

kw ST.GEORGE COMMERCIAL

Commercial Development Ground

23.94 Acres Planned Commercial Ground

Intersection SR-9 (State Street) and SR-7 Hurricane, UT



Approved

- 192 Apartments
- 52 Town Homes
- 120 Unit Hotel
- 3 (6,000 sq ft) Retail Space
- C-Store
- 36,000 AADT

High Traffic

High Exposure Location

Rod Packer

435-680-2562

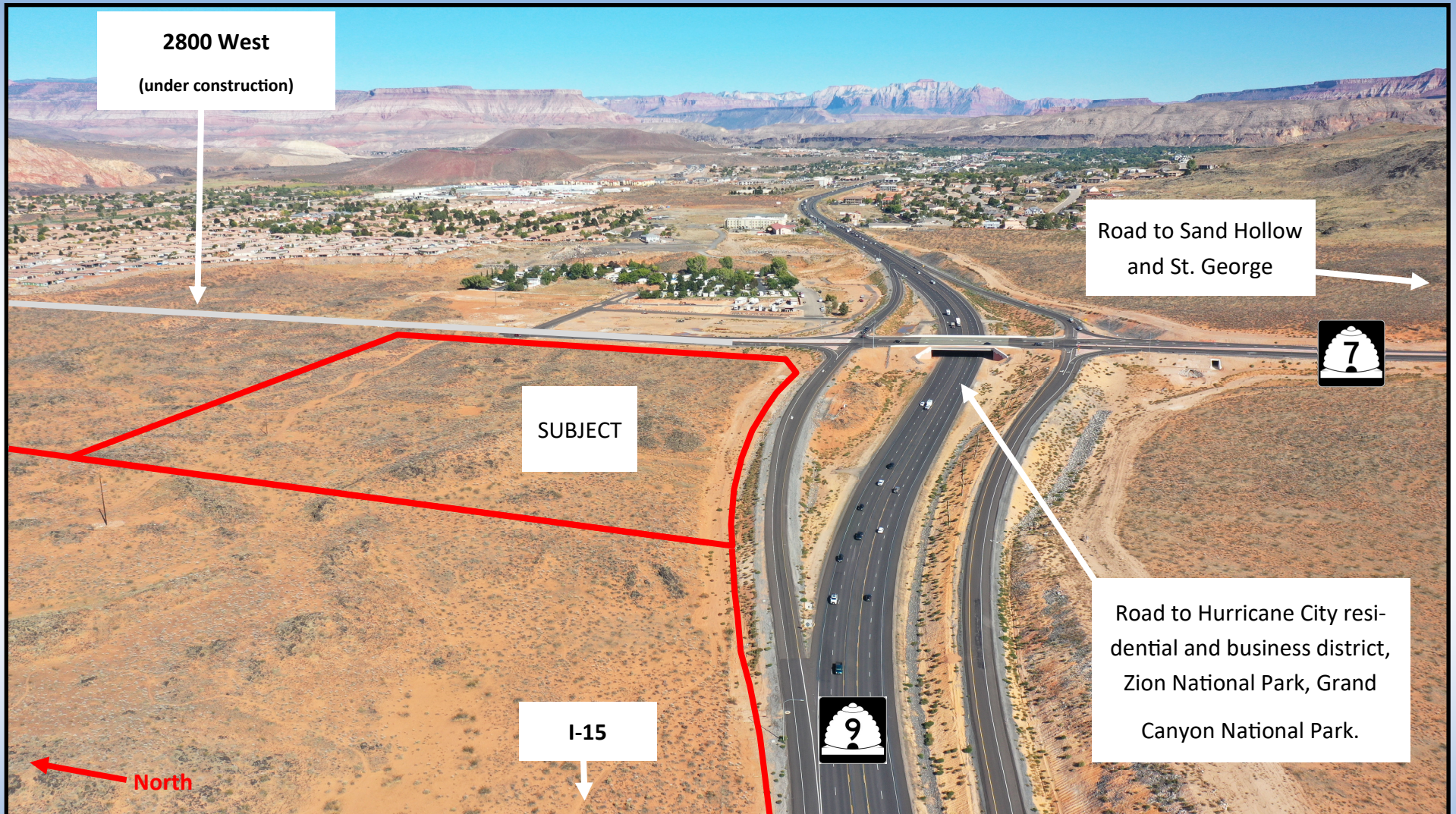
pack@sginet.com

SR-9 & SR-7

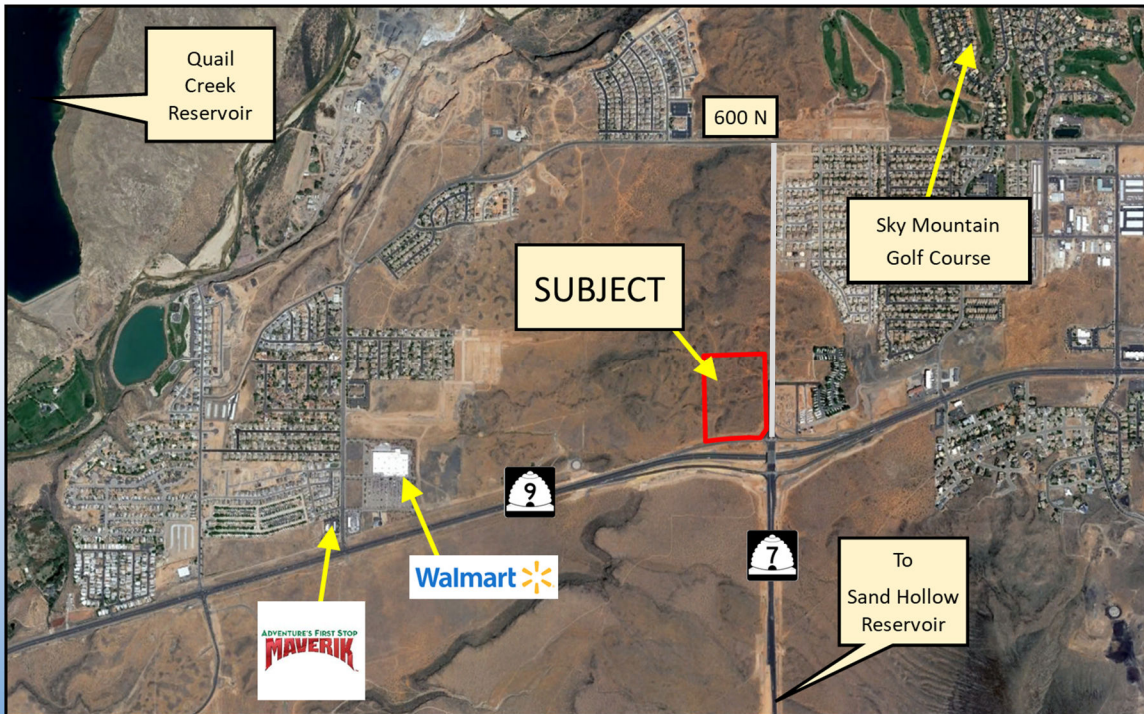
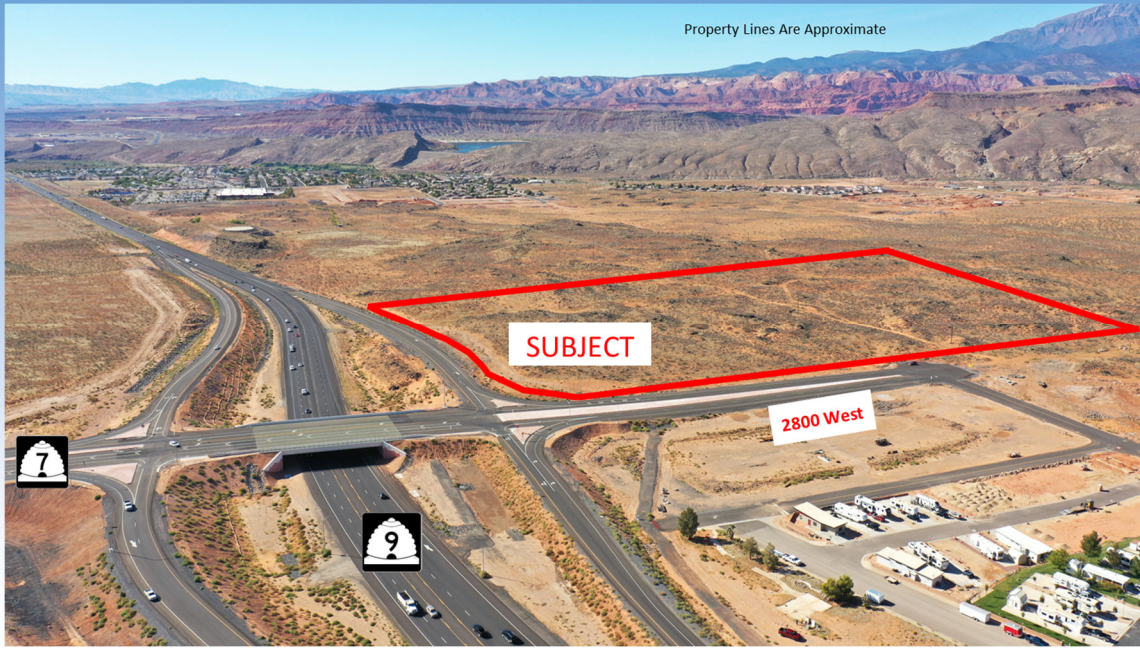
Gateway to Zion National Park, Grand
Canyon National Park



