



## **Land Offering**

**Ledges Block 107.7 ± Acres**

**St. George, Utah**



## **LOCATION & PROPERTY DESCRIPTION**

### **LOCATION**

The Ledges block is just a few miles north of St. George, within municipal boundaries, situated between Snow Canyon State Park to the west, Highway 18 to the east, and the Ledges to the North, Washington County, Utah. The block is in Township 41 South Range 16 West, within sections 34 and 35, SLB&M, as shown in the exhibits.

### **DESCRIPTION**

The Ledges block provides stunning views of Snow Canyon State Park, Zion National Park, and Pine Valley Mountain. Because the property borders a state park, views of native, undeveloped landscapes are guaranteed. The block is filled with hills, valleys, ridgelines, and plenty of flat and gently sloping areas that make development exciting and picturesque.

A legal description for this block has not yet been written but will be required of the successful bidder. GIS data shows the property to be approximately 107.7 acres.

### **ENTITLEMENTS**

The City's land use plan appears to show a general overlay of R-1-10, but the current zoning for this block is "Minerals and Gravel." The City is welcoming of a residential development in this area and will work with the successful bidder in rezoning the property. TLAs land planners show that the topography, soils, and slope of the parcel would easily support 100+ dwelling units.

### **UTILITIES**

A utility easement to St. George City (ESMT 847) runs north and south just west of the center of the parcel. Bidders are encouraged to do their due diligence to learn the capacity of this infrastructure. They can be realigned at the developer's expense. The property owners on the east side of the Highway are actively working on infrastructure for their parcel. TLA is working with them to provide utility easements as infrastructure will need to run from the TLA parcel to the private property parcel. The successful bidder will be required to pay their proportionate share of the utilities.

### **IMPROVEMENTS**

The private property owners on the east side of highway 18 are working with TLA and UDOT to build an interchange that will provide access to both parcels. The interchange is eminent, construction will take place around April of 2024 and should be completed in about 15 months from the start date. Part of TLAs participation is to allow the contractors to stockpile material on a designated area on the TLA parcel during the construction process. The successful bidder will be expected to pay TLAs proportional share, which should be around \$3 million. These are considered to be offsite improvements and will be binding on the successful bidder. The successful bidder will also be required to pay for any and all onsite improvements to complete the development.

### **PROPERTY CONDITION**

The Ledges block is mostly ungraded in a natural, raw condition. A few exceptions exist, including a small dirt access road for ESMT 847. There is also a City trail on the east edge of the property boundary next to the highway. It is likely that a portion of the east boundary will be dedicated to UDOT once the interchange improvements are complete.

**CULTURAL CLEARANCE**

The successful bidder will be required to hire a TLA approved consultant to complete cultural resource compliance as required by *U.C.A § 9-8-404*.

These activities will include a Class III inventory of the subject property and the documentation of all associated archaeological sites encountered during this process. Depending on the outcome of the inventory, additional mitigation work may be required prior to any ground disturbing activities".

**OFFER INFORMATION**

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan (if different from the concept plan included in this RFP)
- Term of property inspection period
- Term of closing
- Anticipated construction begin date

Additional pages may be necessary.

**Ledges Block – Advertisement Proposal Details**

**Ledges**

**SUBMIT SEALED PROPOSALS TO:** TLA  
ATTN: Aaron Langston

**ADDRESS:** 1593 Grapevine Crossing Road  
Washington City, UT 84780

**CLOSING FOR SUBMITTAL OF PROPOSALS:** Thursday June 6, 2024

**ANTICIPATED BOARD APPROVAL:** September 2024

**FURTHER INFORMATION:** Aaron Langston  
At above address  
(435) 522-7411  
aaronlangston@utah.gov

*TLA reserves the right to reject any or all proposals.*

## Information for Potential Bidders

### Proposals

*Development Proposals:* TLA requests Development proposals for the property known as the Ledges block. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

*Form:* Each development proposal shall be submitted in a sealed envelope bearing the words "**Ledges**". Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

*Signatures:* All proposals shall be signed and have the full address written in the appropriate spaces.

