

Unique Resort Land Development  
Opportunity to be Built in  
Scenic Southern Utah



Fully Entitled 450-Room  
Destination by Hyatt



**DESTINATION  
BY HYATT®**

Presented Exclusively By

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**Colliers**



## Development Highlights

- 330 branded residences
- 120 nightly room rentals
- 11 buildings
- Seven (7) pools
- Three-meal restaurant, grab and go kiosk, poolside snack and drink spaces
- Gateway to the endless outdoor recreation the area offers
- 30 minutes from Zion National Park, Snow Canyon State Park, and St. George
- Close proximity to Sand Hollow State Park and the golf course at Sand Hollow Resort
- Within two hours of Bryce Canyon National Park, Glen Canyon National Recreation Area and Las Vegas , NV
- Five (5) available direct domestic flights to and from St. George Regional Airport (SGU)
- One of the fastest growing areas in the U.S.

Call broker for pricing - multiple purchase scenarios cosidered







- |  |  |
|--|--|
| A Branded Residences - 30 condos / 60 keys | J Hotel, Spa, Fitness Center, Restaurant, Outfitter - 100 keys |
| B Branded Residences - 36 condos / 72 keys | K Condo Owner Clubhouse; laundry, maintenance                  |
| C Branded Residences - 36 condos / 72 keys | L Branded Residences - 42 condos / 84 keys                     |
| D Branded Residences - 30 condos / 60 keys | M Branded Residences - 30 / 60 keys                            |
| E Branded Residences - 33 condos / 66 keys | N Branded Residences - 30 / 60 keys                            |
| F Branded Residences - 30 condos / 60 keys | P Corporate Retreat - 20-Keys, exclusive amenities             |
| G Branded Residences - 33 condos / 66 keys | Q Adult Pool   |
| H Condo Owner Fitness Center and Pool      | R Family Pool  |
| I Electric Vehicle Charging                | S Lazy River   |













Virgin River

## Destination by Hyatt

The Destination by Hyatt brand is a diverse collection of unique hotels, resorts, and residential units that are individual at heart yet connected by a commitment to draw upon the true spirit of each location to provide guests new places and immersive experiences.

No Destination by Hyatt property is alike and neither are their designs. They all, however, share the same sense of approachable sophistication that makes it easy for guests to feel quickly at home while also giving developers the chance to operate a unique resort with the backing of Hyatt.

## Destination by Hyatt Accolades

### **2024 Condé Nast Traveler Readers' Choice Awards**

The Lodge at Spruce Peak

The Seabird Ocean Resort & Spa

Wild Dunes Resort

Austria Haus Hotel - Destination by Hyatt

7Pine Resort Sardinia

Schloss Roxburghe

### **2024 Travel + Leisure World's Best Awards**

The Seabird Ocean Resort & Spa

Wild Dunes Resort





Sand Hollow Reservoir

## Collection Differentiators

### Immersive Experiences

Destination by Hyatt properties are purposefully crafted for discovery. Each of our properties draws upon the unique, authentic essence of its location and creates extraordinary experiences steeped in local culture.

### Meeting & Event Expertise

Destination by Hyatt properties have 40,000 square feet of meeting and event space, on average. Whether the property hosts corporate, association, or social events, our teams have the know-how to execute the meeting or event flawlessly.

### Powerful Support System

Plugged into the Hyatt system, Destination by Hyatt properties are able to capture strong transient and group travel through our best-in-class digital infrastructure, growing loyalty program, and global sales and marketing organizations.

As of December 31, 2024, Hyatt had a pipeline of executed management or franchise contracts for approximately 720 hotels (approximately 138,000 rooms).

Visit [hyattdevelopment.com](https://hyattdevelopment.com) for more information.





Hurricane, Utah

## Washington County, Utah

Located amidst a scenic backdrop of red cliffs and majestic mountains in the southwestern corner of Utah is Washington County. Washington County comprises the St. George Metropolitan Statistical Area and sees many tourists in the area each year to see Zion National Park and similar surrounding areas such as Snow Canyon State Park, Bryce Canyon, and the Grand Canyon North Rim.

In 2024 Washington County had an estimated population of 208,415 people with a median age of 38.1 and a median household income of \$82,760. The median property value in Washington County is \$581,235, and the homeownership rate is 64.7%. In the next five years, the population is expected to grow by more than 23,000 people, or 2.14 percent per year, and projected to more than double by 2060.



