



FOR SALE

985 W Utah Ave
Hildale, UT 84784

± 49,017 SF
RESIDENTIAL | MULTI-FAMILY

Property Specs

OFFERED PRICE	\$3,250,000
BUILDING SIZE SF	± 49,017 SF
LOT SIZE	± 1.72 Acres
YEAR BUILT	1992
ZONING	General Commercial
TYPE	Residential Multi-Family

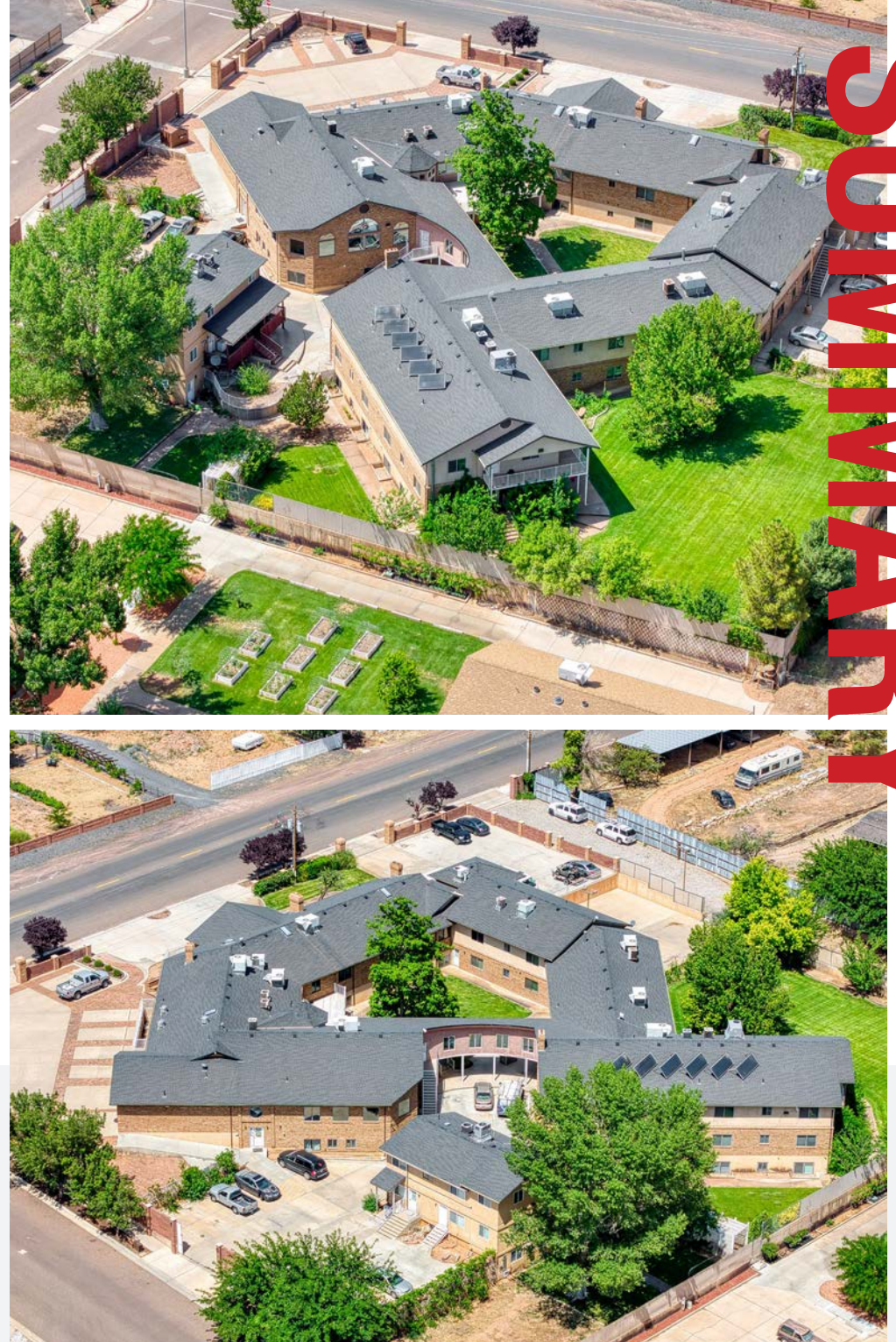
KEY AMENITIES

- Large gathering room
- Game room
- Large foyer & manager's office
- Full commercial kitchen with built-in cooler
- Not sprinkled
- Security system with 16 cameras