Aerial SR-9 and SR-7 Interchange

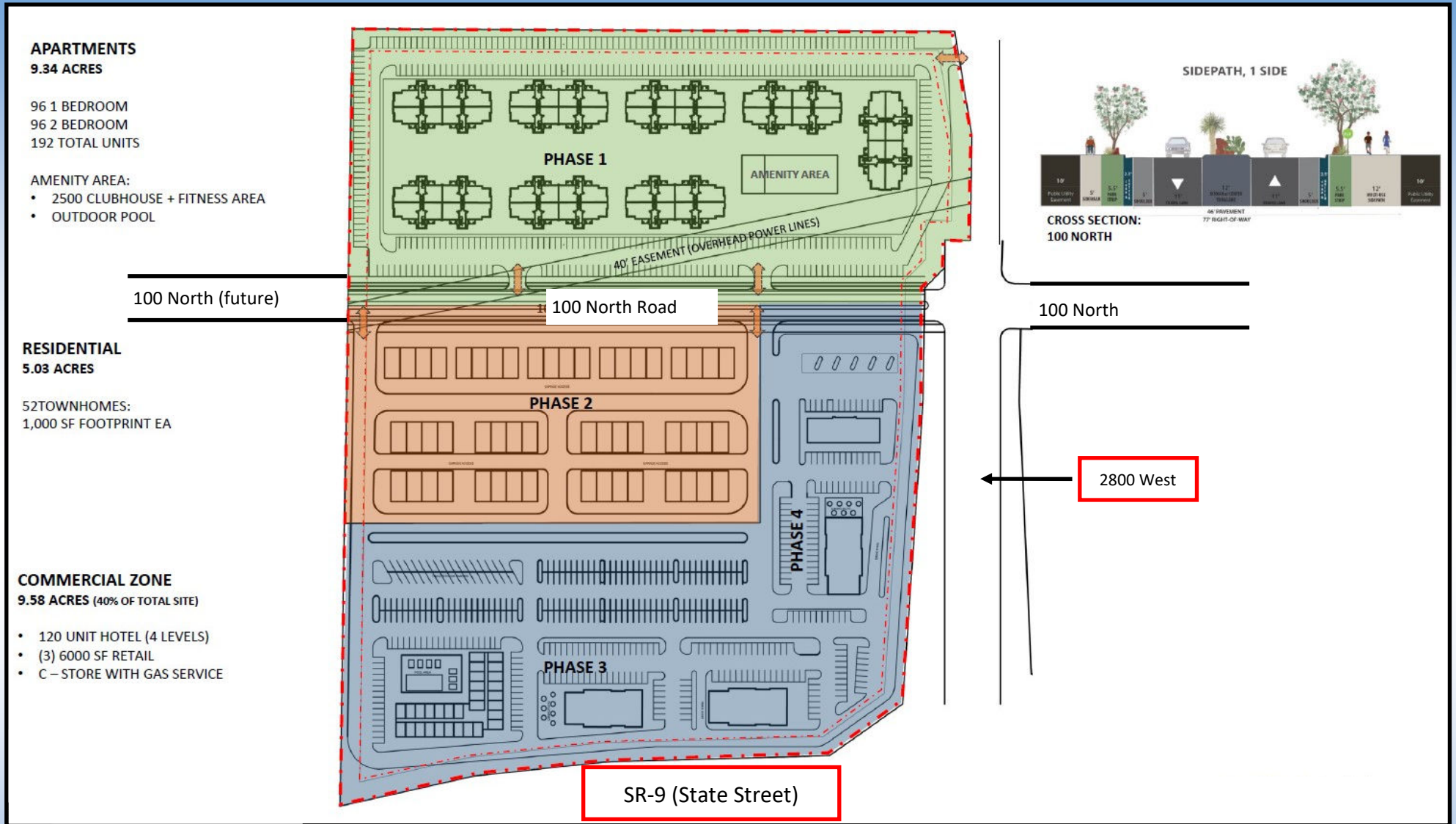


Aerial view of new SR-9 and SR-7 interchange looking east. 2800 W is currently under construction and when completed will connect the SR-9/SR-7 interchange to 600 North, approximately 6 blocks north. From the SR-9/SR-7 interchange, to the west, is the connection between SR-9 and I-15. SR-9 from this interchange, to the east, is the road to the main Hurricane City population center and business district, Zion National Park via SR-9 and Grand Canyon National Park via SR-59. From this interchange, to the south, SR-7 travels around Sand Hollow Reservoir and through Washington City, St. George City and on to a connection to I-15 at Exit 2. Property lines are approximate and are shown for illustrative purposes



