



Land Offering

Dammeron Valley Parcels

510.32+/- Acres

Washington County, Utah

LOCATION & PROPERTY DESCRIPTION

LOCATION

Dammeron Valley is a master planned community located north of the City of St. George up State Route 18 in unincorporated Washington County. The parcel(s) for which the Trust is seeking proposals are located adjacent to the existing community of Dammeron Valley to the South, Northeast and Northwest.

GENERAL DESCRIPTION

The attached map shows the general boundaries of TLAs Dammeron Valley property. These parcels have not yet been subdivided, but the Trust anticipates subjecting them to a development lease for the purpose of developing a variety of single-family product types from medium to low density. Generally, the north, south, and east edges of the parcels are bordered by public property managed by the BLM, and all of the land in between the TLA parcels are owned privately within the community of Dammeron Valley.

The Trust anticipates entering into a transaction wherein the selected developer will perform the planning and engineering work necessary to lay out a reasonable development plan, which must clearly define development areas and adjoining open space along with roads, utility corridors, parks, trails, etc. Later, the developer will develop the property to monetize the land asset for the Trust.

ENTITLEMENTS

TLAs property is zoned OSC-20 as shown on the County's zoning map, but the surrounding private property is primarily zoned RA-5 (residential 5 acre lots) and RE-40 (residential with 40K sf lots). It is anticipated that the successful bidder will rezone the TLA parcels with zoning at least as dense as the surrounding private property. Once a development proposal has been selected by the Trust, the successful developer shall be responsible for generating and submitting specific site plans for approval by the Trust prior to submitting the plans to Washington County for approval. The developer should also provide details regarding proposed design guidelines and CC& R's.

ACCESS

Access to the subject parcels is off State Route 18 and various private streets throughout the community of Dammeron Valley.

IMPROVEMENTS

The developer will be responsible for supplying all development infrastructure, both on and off site. The following information is not warranted by the Trust Lands administration. It is provided for convenience only and might not represent the true condition of the property. The developer should perform its own investigation regarding all aspects of the development requirements including onsite and offsite infrastructure.

Water: The Washington County Water District does not supply water to

Dammeron Valley. Water for the project may be obtained through the private water system used by the community of Dammeron Valley. Contact Dammeron Development Corporation for information regarding both culinary and irrigation water.

Sewer: Currently the community of Dammeron Valley is run almost exclusively on a septic system, however new growth may require an addition of a sewer system to develop. The successful development partner will need to follow all County regulations and may be required to design, engineer and build a sewer system for all newer development.

Power: It is anticipated that Rocky Mountain Power will supply electrical for the project. They should be contacted for specifics.

Gas: It is anticipated that Dominion Energy will supply natural gas for the project. They should be contacted for specifics.

Telecommunications: The successful bidder will need to explore telecommunication options for this project.

Parks: TLA encourages the developer to work closely with the County in planning and building parks and other amenities throughout the development.

Trails: The Developer should plan to construct a natural trail system throughout the project to provide pedestrian and equestrian friendly connectivity throughout the project.

PROPERTY CONDITION

The subject property is raw land in an undeveloped condition. Some existing easements may already be in place.

CULTURAL CLEARANCE

The successful bidder may be required to hire a TLA approved consultant to update any surveys of cultural sites. Development of the property will ultimately require either avoidance and protection, or mitigation of any potential cultural resources.

PARCEL AVAILABILITY

The parcel is available for transaction under a development lease or a cash sale.

ANTICIPATED USE

The Trust anticipates a high-quality residential project to be developed on this property in keeping with the standards established in the surrounding community. The intent of this offering is to monetize the land asset so that the Trust receives as much money as possible for its beneficiaries.

OFFER INFORMATION

For those parties interested in submitting an offer for this property, the following

elements should be included in your proposals:

- Revenue sharing terms (development partner gets X% of gross lot/home sales, TLA gets Y% of gross lot/home sales), or cash offer price and closing terms.
- Subdivision layout & community vision showing minimum number of lots, location and size of amenities, parks, and trails, etc. Funding mechanisms for amenities, parks and trails must be clearly identified.
- Financial pro-forma for the development including absorption, phasing plans, minimum lot/home prices for all product types and models (TLA will consider proposals of developed lots only, finished homes only, or a combination of both).
- Identification of key officers of the company
- Term of inspection period, if needed
- Contingencies, if any
- Notification address
- Marketing strategy

If a partner is selected, a development contract will include milestones and minimums derived from the proposals. If milestones and minimums are not substantially met as proposed, TLA will be able to terminate the contract, regardless of ongoing expenses that the development partner might have.

