

DIVARIO PA-15

OFFERING: Low Density Residential Development Ground 16.41 Acres



Master Planned Community

- 3,196 Residential Units- Fully Entitled and Recorded City Development Agreement.
- Adjacent to Sunbrook Golf Course, Las Palmas Resort, The Highlands, WorldMark.
- Multiple Zoning Uses: High, Medium, and Low Density; 26 Acres Commercial.
- 4 to 15 Units Per Acre. Open Space Allocation for Hiking & Biking Trails, Parks.
- Back Drop of Pine Valley Mountains and Snow Canyon State Park.

Marketed by:

Rod Packer

435-680-2562

pack@sginet.com



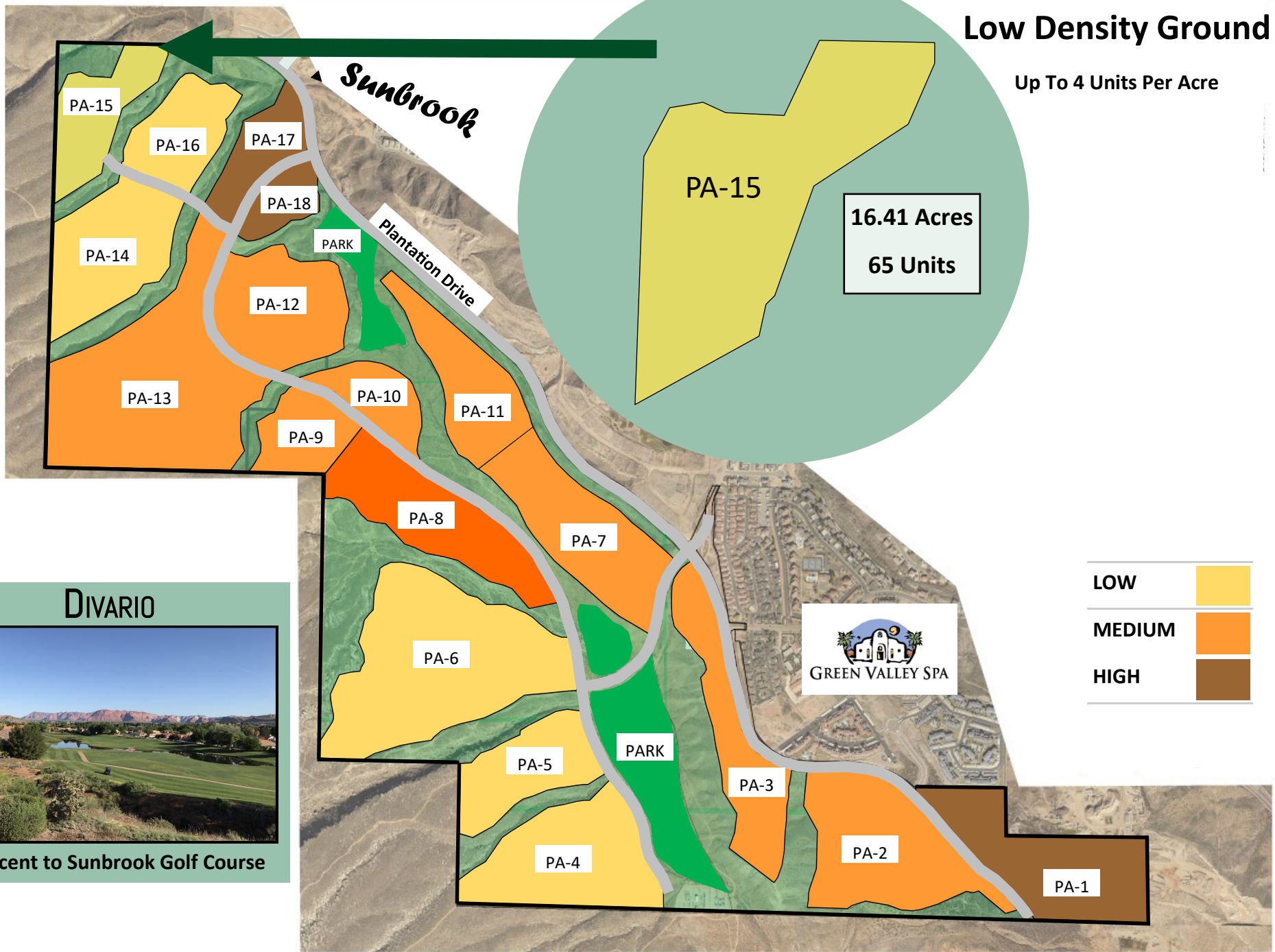
Views!

