

Fun & Entertainment/Kids

- **Rise Dance Studio**- located at 922 E. Brigham Rd. in the Desert Hills Plaza. Check out their website for more info <https://www.risedancestudio.com/>
- **Smash Labs Rage Rooms**- located off Bluff St. in the complex behind Jimmy John's. Their address is 175 W. 900 S. Ste #12. Check out their website for more info <https://www.smashlabs.biz/aboutus>
- **Pedego E-Bike Store**- located at Sunset Corner at 1091 N. Bluff St. Ste 1001. Check out their website for more info <https://www.pedegoelectricbikes.com/dealers/st-george/>
- **Champion Gymnastics**- located next to the Dixie Power plant at 3087 S. River Rd.
- **Santa Clara BMX track park**- located in Santa Clara up the hill from Dutchmans.. For more info check out their website <https://www.usabmx.com/tracks/1031/about>

Car Washes

- **Tagg-N-Go Car Wash**- another location open in front of the Wal Mart on Highway 9 in Hurricane.

Mall/strip mall stores

- **Lulu Lemon**- Located next to Dick's in Red Rock Commons. For more info check out their website <https://shop.lululemon.com/>
- **Groupie Love Shack**- jewelery shop located in the Gardners Club building on the southwest side along the Blvd. For more info check out <https://groupielove.com/>
- **Southern Utah Safe and Vault**- located at 1397 W. Sunset Blvd! They've got safes of all sizes. Check out their Facebook for more info.
- **Dixie Rocks & Fossils**- located at 946 W. Sunset Blvd. #1 that has all kinds of rocks, fossils, crystals and more. Check out their website for more info <https://dixierox.com/>
- **SKRE**- hunting gear store located at 268 W. State Street in Hurricane. Check out their website for more info <https://www.skregear.com/>
- **RetroVWs**- a new Volkswagen van rental company is now open that allows you to rent renovated VW vans that have been converted into a tiny home version of a camper van. For more info check

out this article <https://www.stgeorgeutah.com/news/archive/2019/12/05/dld-vw-van-rental-opens-its-doors-in-hurricane/#.XgpsJhdKiCf>

Health, Fitness, & Medical

- **F45 gym-** Located at 922 E. Brigham Rd. Suite #6B and 446 S. Mall Dr. For more info check out their website <https://f45training.com/stgeorgesouth/home>
- **Crux Sport & Spine-** Located at 922 E. Brigham Rd. For more info check out their website <https://cruxss.com/>
- **Breathe of St. George-** located downtown at 310 E. Tabernacle St. across from Cache Valley Bank. For more info check out their website <https://www.breatheofstgeorge.com/>
- **Venev Fitness-** located at 415 S. Dixie Dr. Unit E next to House of Jump. For more info check out <https://www.venevfitness.com/>
- **Mesa Medical-** the newest medical building behind the hospital
- **Symmetry Studio Pilates-** For more info check out their website symmetrystudiopilates.com
- **Hive Therapy-** Planet Fitness has rebranded itself into Hive Therapy. Located in the TJ Maxx parking off exit 8.
- **Raw Fitness St. George-** located in the retail complex in the Stadium 10 parking lot and they specialize in small group training classes. Check out their website for more info <https://stgeorge.rawfitness.com/>
- **Creek Valley Health Clinic-** a new medical facility is now open in Colorado City! For more info check out <https://www.stgeorgeutah.com/news/archive/2019/12/08/arh-colorado-city-health-clinic-ready-for-first-patient-ahead-of-schedule/?fbclid=IwAR1VVSWS1XVYPRPLLeFcsK5Ia-tKshpHCR4kisD6uwmb6ixQAeGmOyjAynGFQ#.XgptqxdKhTb>

Fort Pearce Industrial

- **Ideal Home & Paint Supply and Kasi Miller Designs-** Located out at Fort Pearce Industrial Park at 4096 S. River Rd.
- **K + A Auto Care-** located at 296 N. Industrial Road.

Pet Services

- **Desert Hills Pet Hospital-** located at Desert Hills Plaza on Brigham Rd. For more info check out their website <https://www.redhillsanimalhospital.com/locations/desert-hills-animal-hospital>
- **Bubbles N' Barks Pet Grooming-** located in St. George at 875 E. Tabernacle St. For more info check out their website. https://bubbles-n-barks-pet-grooming.business.site/?utm_source=gmb&utm_medium=referral
- **LP4 DogTown Pet Spa-** located at 130 N. 800 E just north of St. George Blvd. For more info check out their website <https://www.dogtownpetspa.com/>
- **Birds N Buddies Pet Store-** located at 210 N. 1000 E. Ste 202! By Tropical Smoothie north of St. George Blvd.
- **Zion Veterinary Hospital-** located at 29 S. 100 E. before the bend to La Verkin! For more info check out their website <https://www.zionvet.com/contact-zion>

New Parks

- **The Boilers: A Natural Spring and Conservation Garden-** this new park just opened at 295 W. Buena Vista Blvd. just north of I-15! It includes a large pavilion and playground, pickleball

courts, and a natural spring with a sand beach. A formal grand opening will be sometime in September.

