

FOR SALE | PRICE REDUCED

±597 Acre Residential Development Parcel
with Utilities and Entitlements in Place

3876 E Mountain View Dr
Kanab, Utah

Offering Memorandum

Terms and Conditions

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.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

OFFER PRICE **\$15,000,000**

TYPE **Land | Residential**

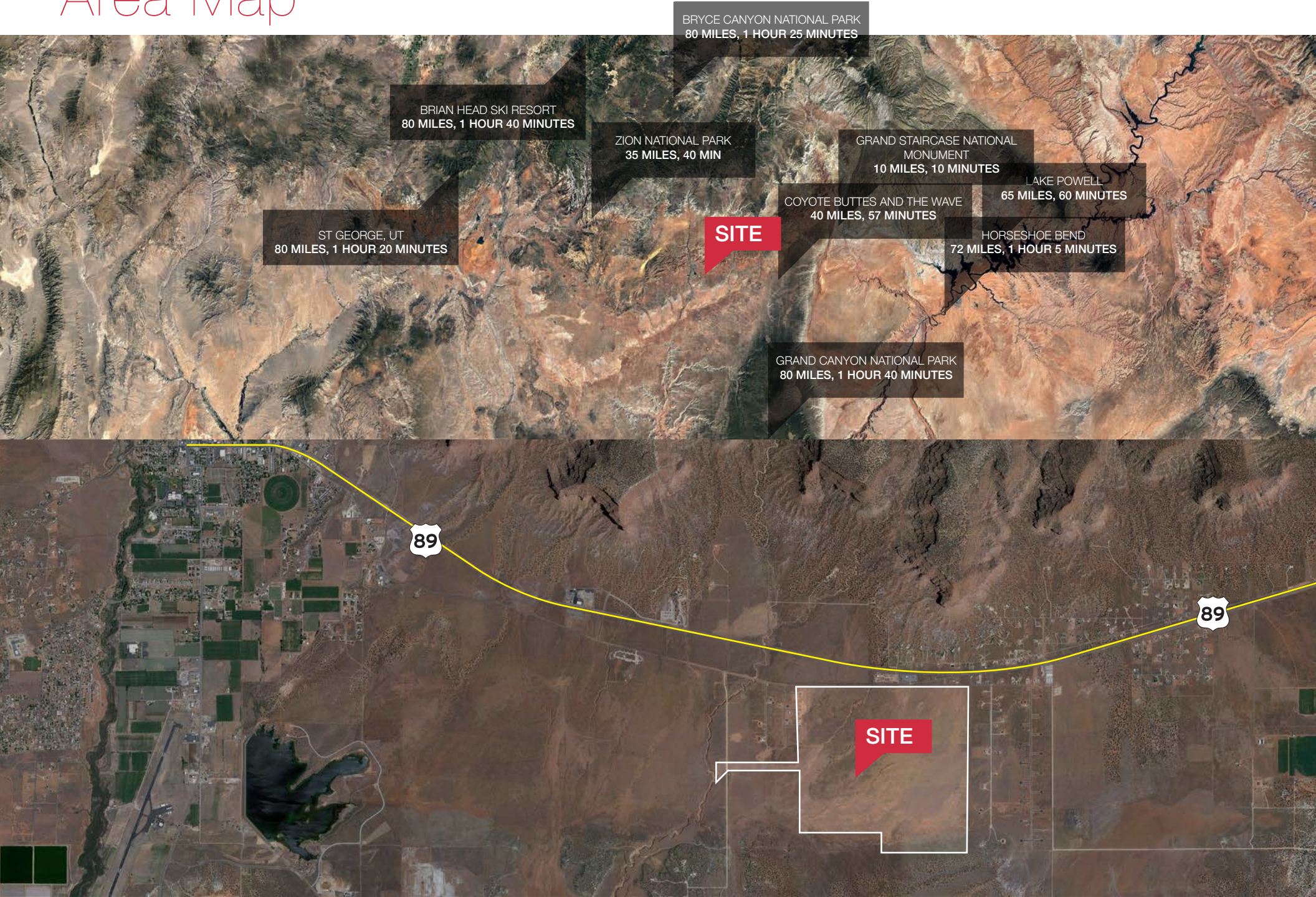
TAX ID **4-5-5-2 & 4-5-6-1**

LOT SIZE **597 ± Acres**

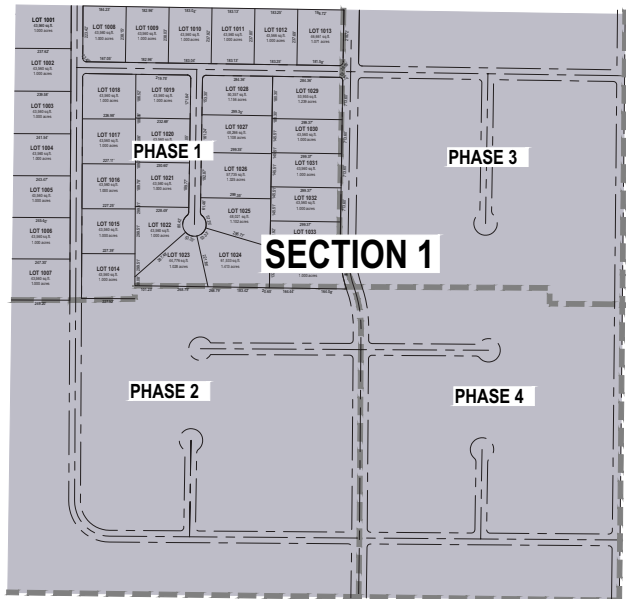
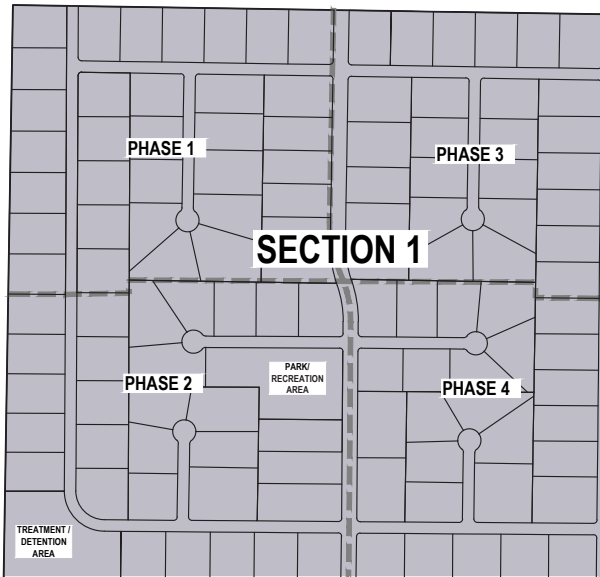
- 597 acre parcel zoned R-1 in Kane County adjacent to Kanab, UT.
- Site has full access to utilities with Will-Serve letters in place from Kane County Water Conservancy and Garkane Energy.
- A Master Planned Development (PUD) has been approved by Kane County Planning and Zoning and is under final consideration by the county.
- Property may be developed in sections and phases.
- PID Eligible.
- Seller Financing Available
- Development is approved for vacation homes and nightly rentals.
- Approximately 30 minutes to Zion National Park.
- Approximately 1 hour to Lake Powell National Recreation Area.
- Seller will consider joint development or sale of the project in phases.