DIVARIO — Sunbrook Drive & Plantation Drive



Low Density Ground

Up To 4 Units Per Acre



DIVARIO

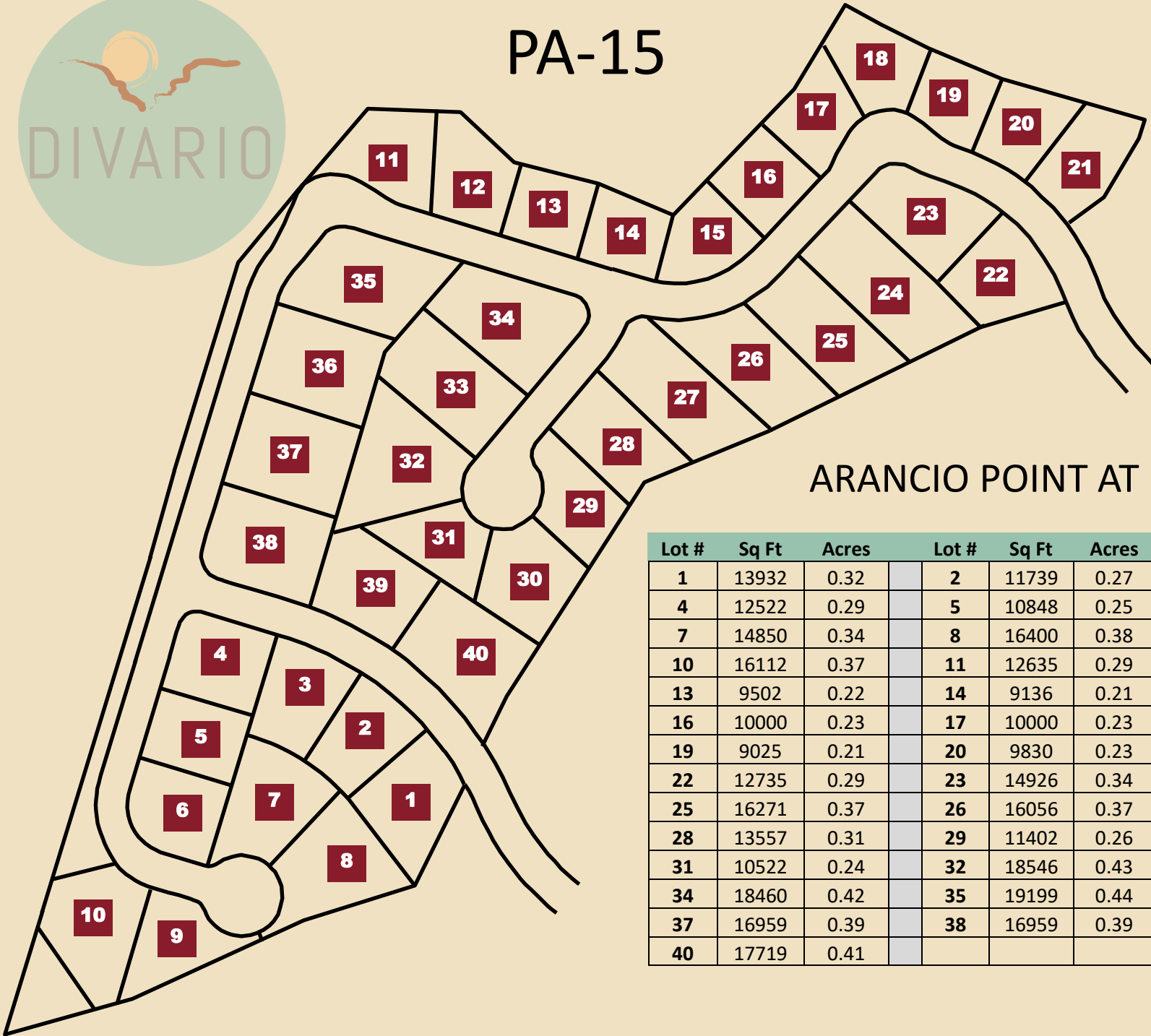


Adjacent to Sunbrook Golf Course

DIVARIO — Sunbrook Dr. & Plantation Dr.



