



InterNet
PROPERTIES

RARE DEVELOPMENT OPPORTUNITY AT THE ENTRANCE OF MOAB



Lions Park and
Bike Path Trailhead



Canyonlands By
Night & Day

Presented By

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PROPERTY INFORMATION

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SECTION 1

PROPERTY INFORMATION

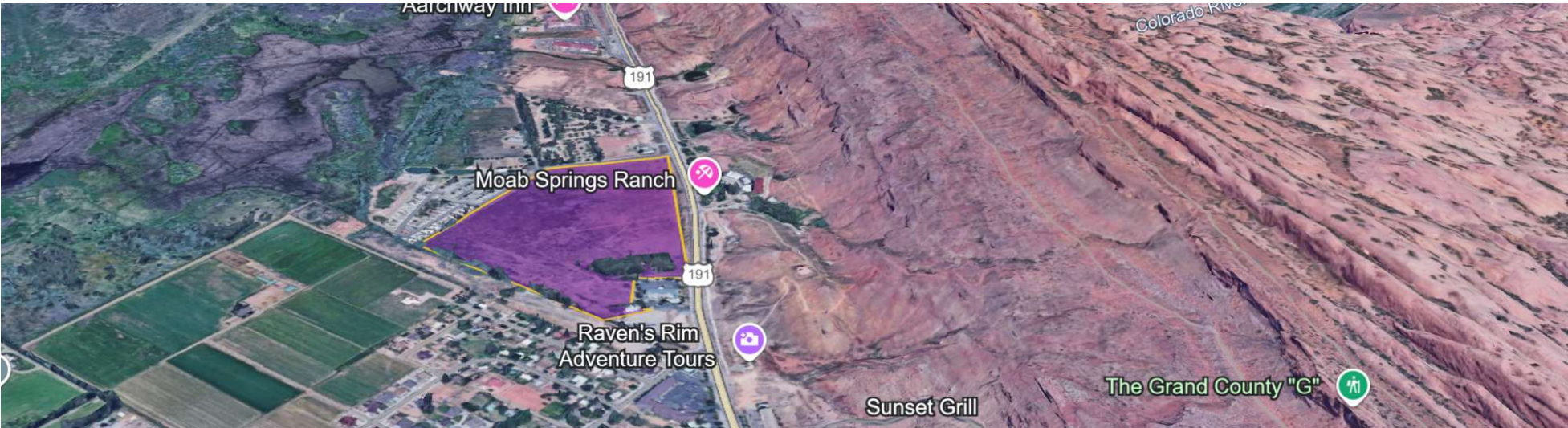
Living Park and
Bike Path Trailhead



Canyonlands By
Night & Day

Colorado

Executive Summary



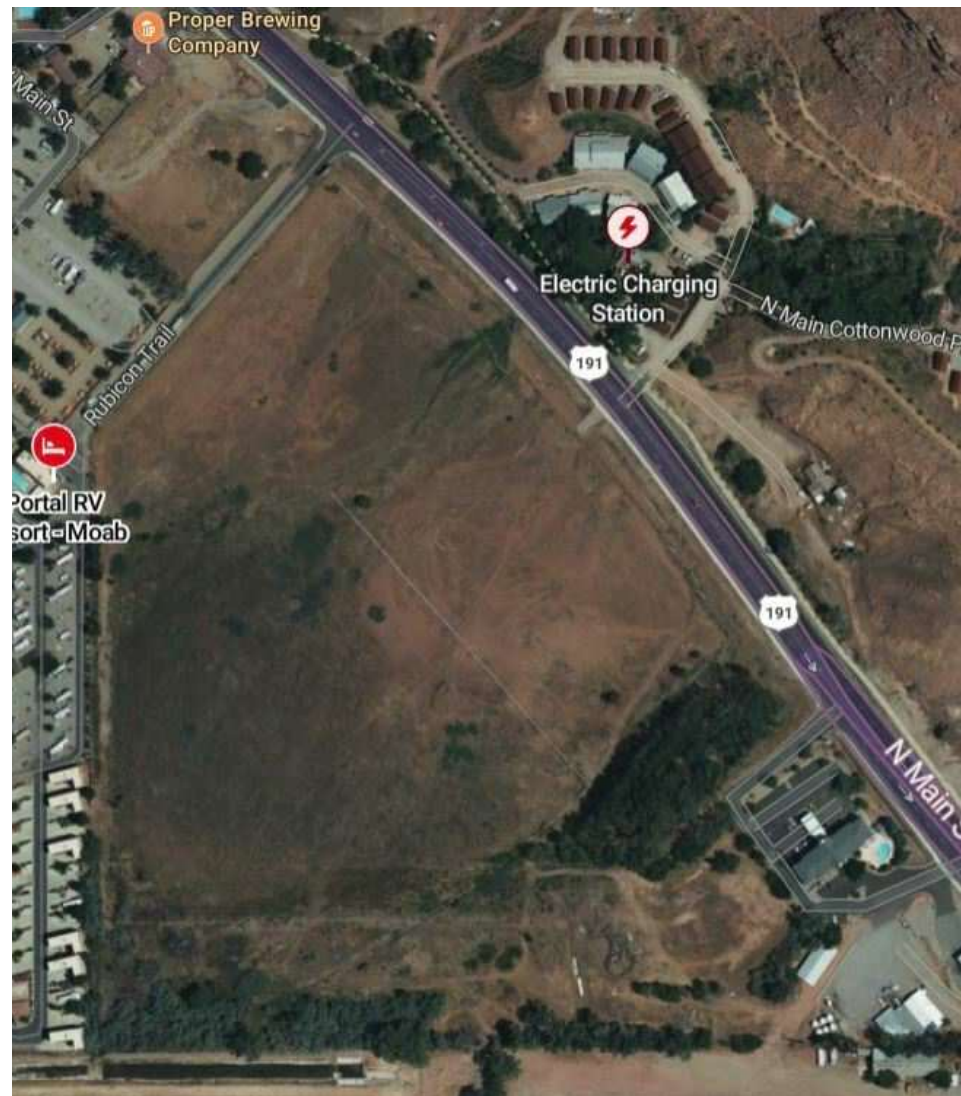
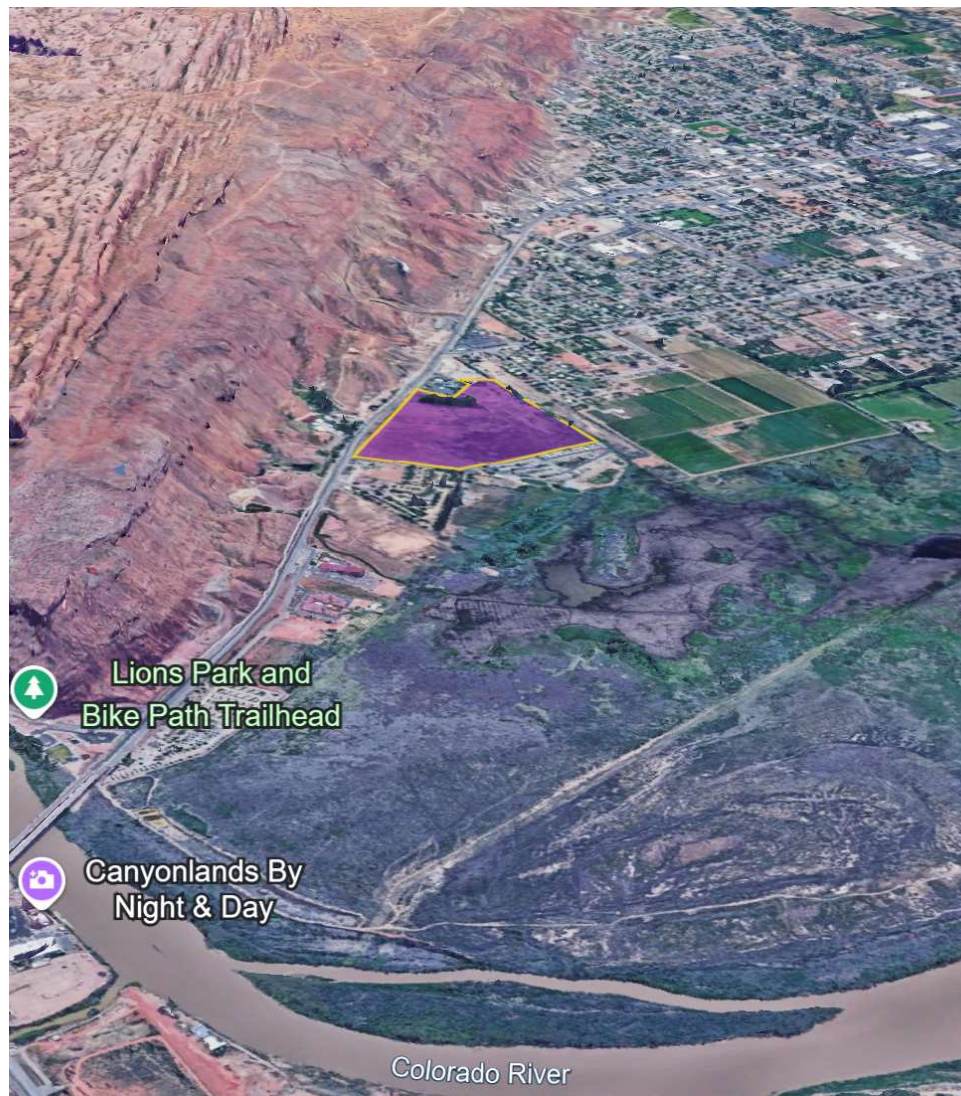
OFFERING SUMMARY

