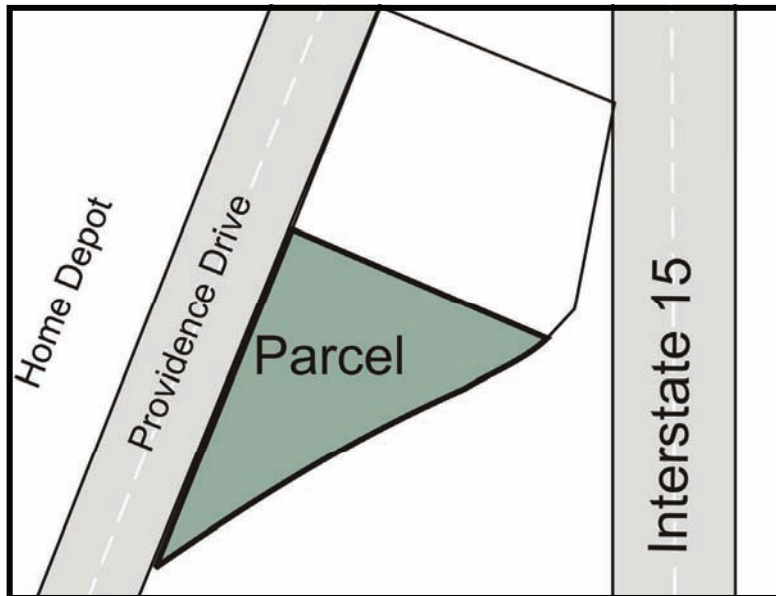


GET THIS ONE WHILE YOU CAN

One of the Best Pad Sites in the Providence Center




\$555,000

- VISIBLE FROM I-15
- ACROSS FROM HOME DEPOT
- WILL FIT APPX. 8,000 SF
- ALL UTILITIES TO SITE
- SHARED ENTRANCE & PARKING
- READY TO BUILDING
- ZONED GENERAL COMMERCIAL



PROVIDENCE CENTER DRIVE | CEDAR CITY | UTAH

Across the street from the entrance to Home Depot, this is one of the last true pad sites left in the Providence Center. Very visible from I-15, this site is 39,633 SF. Under current zoning this would allow up to an eight thousand (8,000) sf building. This spot has a shared access and agreements for reciprocal parking with the neighboring site. It would be perfect for a restaurant, stand alone retail, or auto service/tire store. We have several layouts that show possibilities. Call us today and let us show you how quickly you can be in business. .

