

3 Acres on SR9

Hurricane, Utah 84737





PREMIUM HIGHWAY COMMERCIAL LAND

3 Acres Available at SR9 & SR7 Interchange Hurricane, UT

This is a rare opportunity to secure 3 acres of Highway Commercial property at one of Southern Utah's most strategic interchanges – right at the corner of SR9 and SR7.

Located along the route traveled by millions of visitors heading to Zion National Park, Sand Hollow, and surrounding adventure hotspots, this site is squarely in the path of Hurricane's booming growth corridor.

Whether you're considering hotel development, a fueling station, RV park, food and rec venue, or retail strip, this zoning is designed to support your vision.

- Jellystone Park™ Zion (waterpark + campground) is minutes away
- Sand Hollow State Park and its 1,322-acre recreation area draws year-round tourism
- Downtown Hurricane is just east with Walmart and major retail nearby
- SR7 provides direct access to the St. George airport and regional cities
- East Sand Hollow Blvd. frontage road is under construction with city-approved utilities + access through the Gateway PID

This location is positioned for high-visibility tourism traffic and long-term commercial success.

Reach out for maps, traffic counts, and zoning info.

Let's walk it.



*approximate boundaries

6 acres

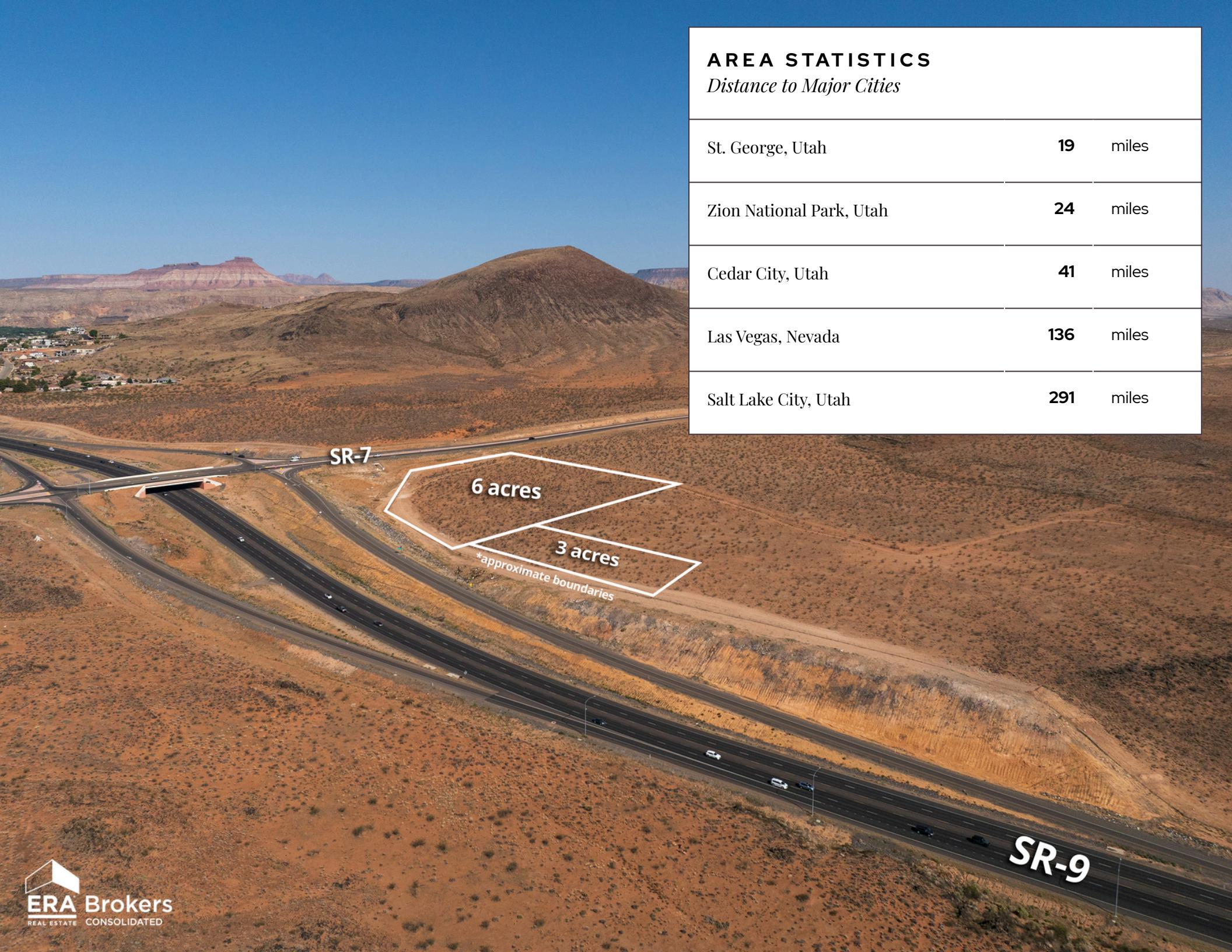
3 acres

Zion Regional Medical Center
(coming soon)

WalMart

SR-9

SR-7



AREA STATISTICS

Distance to Major Cities

St. George, Utah **19** miles

Zion National Park, Utah **24** miles

Cedar City, Utah **41** miles

Las Vegas, Nevada **136** miles

Salt Lake City, Utah **291** miles



Key Investment Opportunity

Unlock prime frontage and flexible zoning in one of Utah's fastest-growing tourist destinations.

SIZE: 3 Acres

PARCEL #: H-3-1-31-220

ZONING: Highway Commercial in the City of Hurricane

FUTURE ACCESS: East Sand Hollow Blvd + SR7 Exit

LOCATION: Southwest Corner of SR9 & SR7 Interchange



Sand Hollow

SR-7

6 acres

3 acres

*approximate boundaries

SR-9



Scan to view the property website

PRESENTED BY
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TEXT **LAND3** TO **39200**
TO LEARN MORE