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SUMMARY

Property Specs

1 BEDROOM	1 BATH (FULL BATHROOM, SINK, FRIDGE)	23 UNITS
2 BEDROOM	1 BATH (JACK & JILL)	5 UNITS
2 BEDROOM	2 BATH	2 UNITS
3 BEDROOM	3 BATH	1 UNIT
4 BEDROOM	3 BATH	2 UNITS
5 BEDROOM	2 BATH	2 UNITS

RECENT IMPROVEMENTS

- Full remodel of every room (new carpet & paint)
- Roof: New in 2022 (\$110,000, under warranty)
- Solid core doors installed
- New rain gutters
- Security system with 16 cameras
- New water heaters throughout (replaced former solar units)



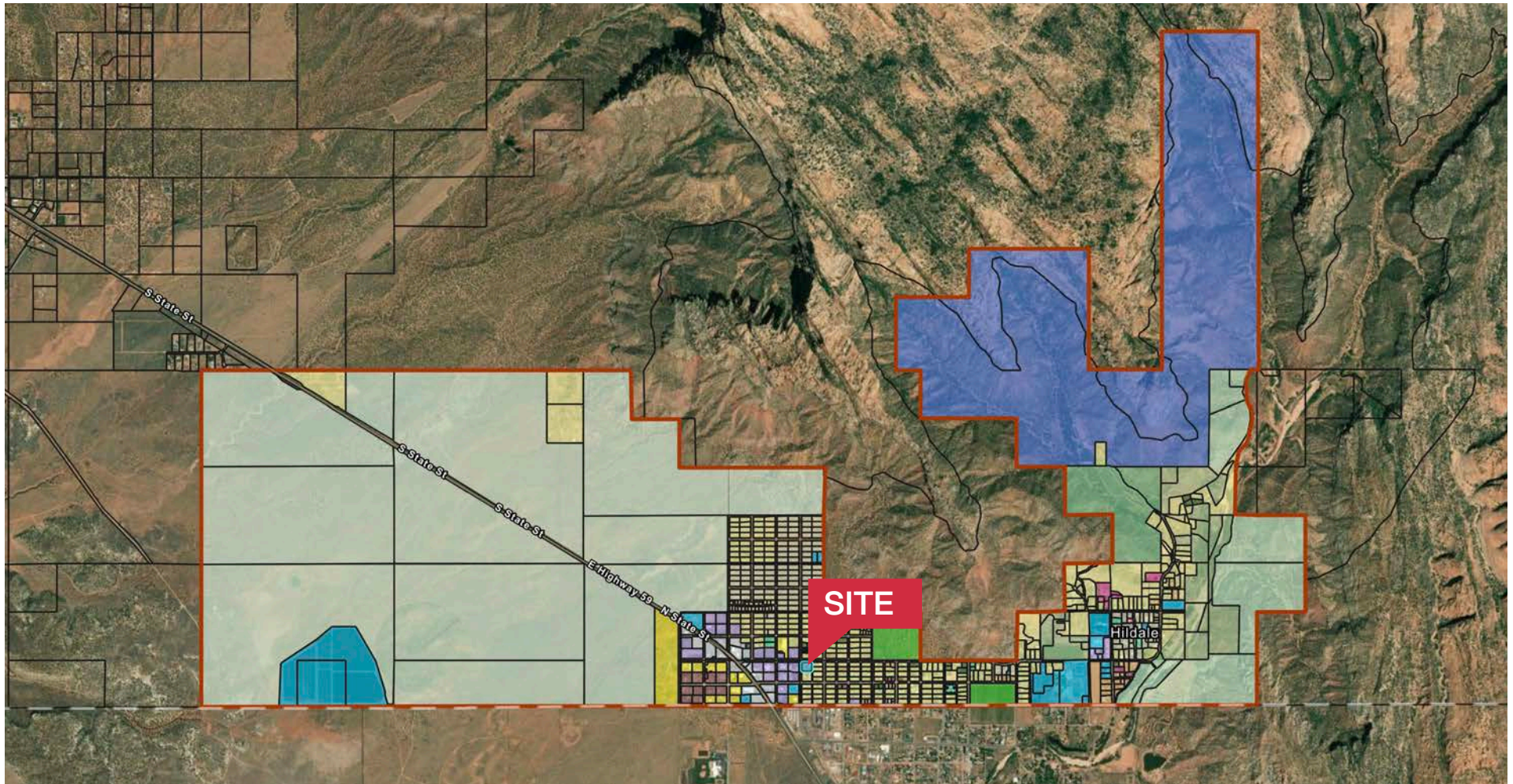
SUMMARY

ZONING: GENERAL COMMERCIAL (GC)

- Accommodates a broad mix of commercial uses, including offices, retail, personal services, heavy commercial, and institutional uses.
- Intended for areas where integrated shopping center development may not be practical due to size, shape, or topography.

