



85493

FOR
SALE

985 W Utah Ave
Hildale, UT 84784

**± 49,017 SF
RESIDENTIAL | MULTI-FAMILY**

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Red Rock
REAL ESTATE

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Property Specs

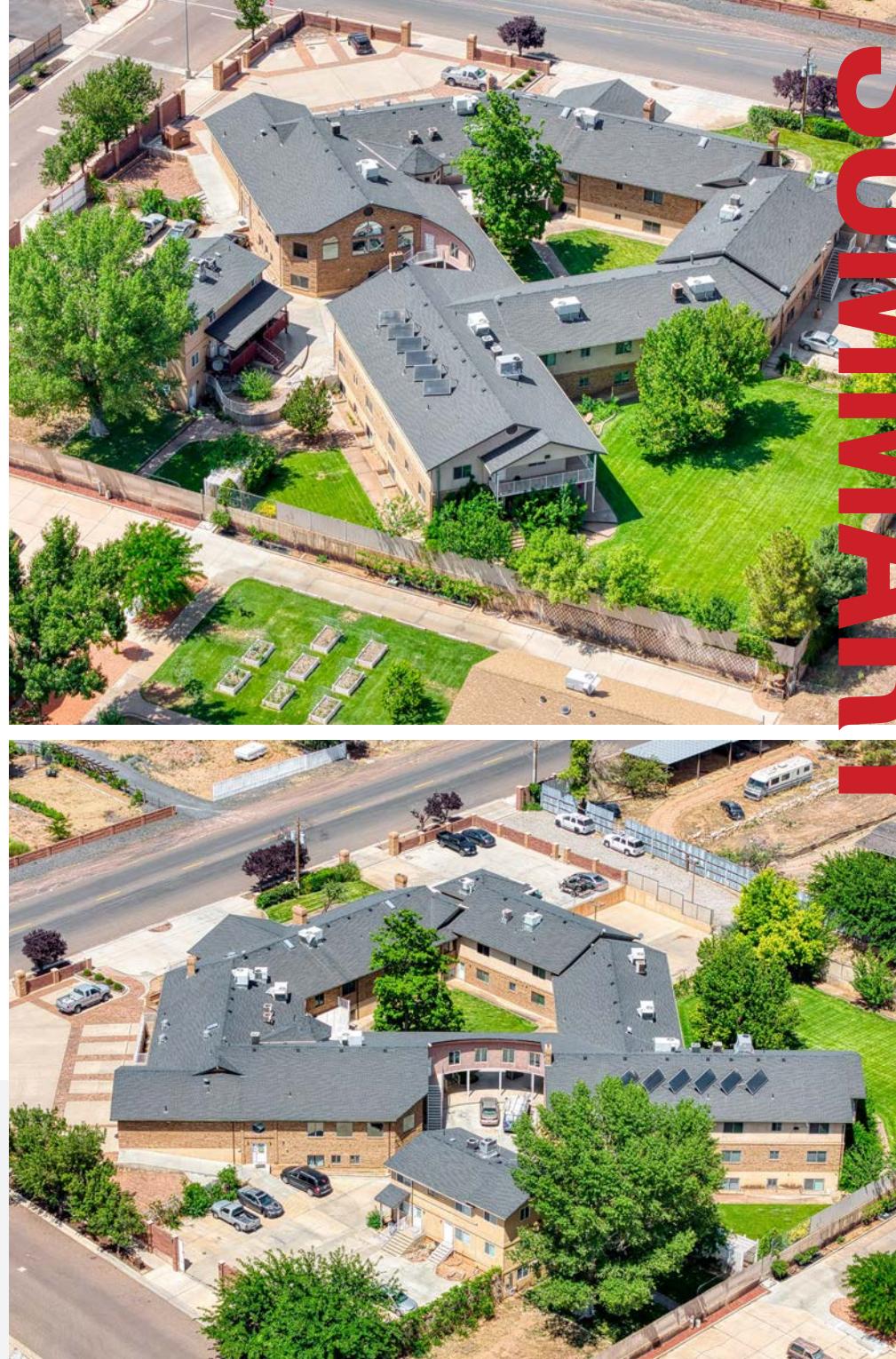
OFFERED PRICE	\$3,250,000
BUILDING SIZE SF	± 49,017 SF
LOT SIZE	± 1.72 Acres
YEAR BUILT	1992
ZONING	General Commercial
TYPE	Residential Multi-Family