PA-15



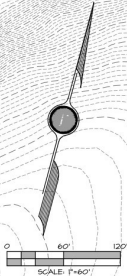
ARANCIO POINT AT DIVARIO

Lot #	Sq Ft	Acres	Lot #	Sq Ft	Acres	Lot #	Sq Ft	Acres
1	13932	0.32	2	11739	0.27	3	12429	0.29
4	12522	0.29	5	10848	0.25	6	11786	0.27
7	14850	0.34	8	16400	0.38	9	11105	0.25
10	16112	0.37	11	12635	0.29	12	11786	0.27
13	9502	0.22	14	9136	0.21	15	10000	0.23
16	10000	0.23	17	10000	0.23	18	10901	0.25
19	9025	0.21	20	9830	0.23	21	11923	0.27
22	12735	0.29	23	14926	0.34	24	19228	0.44
25	16271	0.37	26	16056	0.37	27	17980	0.41
28	13557	0.31	29	11402	0.26	30	13619	0.31
31	10522	0.24	32	18546	0.43	33	16736	0.38
34	18460	0.42	35	19199	0.44	36	17251	0.40
37	16959	0.39	38	16959	0.39	39	14063	0.32
40	17719	0.41						

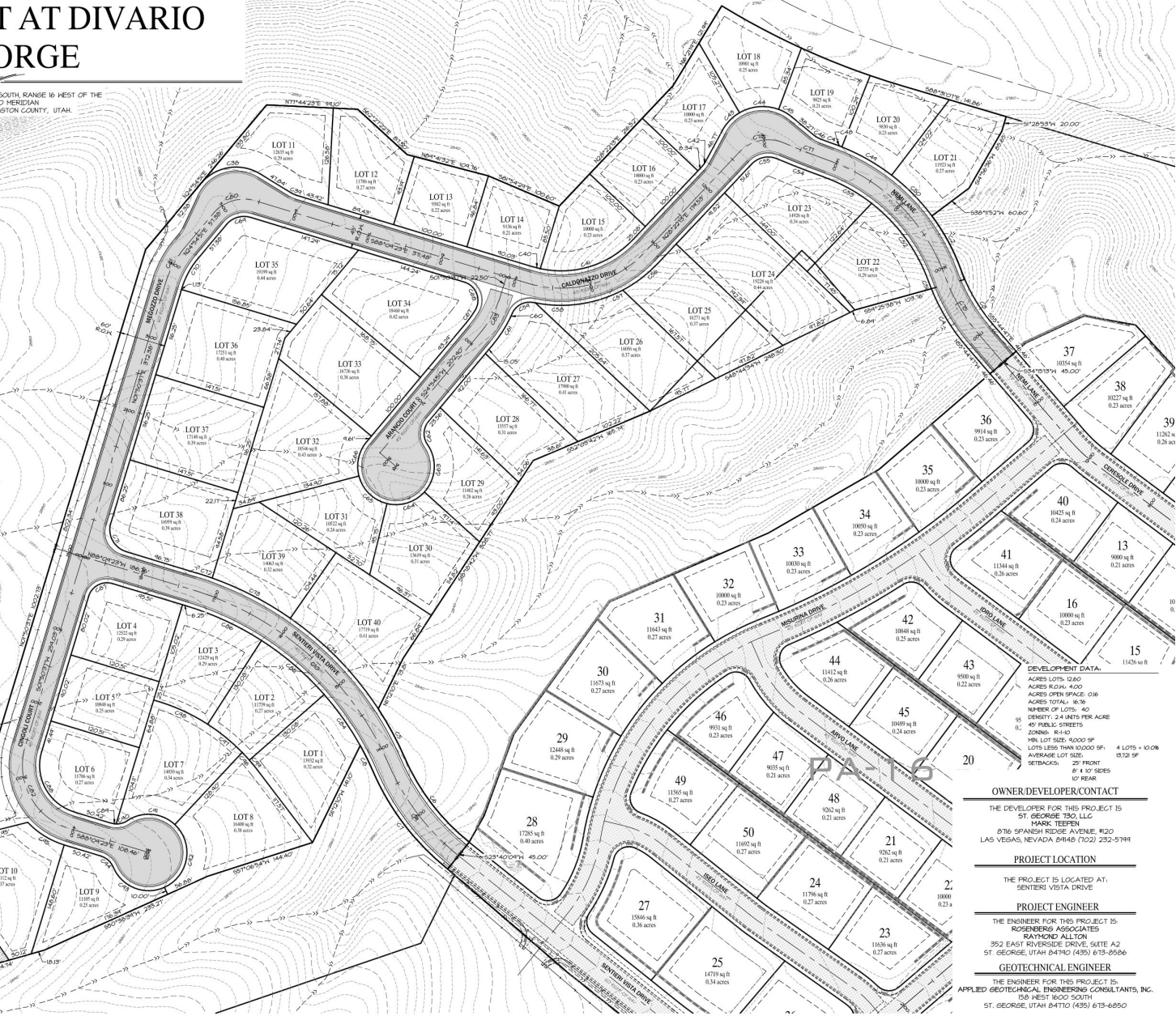
40 Lot Concept

ARANCIO POINT AT DIVARIO ST. GEORGE

LOCATED IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



BLM



DEVELOPMENT DATA:
 ACRES LOTS: 1260
 ACRES ROAD: 400