- **Canyons Park and Hell Hole Trailhead at Sienna Hills-** brand new park just opened at the corner of Telegraph and Washington Parkway. It has a Ninja Warrior-style obstacle course and some other unique features. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2019/11/29/mgk-this-is-a-magnificent-facility-washington-city-celebrates-opening-of-newest-park/#.XeKr99Uvy8p>

ROAD PROJECTS



Exit 16 expansion: UDOT is added lanes and expanded the bridges at Exit 16 interchange. It is now complete!

River Rd. Bridge- On Monday Jan. 4 construction will begin on the section between Riverside Dr. and 1450 S. (Popeyes and Maverik corner) that is going to help traffic flow a lot. Expected to finish late spring/early summer.

SR-7 completion- the project is currently in the design and right-of-way phase, and on schedule to start construction in the summer of 2019 and finish by November 2020. It's an 8-mile portion that will complete the connection between I-15 (in southern STG) and SR-9 (in hurricane). Click on this link for more info and a map of where it will be. https://www.udot.utah.gov/projectpages/f?p=250:2007:0::NO:2007:P2007_EPM_PROJ_XREF_NO,P2007_PROJECT_TYPE_IND_FLAG:9046,A

Northern Corridor- A road going from exit 13 in Washington to the backside of Red Hills Parkway has been proposed. The county commissioner is currently working on the new HCP permit with the U.S. Fish and Wildlife Service and there are incentives to finish the road before 2025. It will definitely something to be on the look out for, as this will be a big time addition.

Exit 11 in Washington: things are getting closer on this new exit happening on Main St. in Washington. No timing for it yet but should be on its way.

New stoplight- going in located on Sunset Blvd. in front of Seven Hills community near Sand Hollow Aquatics Center.

New stoplight- located at 200 E. and 700 S. in front of the Dixie High School sports fields.

DIXIE STATE UNIVERSITY



Division 1 status: Dixie State is officially D1!!! Division 1 means they are now part of the highest rank in the NCAAs for sports. All sports except football will join the WAC conference, and football will be independent in the FSC D1 ranks starting in 2020. This is huge for the growth of the college and I'm excited for the future.

Innovation Plaza- SO many amazing things happening at DSU in Innovation, Business, Technology, and Science. They have acquired the East Elementary campus and turned it into an Innovation Plaza that will feature many significant resources that will help not only students, but people in the community as well. The first phase has been completed and is now the largest public "makerspace" in Southern Utah. It is a place where students and community members can take business and product ideas from concept to reality and there have already been 80 patents and a number of small businesses created because of it.

Human Performance Center- Now open! It's hard to miss but if you haven't seen it, drive down 700 E. (University Ave) and you won't miss it. It features an Olympic size swimming pool, 2 fitness areas, 3 indoor basketball courts, a climbing wall, multi-purpose rooms, a track, along with 2 outdoor basketball courts, 4 pick ball courts, and an outdoor track on the rooftop. For more info click this link <https://hpc.dixie.edu/>

Science, Engineering and Technology building- the newest building going up at DSU just had their ground breaking ceremony last month! The new SET building will be 5 stories and over 120,000 square ft. It'll feature 26 laboratories, 3 levels of outdoor patios, classrooms and an astronomy deck. Their plan is to be open for the fall 2021 semester and will be HUGE for students moving forward. For more info check out <https://www.stgeorgeutah.com/news/archive/2019/10/23/arh-we-are-just-getting-started-here-dixie-state-breaks-ground-on-new-science-engineering-and-technology-building/#.XbmpkJNKhTY>

Greater Zion Stadium- big news was just announced that DSU and Washington County have partnered on the football stadium and it will be renamed Greater Zion Stadium. The Greater Zion Convention & Tourism Office has been huge for Southern Utah and I am excited to see this come to life. Phase 3 of the renovation is coming soon for the stadium. It will include renovations to the home grandstands with new men's and women's home team locker rooms, a state of the art training room, a new box office and new public restrooms., and a new stadium high-rise. The high-rise will include an entry plaza, corporate level seating and a press box. Stairwells and elevators will be located on each side to

get up to the suites, where there will be club type seating with approximately eight to 10 suites and the press box. There will also be a banquet room with space for about 200 people. For more info check out this article <https://dixiestateathletics.com/news/2020/1/21/football-dixie-state-university-and-washington-county-partner-to-promote-greater-zion.aspx>

Shiloh Apartment Complex- the second phase of the Campus View Suites student housing just broke ground and construction will begin soon!