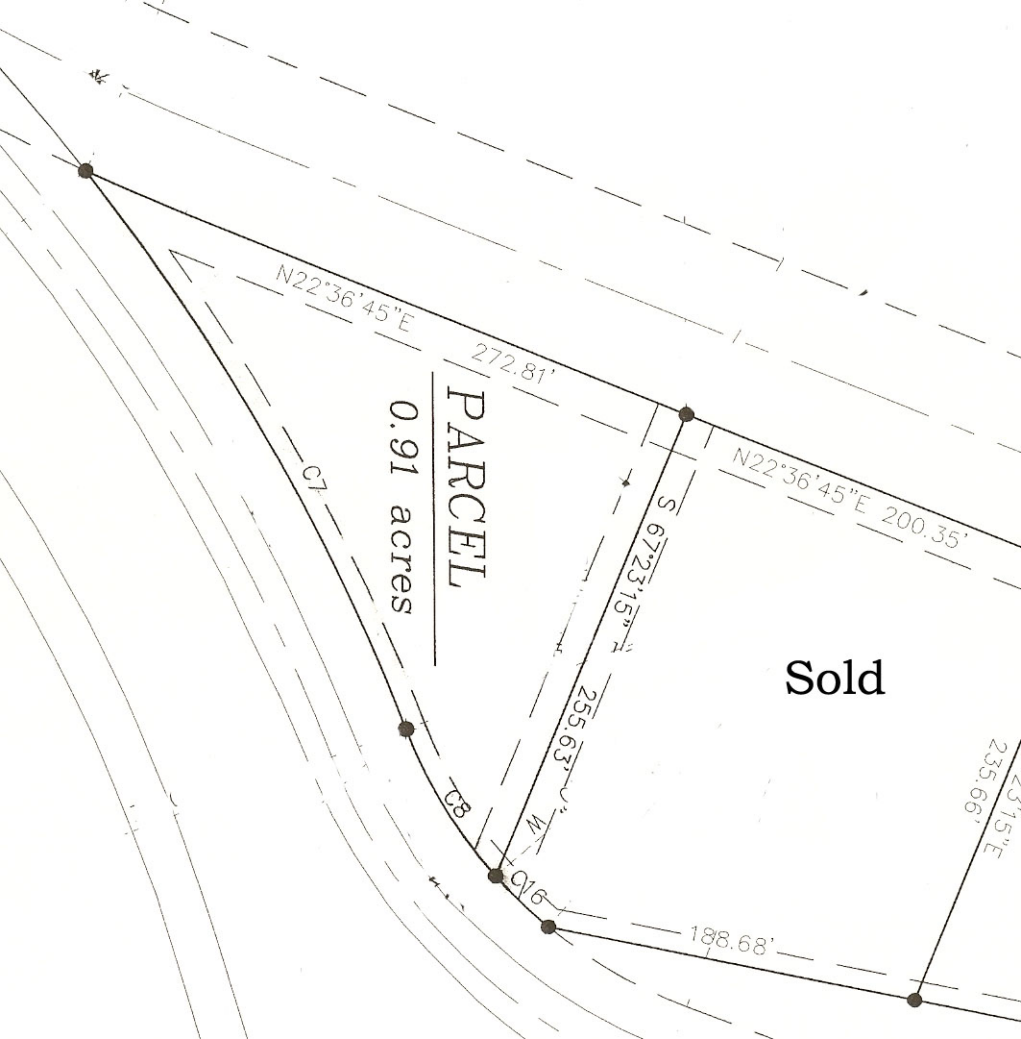


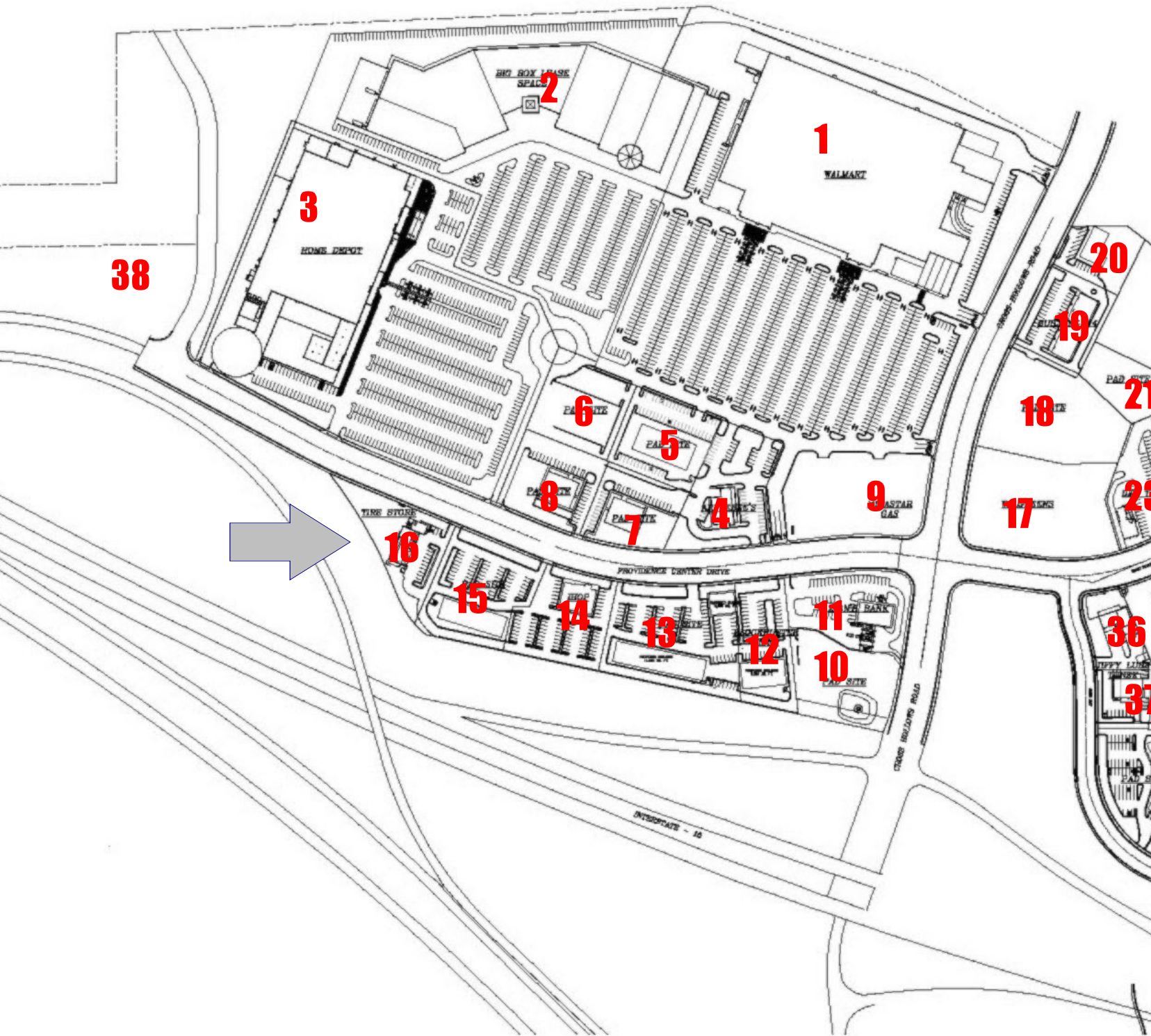
CONTACT THOMAS PUGH OR BRENT DREW

Quantum Development Group

Primary Business Address
288 N. Westview Drive
Cedar City, Utah 84720

Phone: 435-865-0050
Mobile: 435-572-4460 or 435-559-0421
Fax: 435-865-0054
E-mail: quantumbrent@gmail.com





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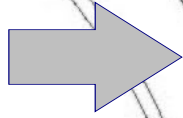
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PARCEL 5 (0.91 ACRES)

BEGINNING AT A POINT LOCATED N01°09'20"W 1214.49 FEET AND N90°00'00"E 694.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE MERIDIAN. SAID POINT ALSO BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF PROVIDENCE CENTER DRIVE; RUNNING THENCE S67°23'15"E 255.63 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY OF INTERSTATE-15. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 246.48 FEET AND A CENTRAL ANGLE OF 20°33'37". RADIUS POINT BEARS N40°50'40"W; THENCE SOUTHWESTERLY ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY 88.45 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1084.93 FEET AND A CENTRAL ANGLE OF 17°25'33". RADIUS POINT BEARS S20°17'03"E; THENCE SOUTHWESTERLY ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY 329.97 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY OF PROVIDENCE CENTER DRIVE. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1245.00 FEET AND A CENTRAL ANGLE OF 2°32'36" RADIUS POINT BEARS N64°50'39"W; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY 55.27 FEET TO THE P.T.; THENCE N22°36'45"E ALONG SAID LINE 272.81 FEET TO THE POINT OF BEGINNING. CONTAINING 0.91 ACRES MORE OR LESS.

SUBJECT TO A 10.00 FOOT UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF SAID PARCEL.

SUBJECT TO A 20.00 FOOT UTILITY EASEMENT ALONG THE WEST PROPERTY LINE OF SAID PARCEL.

SUBJECT TO A 30 FOOT ACCESS EASEMENT 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED N01°09'20"W 1214.49 FEET AND N90°00'00"E 694.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE MERIDIAN; SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY OF PROVIDENCE CENTER DRIVE; RUNNING THENCE S67°23'15"E 255.63 FEET TO THE POINT OF ENDING.