 ACRES OPEN SPACE: 036
 ACRES TOTAL: 1696
 NUMBER OF LOTS: 40
 DENSITY: 2.4 UNITS PER ACRE
 05 PUBLIC STREETS
 ZONING: R-140
 MIN. LOT SIZE: 10,000 SF
 AVERAGE LOT SIZE: 42,150 SF
 4 LOTS = 10.08 ACRES
 05' FRONT
 8' x 10' SIDES
 10' REAR

OWNER/DEVELOPER CONTACT

THE DEVELOPER FOR THIS PROJECT IS:
 ST. GEORGE TRO, LLC
 MARK TEPPER
 8716 SPANISH RIDGE AVENUE, #120
 LAS VEGAS, NEVADA 89148 (702) 252-5791

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
 SENTERRI VISTA DRIVE

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
 ROSENBERG ASSOCIATES
 RAYMOND ALLTON
 352 EAST RIVERSIDE DRIVE, SUITE A2
 ST. GEORGE, UTAH 84710 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
 APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
 129 WEST 1600 SOUTH
 ST. GEORGE, UTAH 84710 (435) 673-6850

DATE	07/26/2019
REVISED	10/08-05/2020
DESIGNED BY	CSA
CHECKED BY	BSA
DRAWN	Construction Set

