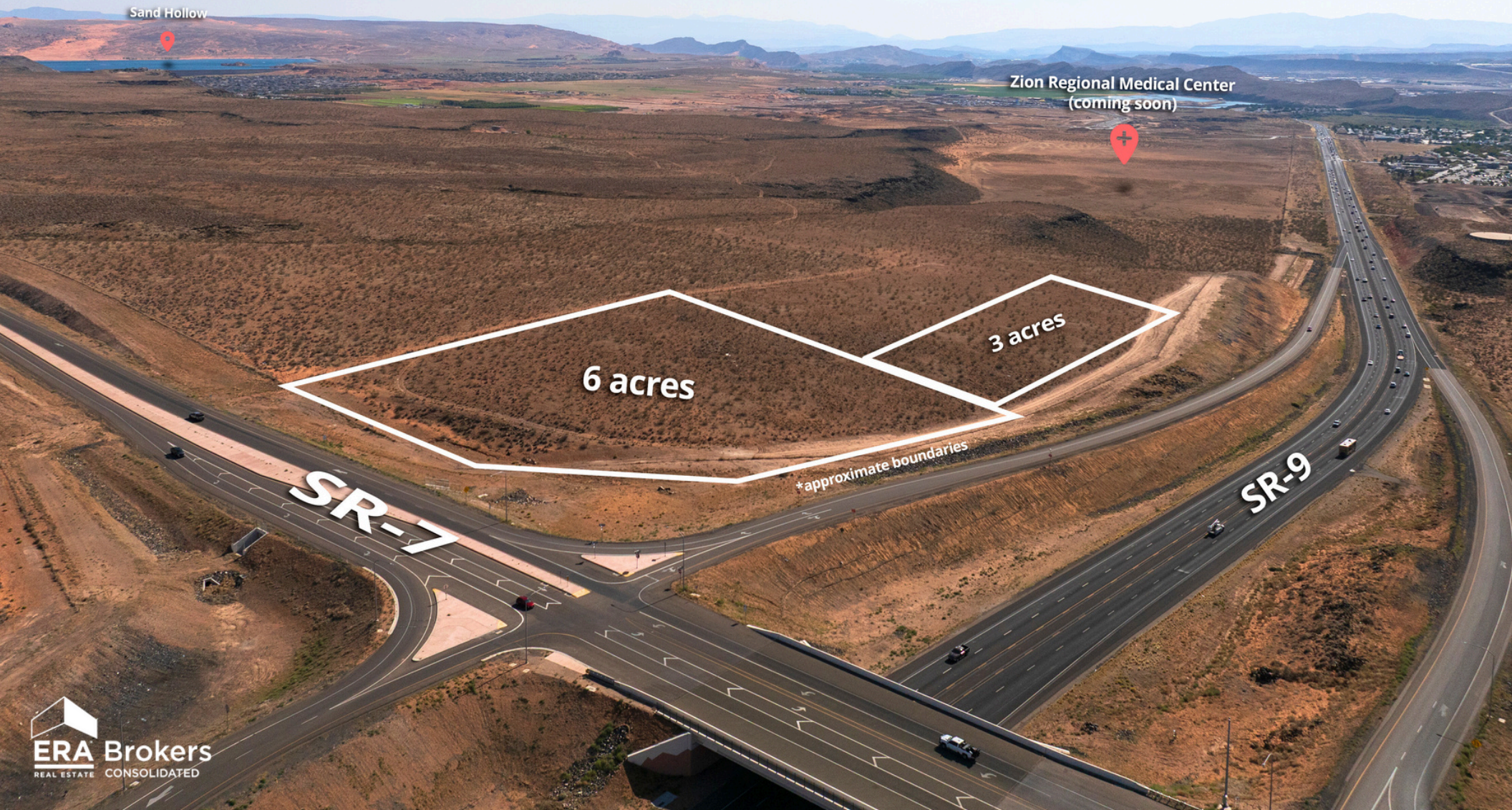


# 3 Acres on SR9

## Hurricane, Utah 84737



ZION CANYON REAL ESTATE







## 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.





Zion Regional Medical Center  
(coming soon)