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



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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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)



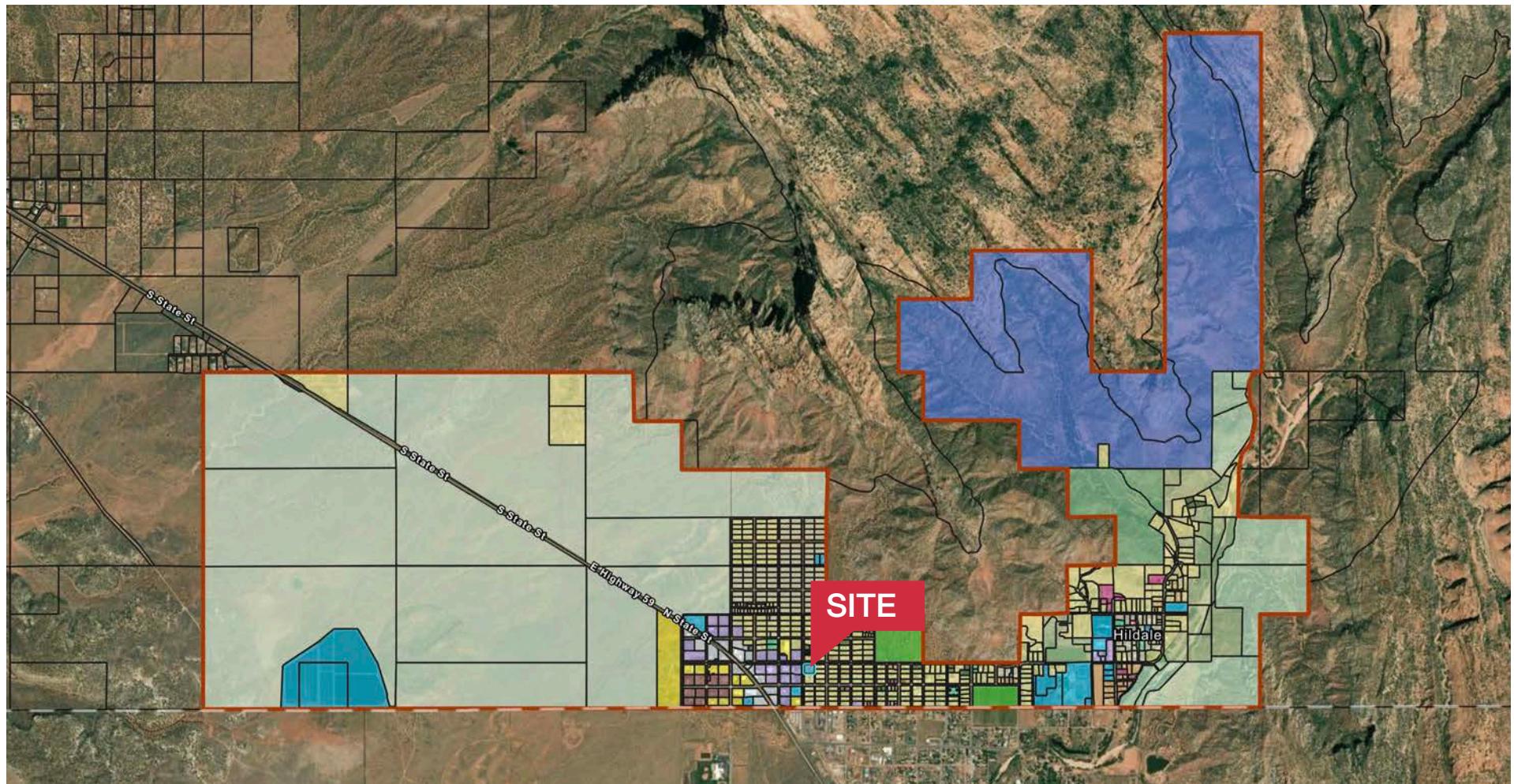
ZONING & PLANNING

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](#)