DATE	
REVISIONS	

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

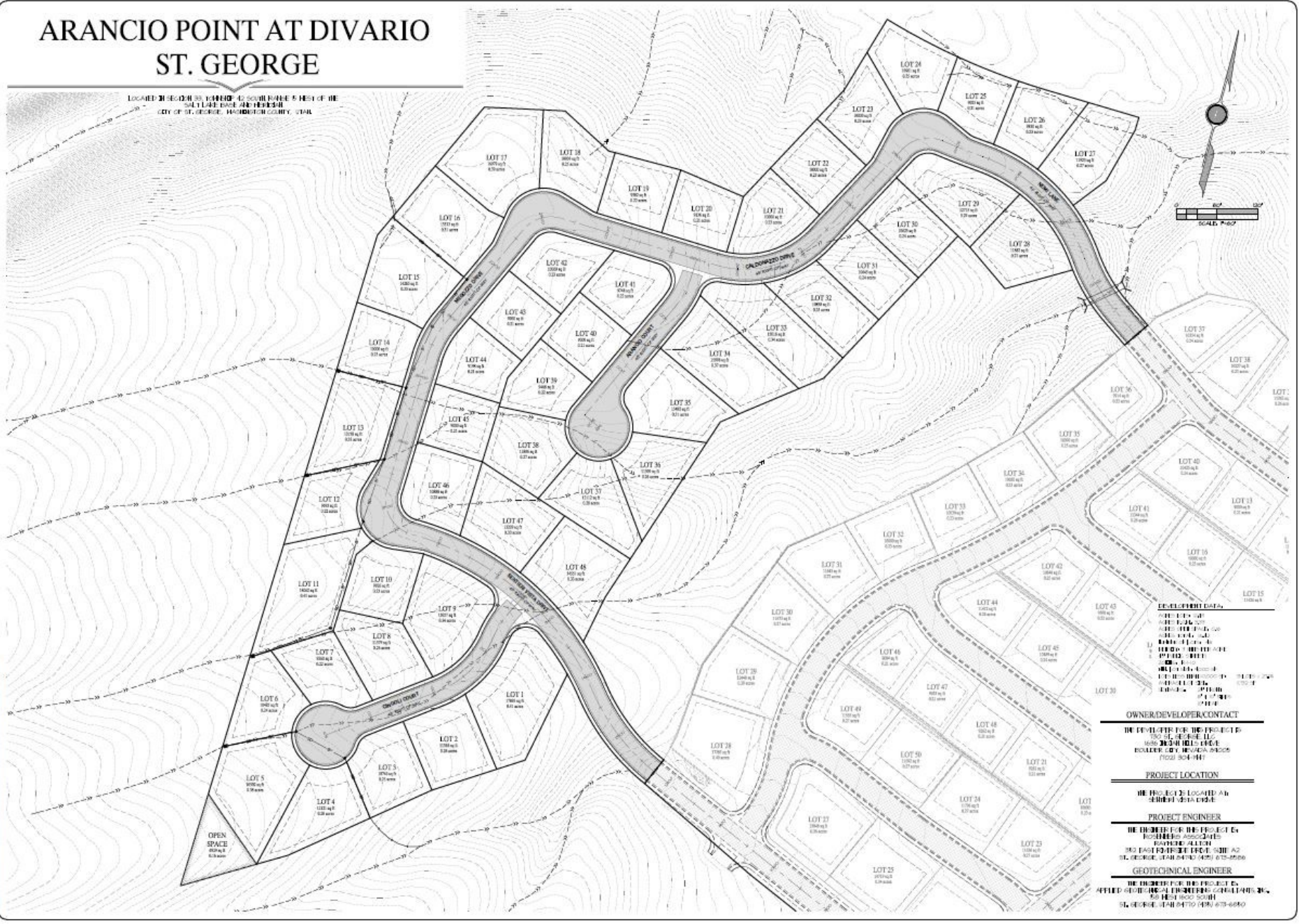
352 East Riverside Drive
 St. George, Utah 84790
 Ph: 435.673.8586 Fax: 435.673.8787
 www.ra3.com

PRELIMINARY PLAT
 FOR
 ARANCIO POINT AT DIVARIO
 ST. GEORGE
 UTAH

48 Lot Concept

ARANCIO POINT AT DIVARIO ST. GEORGE

LOCATED IN SECTION 35, T41N03R14E, S01W1/4 RANGE 4, MERIDIAN 14E, COUNTY OF ST. GEORGE, MISSISSIPPI. AS SHOWN ON THE SURVEY MAP OF ARANCIO POINT AT DIVARIO, ST. GEORGE, MISSISSIPPI.



DEVELOPMENT DATA:
 1. TOTAL LOTS: 48
 2. TOTAL ACRES: 100.00
 3. TOTAL SQUARE FEET: 3,600,000
 4. TOTAL ACRES PER LOT: 2.083
 5. TOTAL SQUARE FEET PER LOT: 360,000
 6. TOTAL ACRES PER ACRE: 1.000
 7. TOTAL SQUARE FEET PER ACRE: 43,560
 8. TOTAL ACRES PER ACRE: 1.000
 9. TOTAL SQUARE FEET PER ACRE: 43,560

OWNER/DEVELOPER/CONTACT
 THE DEVELOPER FOR THE PROJECT IS:
 ROSENBERG ASSOCIATES
 1000 N. GULF BLVD., SUITE 200
 ST. GEORGE, MISSISSIPPI 39362
 (601) 364-1111

PROJECT LOCATION
 THE PROJECT IS LOCATED IN:
 SECTION 35, T41N03R14E, S01W1/4

PROJECT ENGINEER
 THE ENGINEER FOR THE PROJECT IS:
 ROSENBERG ASSOCIATES
 1000 N. GULF BLVD., SUITE 200
 ST. GEORGE, MISSISSIPPI 39362
 (601) 364-1111

GEOTECHNICAL ENGINEER
 THE ENGINEER FOR THE PROJECT IS:
 GEOTECHNICAL ENGINEERS CONSULTANTS, INC.
 505 WEST 1000 SOUTH
 ST. GEORGE, MISSISSIPPI 39362
 (601) 673-6850