New programs- 7 new degree programs will be offered at DSU that will be available this fall. For more info on the programs check out this article https://www.stgeorgeutah.com/news/archive/2020/02/20/prc-seven-new-degree-programs-to-be-offered-at-dixie-state-university/#.XlsOFRNKg_V

2020 is the largest graduating class in DSU history- The 5 bachelor programs were Nursing BSN, Business Admin, Communication Studies, Psychology, and Criminal Justice. DSU keeps growing, growing, growing!

New strategic partnership announced at DSU- Check it out here. <https://www.stgeorgeutah.com/news/archive/2019/09/18/arh-dixie-state-president-reflects-on-5-years-of-growth-announces-new-strategic-plan-athletic-partnership/>

DSU fall semester- They're planning on opening back up for in-person classes this fall. For more info check out this article <https://www.stgeorgeutah.com/news/archive/2020/05/27/asd-southern-utah-dixie-state-universities-to-welcome-students-back-for-in-person-classes-in-the-fall#.XtPOoxNKifU>

NEW TOWNHOMES AND APARTMENTS

Affordable housing article- St. George and Washington County officials along with other public and private stakeholders are trying to find more ways to bring affordable housing to the county. Check out this article for more info https://www.stgeorgeutah.com/news/archive/2019/11/23/dld-city-of-st-george-making-new-plans-to-bring-attainable-housing-to-the-area/?fbclid=IwAR24wfp5KU5aa2_7wIwwotIjoeGEK3bUpfm6im7lHAnuLwFLOCoapUkVqDs#.Xd6j5NKii5

Orsini- Located at 131 N. 300 W. in downtown St. George. There are 22 apartments and and 4,000 sq ft of retail/office space available.

Gray Hawk Apartment Complex- 240 units in Washington Fields behind the new Smith's. More info at live-grayhawk.com

City View Downtown Apartments- building 1 is now finished and people are moving in! Building 2 should be finished soon. For more info check out their site <https://www.cityviewsaintgeorge.com/>

Legacy Ridge Apartments- They allow dogs and will have their own dog park.

Red Mountain Vistas- townhome complex in Ivins on Highway 91 that is currently underway. Check out their website www.redmountainvistas.com

Cambria Townhomes- off exit 13 in Washington.

Woodland Estates- a mixture of patio homes, townhomes, and apartments in the Fields behind Lin's.

Desert Bluffs- Salisbury twin homes out by the airport

Red Rocks at Sienna Hills- a new low income affordable housing project is taking shape out on the south end of Telegraph in Washington. The first phase will have 66 units and the entire project will be 286 units. Here is a vide of what it'll look like https://www.youtube.com/watch?v=a4zNof_EptM

Trailhead apartments- 111 units with a day care and cafe on the corner of Telegraph St. and Washington Parkway next to the Hell Hole trailhead and park in Washington. Construction is underway.

Riverwalk Village- new affordable housing complex just broke ground near Dinosaur Crossing. It is a 55-unit project that should be ready by mid-2020. Switchpoint Community Resource Center has been working on this project for the last few years to serve the homeless population of Washington County and should be an awesome addition. For more info check out this article. https://www.thespectrum.com/story/news/2019/05/01/st-george-affordable-housing-riverwalk-village/3519455002/?cid=facebook_The_Spectrum_&_Daily_News

Coyote Creek Apartments- 116 new units will be going in just south of exit 13. They just had the ground breaking and will be finished sometime in 2020.

La Vida at Sienna Hills apartments- 276 unit apartment complex is underway off Washington Parkway by Ovation at Avamere. Should be complete summer 2020.

Sky at Brio- 204 unit apartment complex coming to Brio. Word is that it will also be complete in 2020.

RESIDENTIAL BUILDING REPORT

So far we've had 1606 permits pulled for apartments & condos, townhomes & duplexes, and single family homes. With all the development happening, there is a whole lot more on the way. Here is what was recorded last month!

New residential subdivisions recorded last month:

- Taviawk Subdivision Ph 12-F, Ph 9-DD & Ph 12-G
- Indigo Trails Ph 1-G
- Enclave at Valderra
- Posovi Subdivision Ph 2-J & Ph 2-K
- Red Desert Ph 3
- Bloomington Vacation Villas Ph 4

If you'd like a plat map or any other information for any of these new developments, please let me know!

ABOUT EAGLE GATE TITLE

We strive to protect your investment by keeping up on the latest technology and trends, retaining a knowledge of the real estate laws and codes, and by making sure all of our title and closing officers are properly licensed and trained.