### #1 & 4

Best Small Cities for Starting a Business (St. George & Washington)

WalletHub 2025

### 3.2%

Annual Growth Rate for Washington County

EDC Utah 2025

### 16%

Travel Industry Employment Increase in the Area Since 2019

Greater Zion Convention & Tourism Office



Quail Creek State Park





## High Growth, Huge Opportunity

The St. George metropolitan area is one of the fastest-growing areas in the U.S. Since the 2020 U.S. Census, the area's population has grown over 25 percent, reportedly driven mostly by in-migration.

With an educated workforce coupled with the high population growth, the area sits well below the national unemployment rate of 4.2 percent at 2.9 percent. There also has been healthy job growth - 3,000 jobs were added from June 2023 to January 2024, with growth in the healthcare, technology and professional service sectors. Utah consistently ranks as one of the best states to start a business by various outlets, and two Washington County cities (#1-St. George and #4-Washington) were ranked as WalletHub's Best Small Cities for Starting a Business in 2025.

In March 2025, Kevin Costner's Territory Pictures opened a 37,500 square-foot soundstage with a planned second phase to include another 20,000-square-foot soundstage and 10,000 square feet of office space on 45-acres near the St. George Regional Airport. The Greater Zion Convention and Tourism Office estimates its economic impact, largely from tourism, will be around \$90 million following the release of the studio's first film series.



Population

**208,415**



2029 Projected Population

**231,718**



Average Household Income

**\$112,164**



Median Household Income

**\$82,760**



Median Age

**38.1**



Degree or Certification

**50.1%**





Zion National Park

## Year-Round Outdoor Recreation

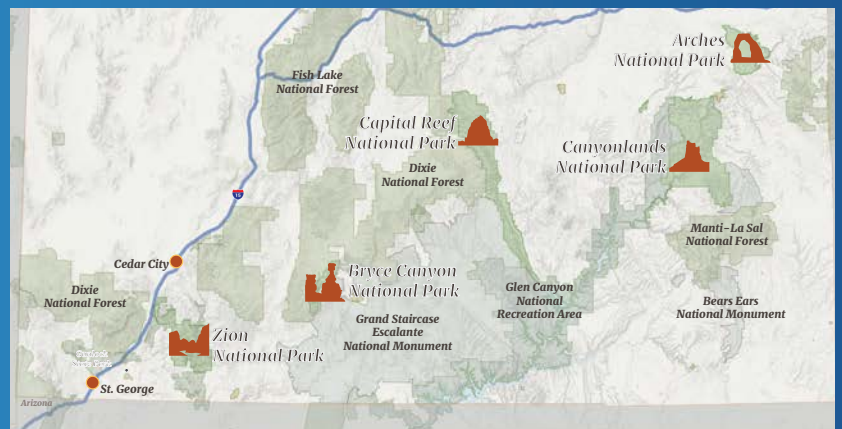
The diverse landscapes of Utah's public lands offer numerous unique recreational opportunities like mountain biking in Zion, OHV riding near Bryce Canyon, whitewater rafting the Green, San Juan or Colorado Rivers, and camping and hiking everywhere in between. Utah stands as a premier destination with so many places offering distinct, awe-inspiring experiences.