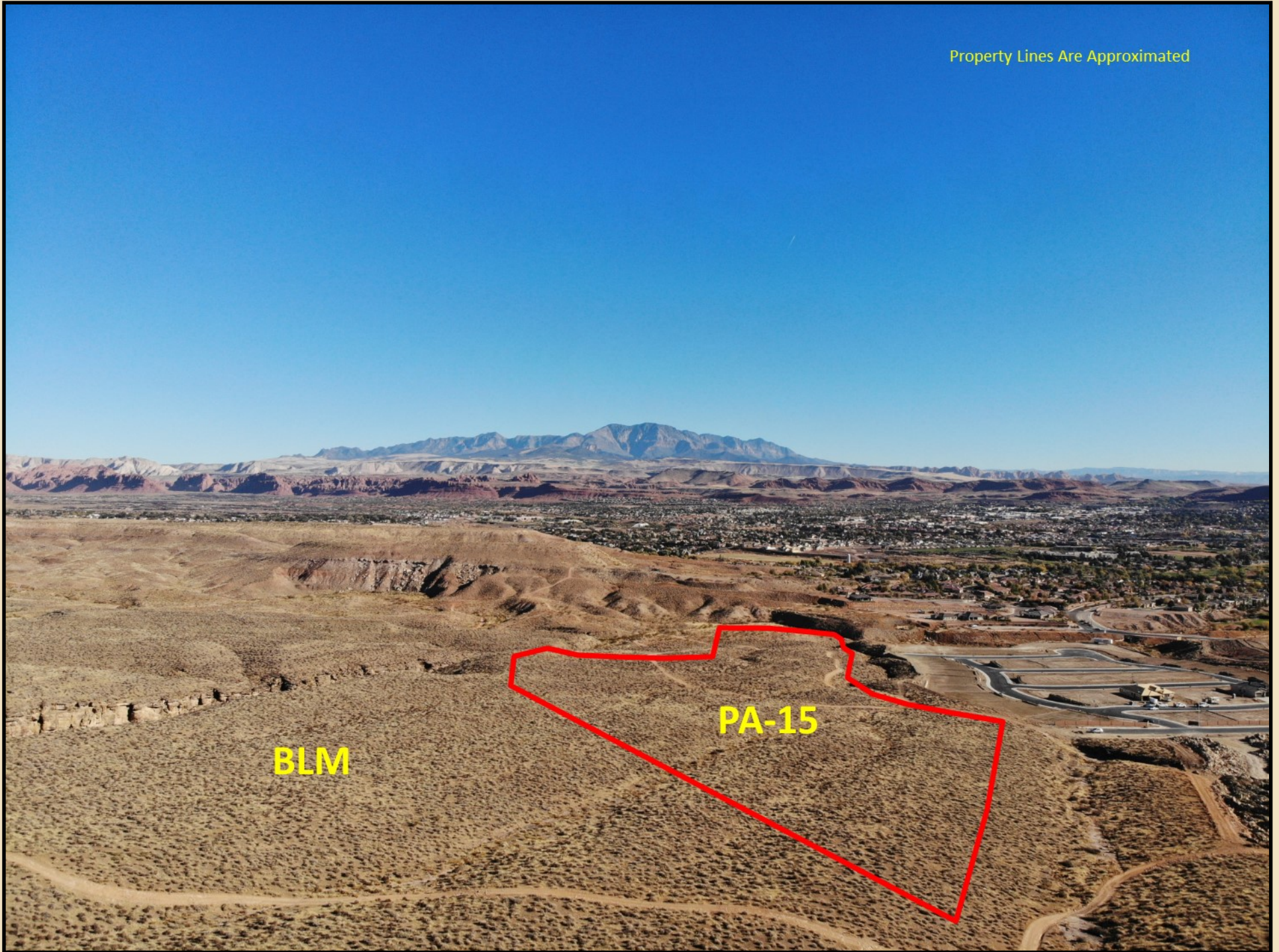
DATE: 05/20/2024
 DRAWN BY: C20
 CHECKED BY: JWA
 DWG. CONSTRUCTION SET

SCALE: 1"=100'

ROSENBERG
 A S O C I A T E S
 CIVIL ENGINEERS • LAND SURVEYORS

SITE PLAN - OPTION A
 FOR
ARANCIO POINT AT DIVARIO
 ST. GEORGE, MISSISSIPPI

Property Lines Are Approximated



BLM

PA-15

Property Lines Are Approximated



PA-15

BLM