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



Photo



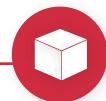
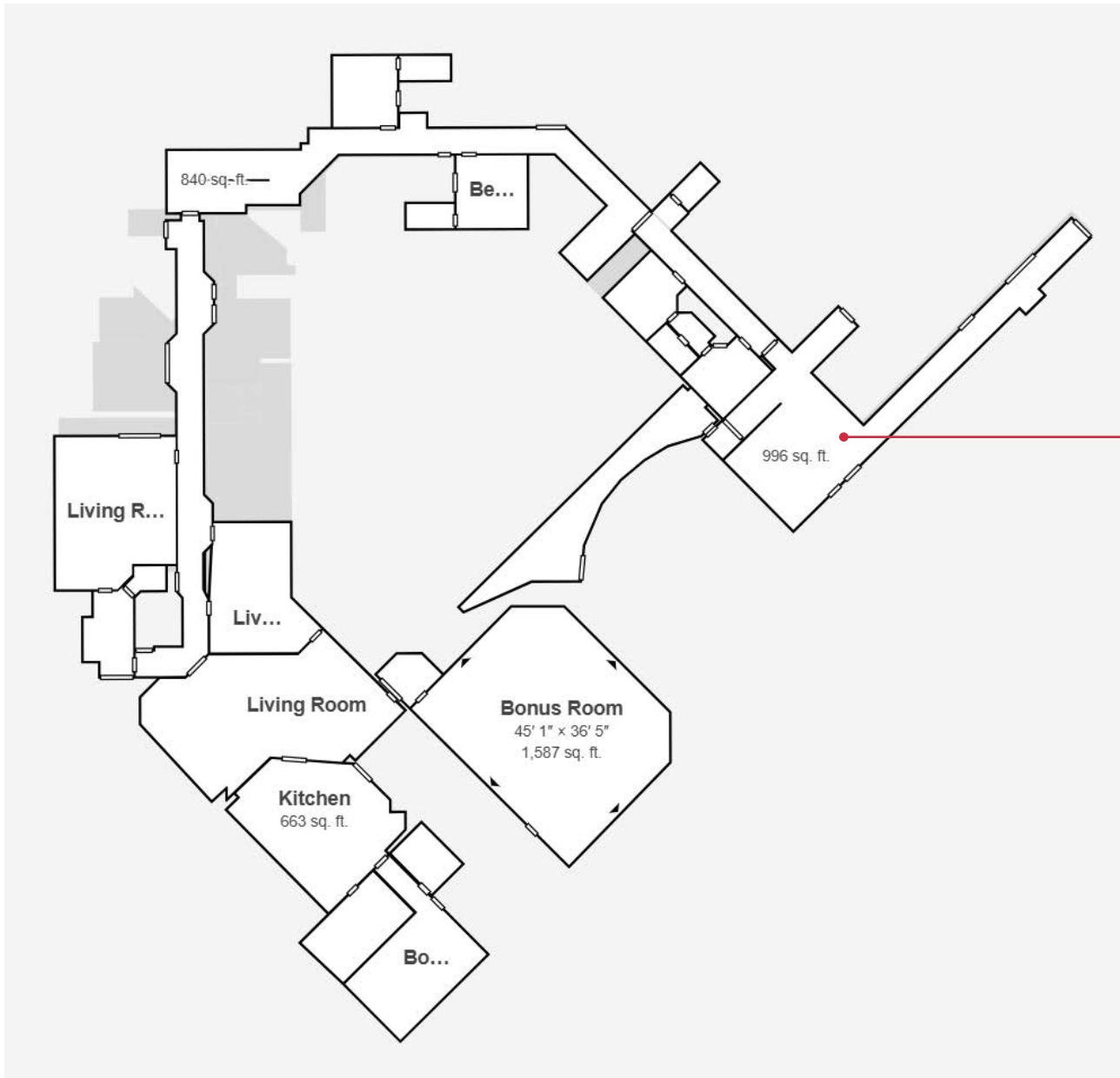
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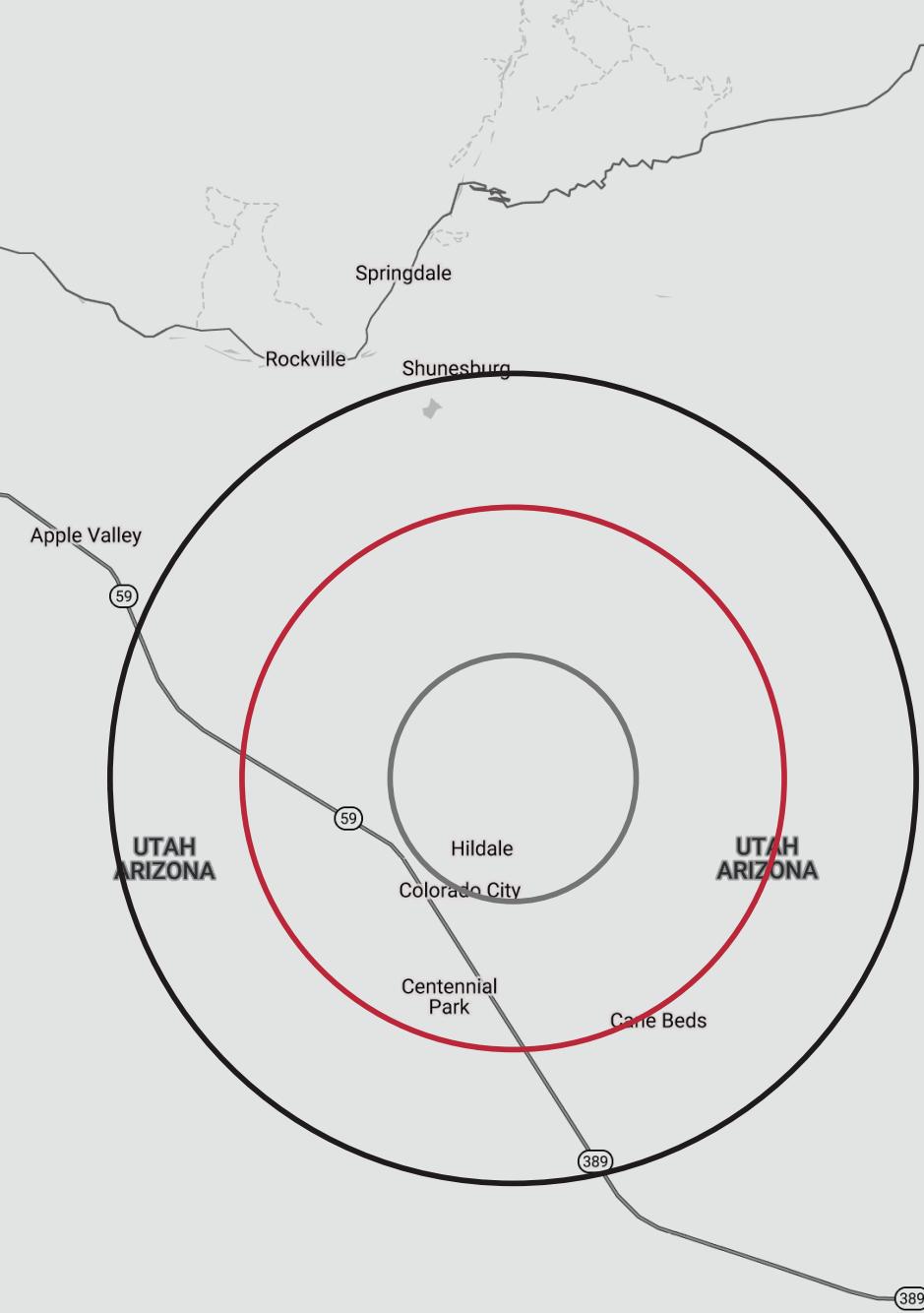
LOOR PLAN



CLICK HERE
FOR A 3D TOUR

AREA MAP





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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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

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