## Utah's Mighty 5

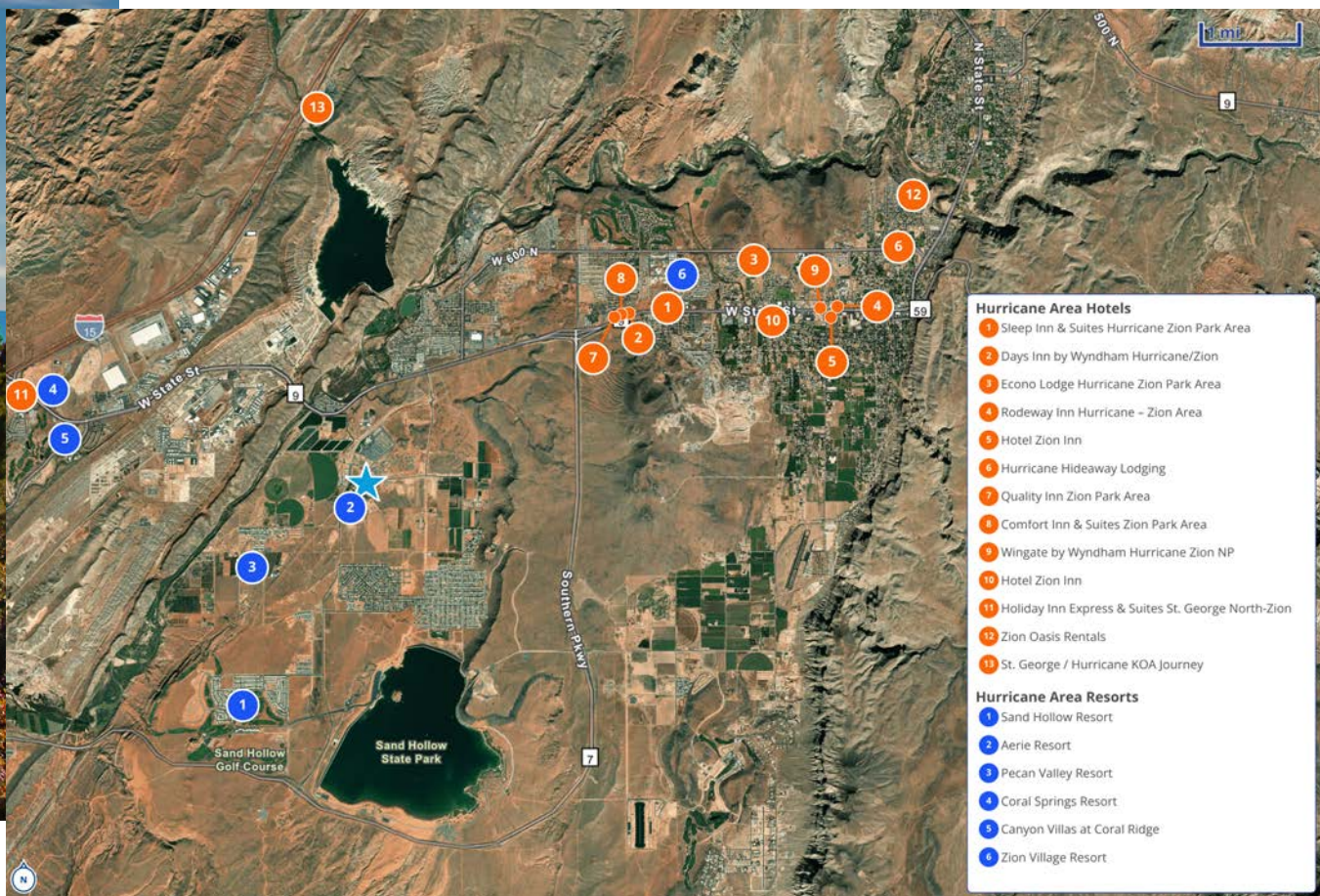
Utah is world-renowned for its bounty of public lands from mountain wilderness to desert landscapes. Utah has five national parks, eight national monuments, six national forests, numerous state parks and recreation areas and over a dozen ski resorts.

In 2024, Utah's Mighty 5 welcomed over 11 million visitors!

1. Arches National Park
2. Bryce Canyon National Park
3. Canyonlands National Park
4. Capitol Reef National Park
5. Zion National Park







\$965.8

\$128.5

## Washington County Tourism Economic Impact

Direct Visitor Spending - 2023  
(millions of dollars)  
Kem C. Gardner Policy Institute

Direct Visitor-Generated Tax Revenue  
(millions of dollars)  
Kem C. Gardner Policy Institute

### 2024 Visitors

Zion NP	4.9M
Bryce Canyon	2.4M
Glen Canyon	4.7M
Grand Canyon	4.9M

#2 - Zion NP

Most National Park Visits - 2024  
NPS Stats

### St. George Regional Airport (SGU)

The St. George Regional Airport (SGU) Airport is just 19 minutes from Obsidian Resort. 2024 marked SGU's busiest year with over 346,000 passengers and almost 71,000 flights (private and commercial via United, American and Delta).

1. Salt Lake City
2. Denver
3. Phoenix
4. Los Angeles
5. Dallas/Forth Worth





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