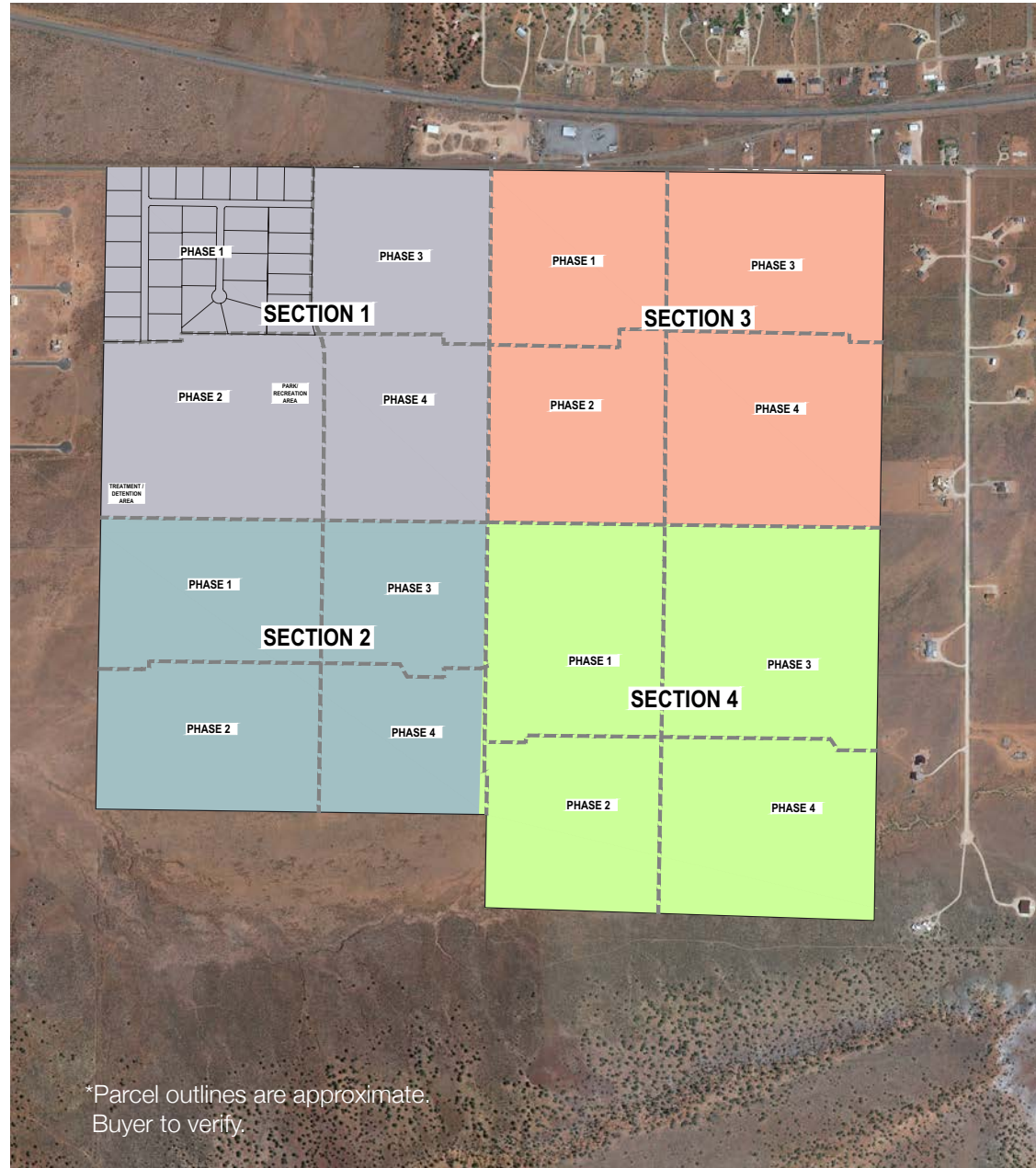
Area Map



Site Concept #1 – Residential Development with R1 Zoning & Phased Development



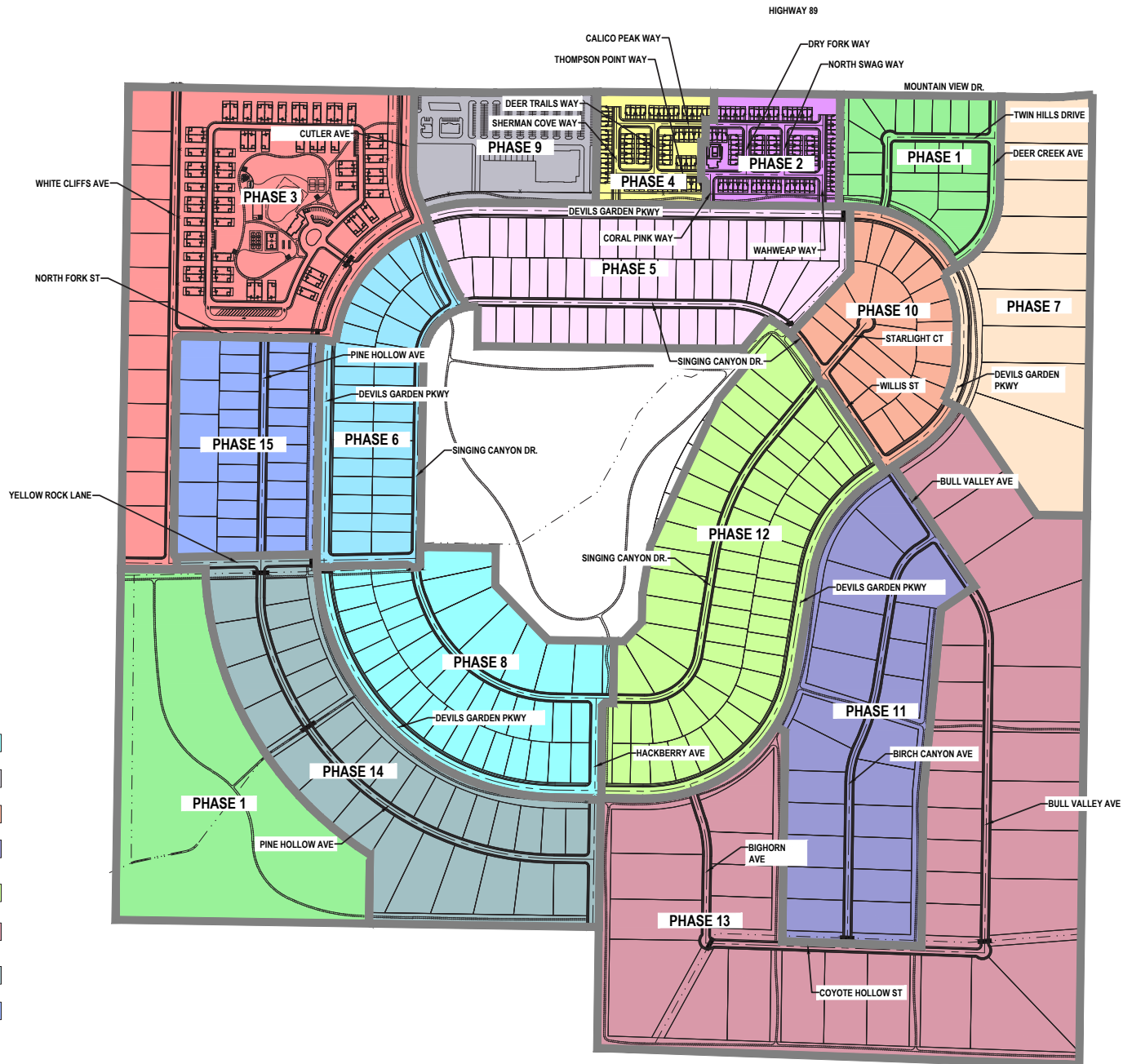
*Lot design is an example of an R-1 layout and is used for illustration purposes only.


















*Parcel outlines are approximate. Buyer to verify.

Site Concept #2 – Master Planned Development (PUD)

This Master Planned Development (PUD) has been approved by Kane County Planning and Zoning and is under final consideration by the County.