CONTACT INFORMATION:

For further information or to schedule a tour of the property, please contact the following persons:

Aaron Langston,
Assisting Managing Director
1593 Grapevine Crossing Road
Washington, UT 84780
(435) 522-7411
aaronlangston@utah.gov

Dammeron Valley Block – Advertisement Proposal Details

Dammeron Valley

SUBMIT SEALED PROPOSALS TO: TLA
ATTN: Aaron Langston

ADDRESS: 1593 Grapevine Crossing Road
Washington City, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: March 31, 2025

ANTICIPATED BOARD APPROVAL: July 2025

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

Hard copy is not required; electronic copy through email or a flash drive is also okay. 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 Dammeron Valley block. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

Form: Development proposals can be submitted via email, flash drive, or in a sealed envelope bearing the words “**Dammeron Valley**”. Sealed Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. 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 land. 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 land.
- 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) _____

Development Lease						
	Total Lots or Doors	Minimum Lot Sales Price	Partner Share (%)	SITLA share (%)	SITLA Revenue	Home share participation (if applicable)
Res Low density						
Res Medium density						
Res High density						
Commercial (price per sf)						
Industrial (price per sf)						
Development Costs						
				Total:		
Total Offer Price:						
Special Terms/Conditions:						

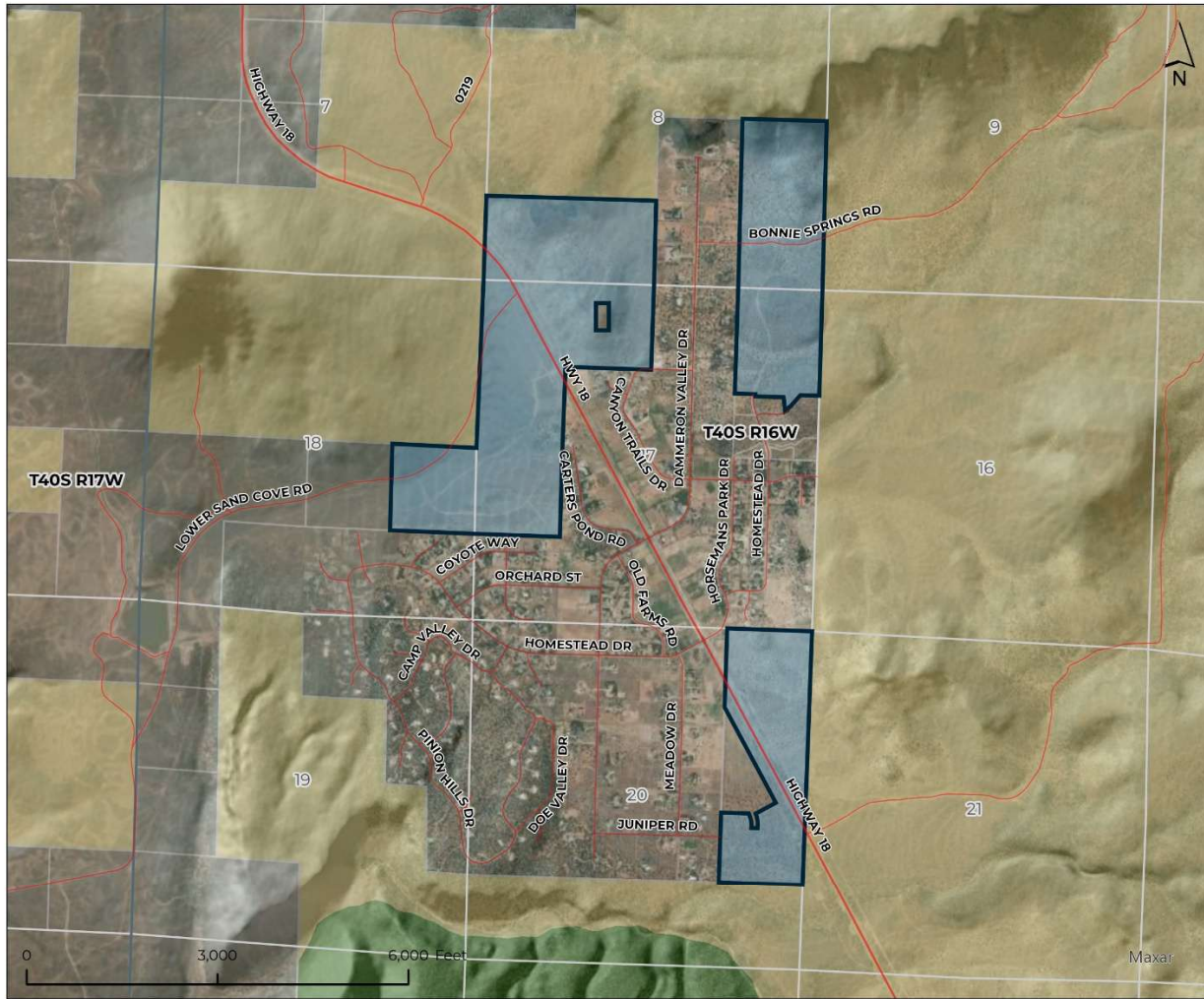
**Submitters may use the table above, or your own.

Exhibit A

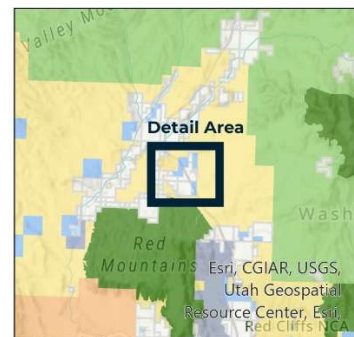


Dammeron Valley
Township 40 South, Range 16 West, SLB&M;
Within Sections 8, 17, 18 & 20

Washington County



- Dammeron Valley ~ 510.32 Acres
- Land Ownership and Administration**
- Bureau of Land Management
- National Wilderness Area
- Private
- State Trust Lands



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated Trust Lands Administration data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, Highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: November 01, 2024 - katestaley