Total Land Value:	\$40,000,000
Total Lot Size:	39.56 Acres
Total SF of Developable Land:	1,723,233
Zoning:	C-4
Existing Structures:	None
Existing Land Infostructure:	Contact Agents

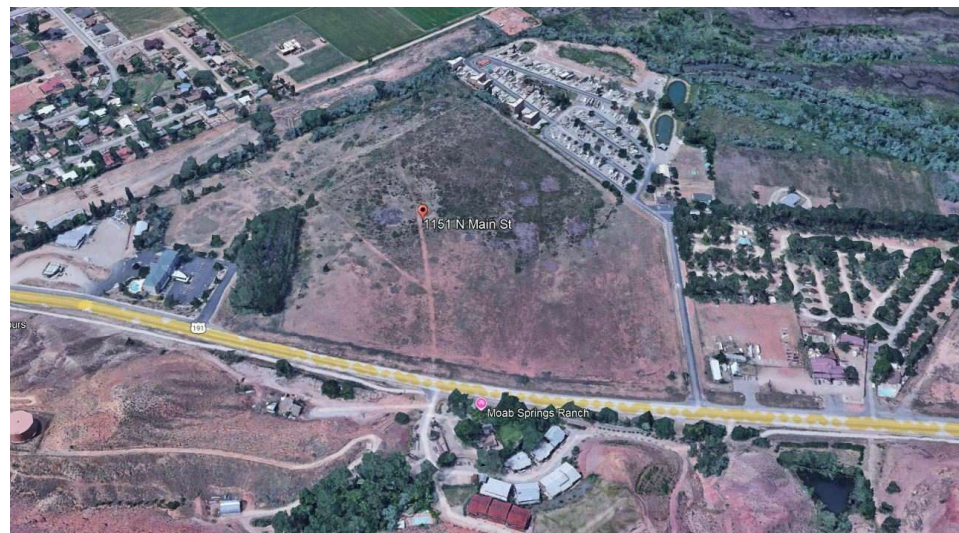
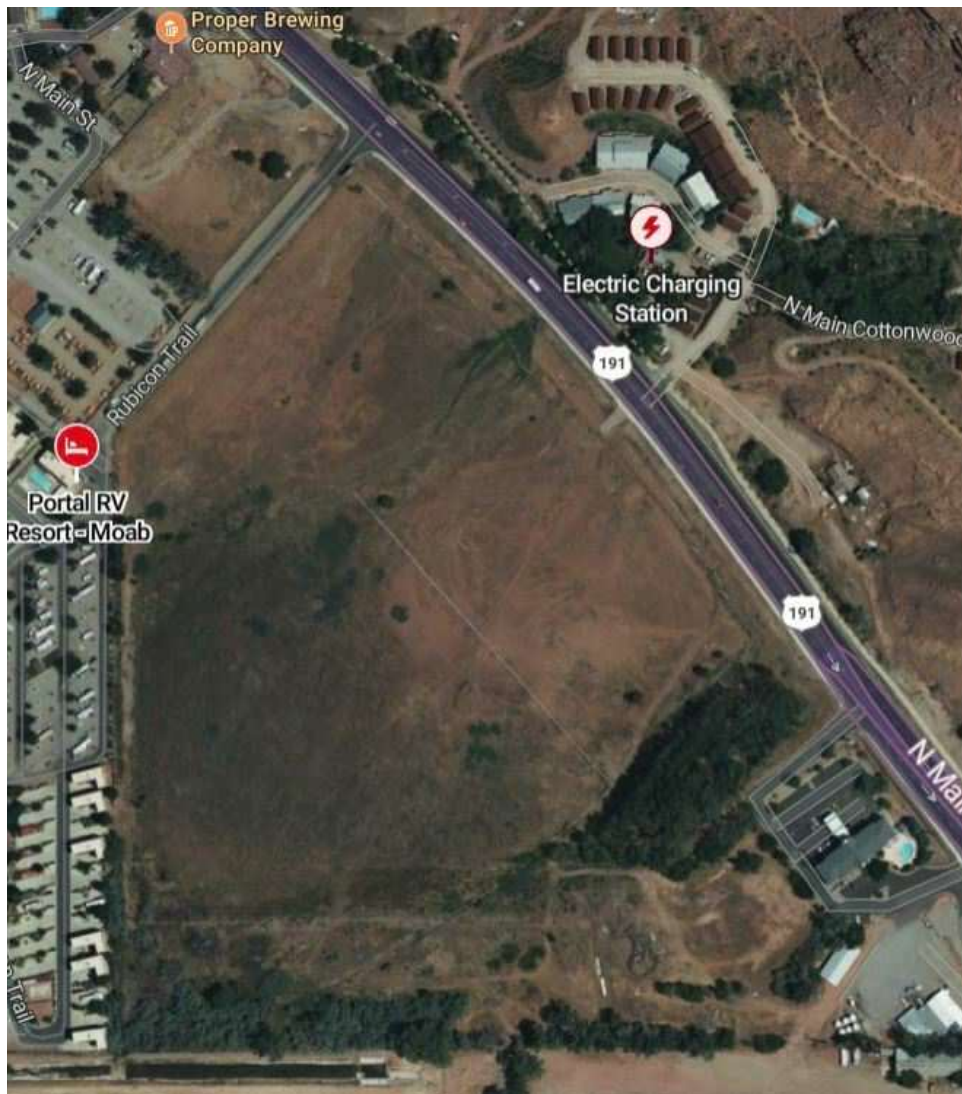
PROPERTY OVERVIEW

- Opportunity to Develop a Large Mixed-Use Development at the Entrance of Moab
- Contemplated Site Plan Allows for More than 300,000 SF of Leasable Property
- Property is Zoned C-4, which Allows for a Number of Different Permitted Uses: Retail, Hotel, Apartments, etc.
- Arches National Park is Located Approximately 10 Minute Drive from the Subject Site
- Opportunity for Much-Needed Housing and Shelter Options