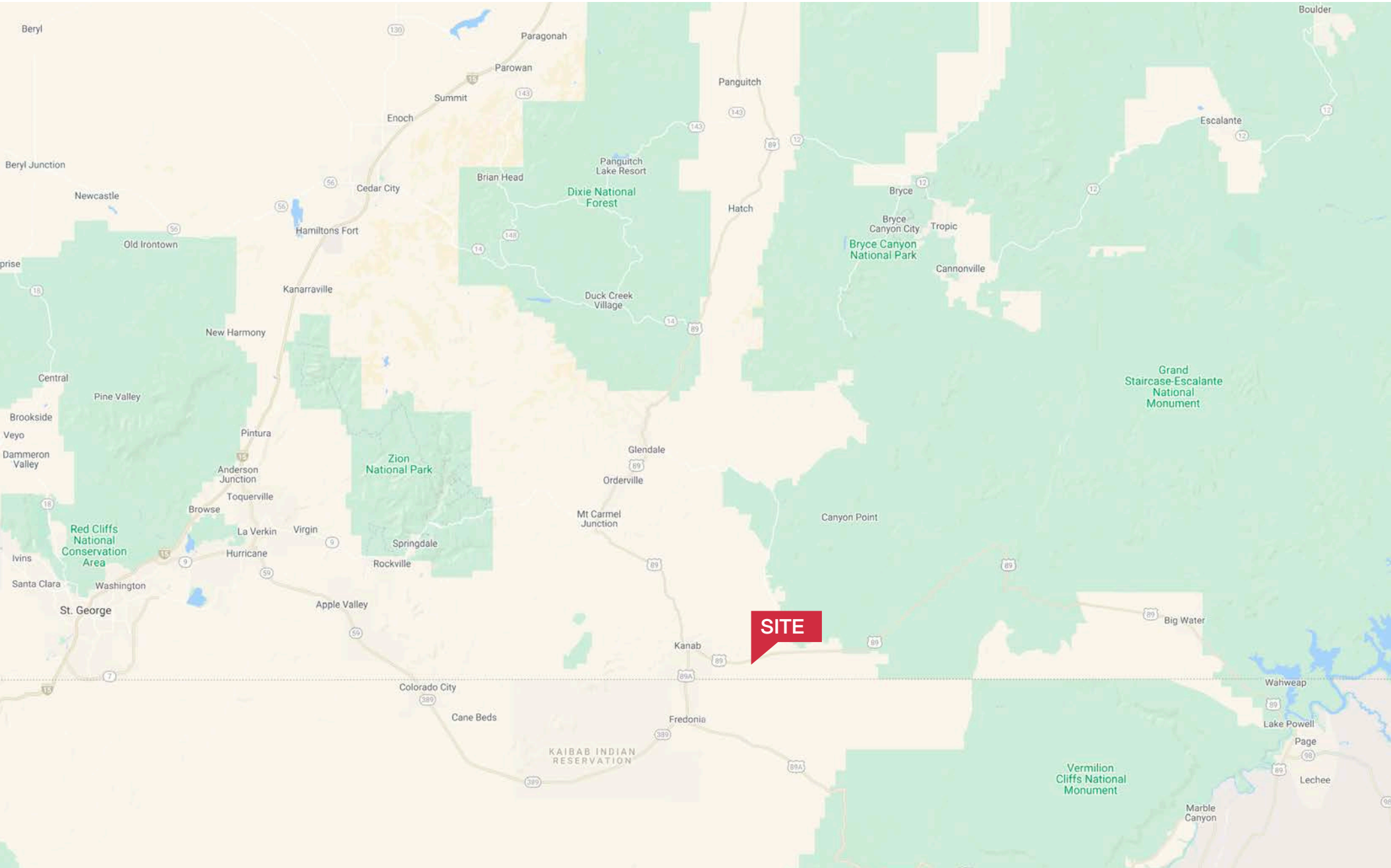
PHASING KEY

PHASE 1 (19 - 0.5 ACRE LOTS)		PHASE 8 (31 - 0.5 ACRE & (7) - 1.5 ACRE LOTS)	
PHASE 2 (84 - TH & CLUBHOUSE)		PHASE 9 (COMMERCIAL TBD)	
PHASE 3 (63 - VR & (13) - 1 ACRE LOTS)		PHASE 10 (24 - 0.5 ACRE LOTS)	
PHASE 4 (72 - TOWNHOMES)		PHASE 11 (22 - EQUESTRIAN LOTS)	
PHASE 5 (55 - 0.5 ACRE LOTS)		PHASE 12 (42 - 0.5 ACRE LOTS)	
PHASE 6 (31 - 0.5 ACRE LOTS)		PHASE 13 (34 - EQUESTRIAN LOTS)	
PHASE 7 (9 - 2 ACRE LOTS)		PHASE 14 (31 - 0.75-2 ACRE LOTS)	
		PHASE 15 (24 - 0.5 ACRE & (6) 1 ACRE LOTS)	





Area Map



National Parks Visitor Log

ZION NATIONAL PARK

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2020	126,994	133,718	207,400	40,396	178,194	377,425	449,518	450,183	520,987	559,342	319,853		3,364,010
2019	98,828	102,269	296,316	372,349	529,553	594,896	629,802	535,322	497,443	429,604	230,180	171,706	4,488,268
2018	107,960	127,790	373,523	483,487	500,118	541,464	500,350	459,415	481,507	377,826	218,799	147,794	4,320,033

BRYCE CANYON NATIONAL PARK

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2020	32,744	38,890	45,132	3,223	69,579	195,463	227,563	210,153	280,398	228,770	80,618		1,412,533
2019	36,860	29,813	75,853	207,061	327,975	398,290	401,970	383,458	392,428	232,094	65,748	43,354	2,594,904
2018	32,433	37,132	95,204	185,282	340,351	409,467	430,020	393,821	411,456	227,297	73,053	43,962	2,679,478

GRAND CANYON NATIONAL PARK

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2020	246,460	252,897	276,002	0	45,486	226,037	320,802	295,462	255,946	75,513			1,994,605
2019	225,056	213,050	451,228	562,265	618,598	643,821	756,860	700,896	578,852	551,558	347,847	324,380	5,974,411
2018	257,366	265,949	503,284	549,416	637,703	673,474	799,765	744,826	615,783	555,094	408,794	369,041	6,380,495



Distance to Major Cities

Salt Lake City, Utah	312 miles
Las Vegas, Nevada	199 miles
Los Angeles, California	467 miles
San Diego, California	528 miles
Denver, Colorado	609 miles
Phoenix, Arizona	351 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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