WalMart

3 acres

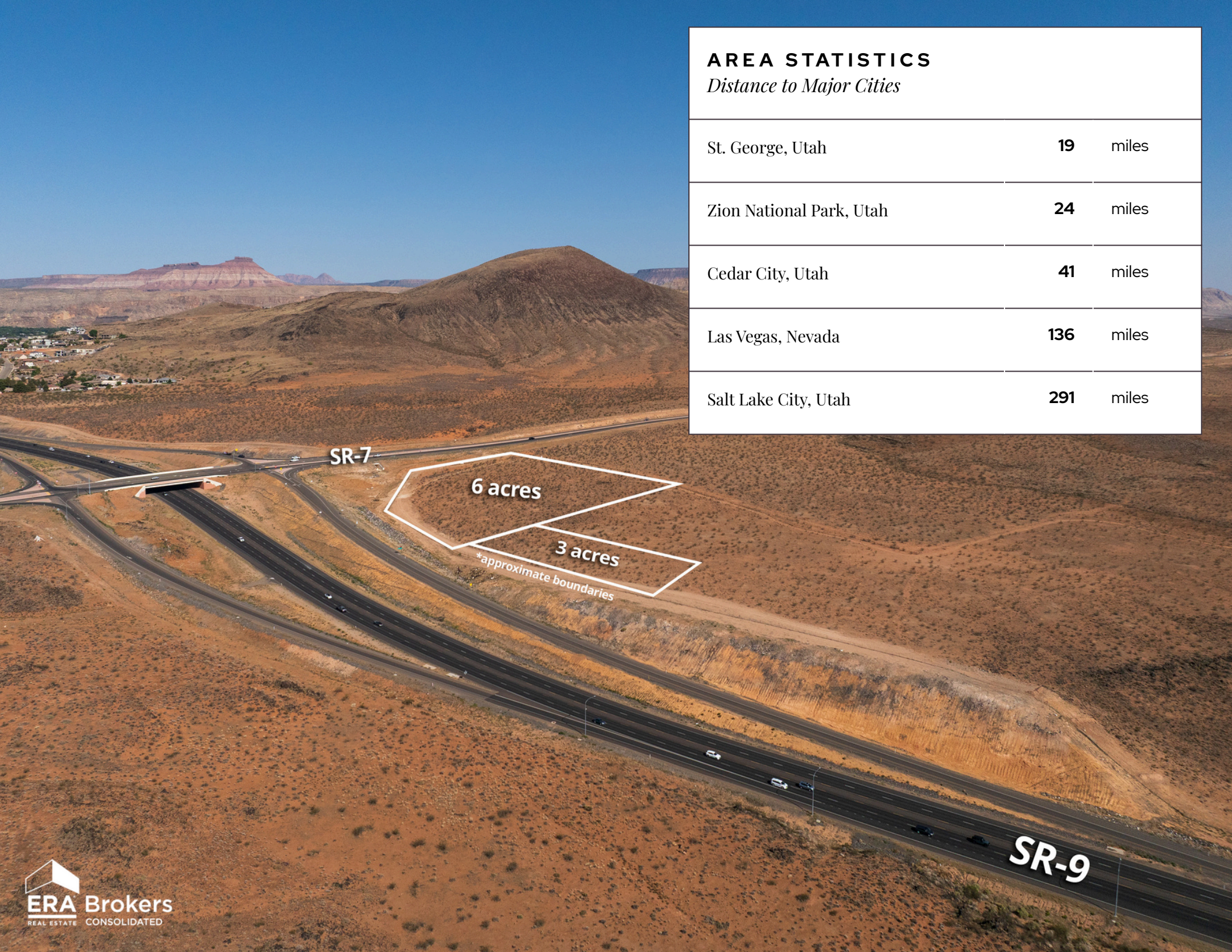
6 acres

\*approximate boundaries

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  
**MARCIA PIERCE-RASMUSSEN**  
**+ APRIL GATES**

*THE APRIL GATES GROUP*  
*AT ERA BROKERS CONSOLIDATED*

**435-619-3069**

TEXT **LAND3** TO **39200**  
TO LEARN MORE