LINKS:

- [Parcel Zoning Map](#)
- [Hildale City General Plan](#)





PHOTOS

HISTORICAL CONTEXT

This property was once owned by Rulon Jeffs, long-time leader of the Fundamentalist Church of Jesus Christ of Latter-Day Saints (FLDS).

Jeffs, born in 1909, became president of the FLDS in 1986 and consolidated control of property and finances through the United Effort Plan (UEP) trust.

Regarded as “the Prophet” by followers, Jeffs practiced polygamy, reportedly taking between 20–60+ wives and fathering numerous children.

The property sits within the Short Creek community (Hildale, UT & Colorado City, AZ), historically tied to FLDS communal living.





PHOTOS



PHOTOS





PHOTOS



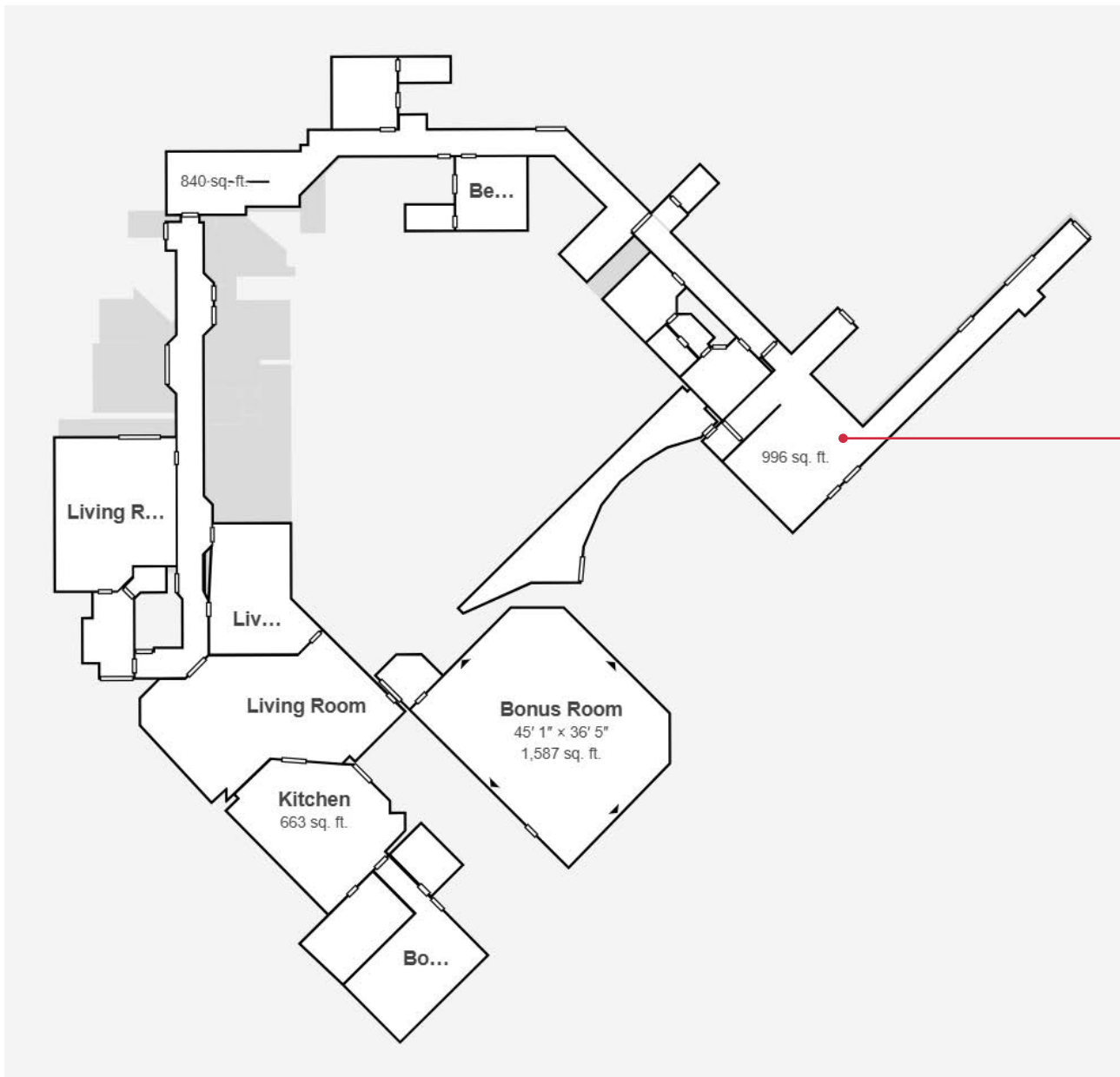