Potential Site Scheme



Property Photos



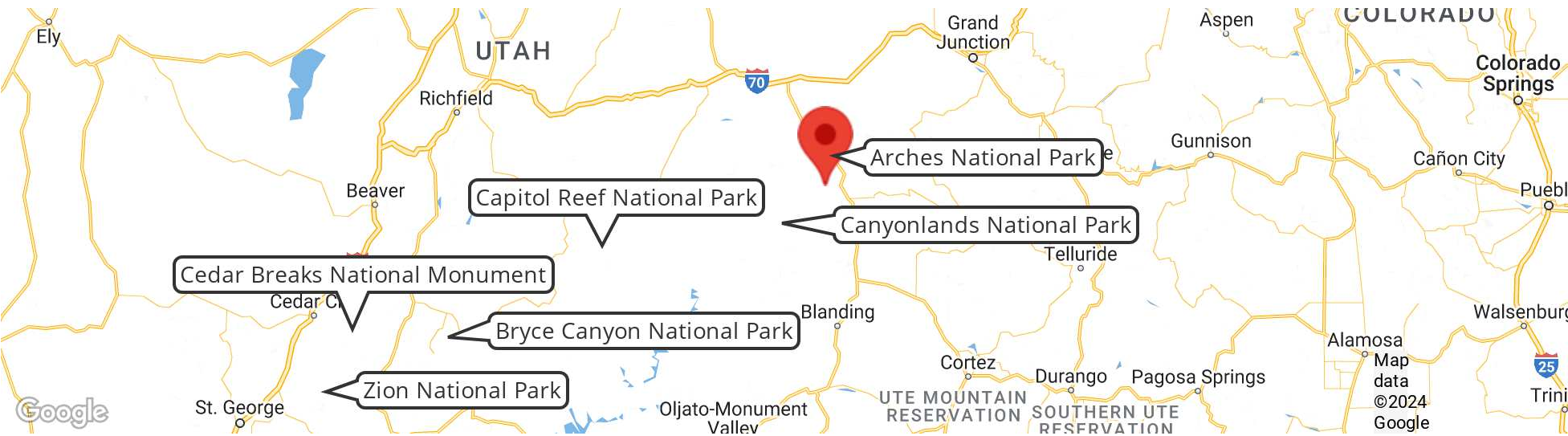
Activities

SOUTHERN UTAH YEARROUND ACTIVITIES

- Skiing
- ATV's
- Golfing
- Hot Air Balloon
- River Rafting
- Mountain Biking/Road Biking
- Canyoneering
- Skydiving/Hand Gliding
- Boating
- Rock Climbing
- Camping
- Horseback Riding
- Snowmobiling



Surrounding Area Overview



SOUTHERN UTAH TOURISM AND LODGING

- Surrounded by 5+ national parks, called the Mighty 5 (Arches, Bryce Canyon, Canyonlands, Capitol Reef and Zion). Visitation records every month since October 2020.
- National parks had 100% increase in visitation since 2019.
- Since June of 2021, Utah has received 1.2 million visitors to its national parks.
- Ski Utah announced ski season set a record with 5.3 million skier days in 2020-2021, 3.4% increase from 2018-2019 season.
- In 2022, 22 of 20 Utah counties experienced increase in transient room tax revenue compared to 2019.

NATIONAL PARK	'19-'21 VISITORS	DRIVE TIME
Arches	2,897,786/year	10 Minutes
Canyonlands	1,227,910/year	30 Minutes
Capitol Reef	2,190,414/year	2 Hours
Cedar Breaks	800,000/year	4 Hours
Bryce Canyon	4,056,205/year	4 Hours
Zion	8,079,523/year	4.5 Hours
TOTAL VISITORS	18,452,138	