*Withdrawal:* Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

*Opening:* Proposals will not be publicly opened.

*Proposed compensation structure:* Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration's contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partner can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. The Trust does not subordinate; under no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, an escalator for the unpurchased property must be defined.

**Proposal Form**

Proposal is submitted to: TLA, Attn: Aaron Langston  
1593 Grapevine Crossing Road  
Washington, UT 84780

Date: \_\_\_\_\_

Business Name: \_\_\_\_\_

Respondent Name: \_\_\_\_\_

Title: \_\_\_\_\_

Business Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s) \_\_\_\_\_

\_\_\_\_\_



**Exhibit A**  
Ledges Block

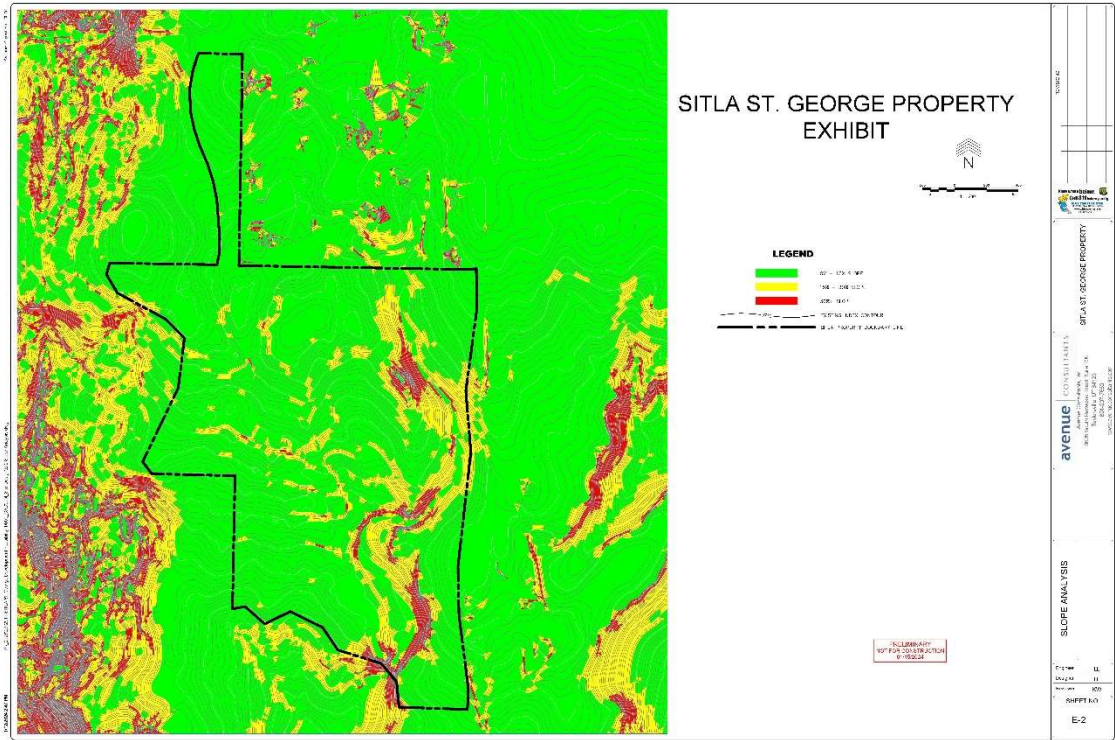






# Exhibit C

## Ledges Block Slope Analysis



**Exhibit C**  
Select Photos



Looking southwest from the southwest region of the block.



Looking northeast from the southwest region of the block.



Looking southwest from the northwest region of the block.



Looking northwest from the northwest region of the block.



Looking North from the northeast region of the block.



Looking southwest from the northwest region of the block.



Looking southeast from the northeast region of the block. Zion NP in the background.



Looking northeast from the northeast region of the block.



Looking northwest from  
the southeast region of the  
block.



Looking north from the  
southeast region of the  
block.