PHOTOS



FLOOR PLAN

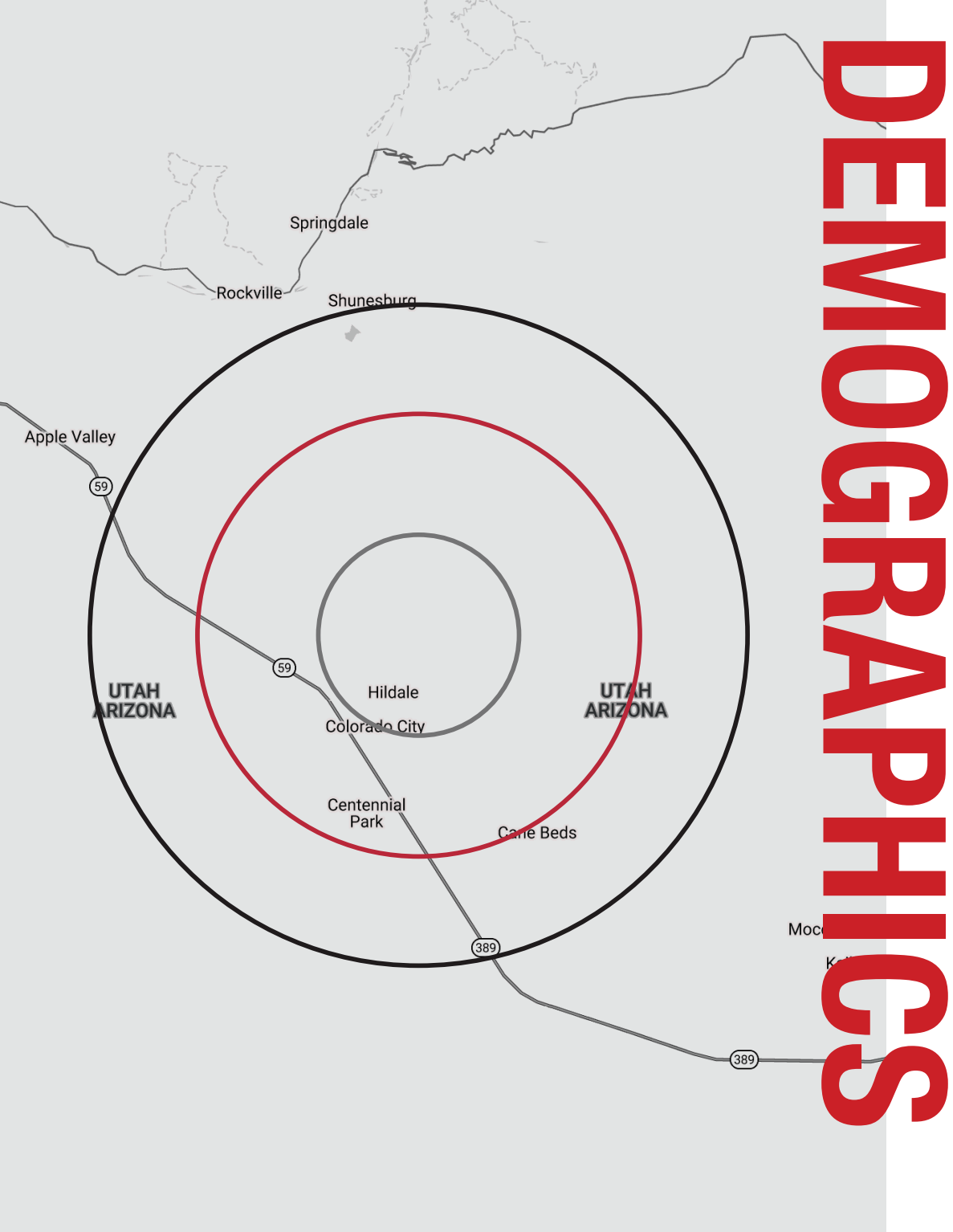


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AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	1,017	3,233	4,440
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	229	733	1,004
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$107,493	\$87,043	\$97,986

Traffic Counts

STREET	AADT
Central Ave	660
SR 59	7,900

Cities Nearby

St. George, Utah	50 miles
Salt Lake City, Utah	313 miles
Las Vegas, Nevada	159 miles
Phoenix, Arizona	371 miles
Denver, Colorado	670 miles

TERMS & CONDITIONS

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Summary Documents

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