New 2800 W Connection 600 North

POTENTIAL PROJECT: Previously Approved By City



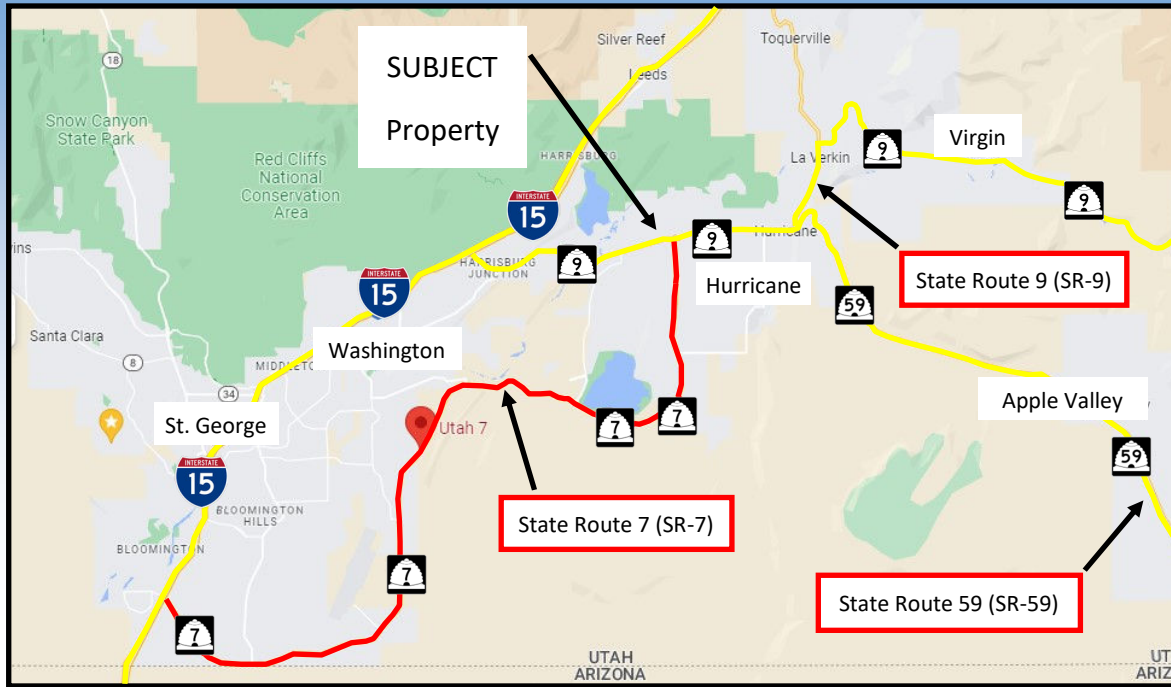
PREVIOUSLY APPROVED PLAT:

9.34 acres apartments; 192 units.

5.03 acres town homes; 52 units; 1,000 sq ft units.

9.58 acres commercial zone; 120 unit hotel; 3 retail spaces, 6,000 sq ft each; C-Store

NEW STATE ROUTE 9 (SR-9) AND STATE ROUTE 7 (SR-7) INTERCHANGE



The newly completed State Route 7 (SR-7), for travelers on Interstate 15 (I-15), bypasses St. George and the high population areas, and flows traffic from I-15 directly to State Route 9 (SR-9) in Hurricane.

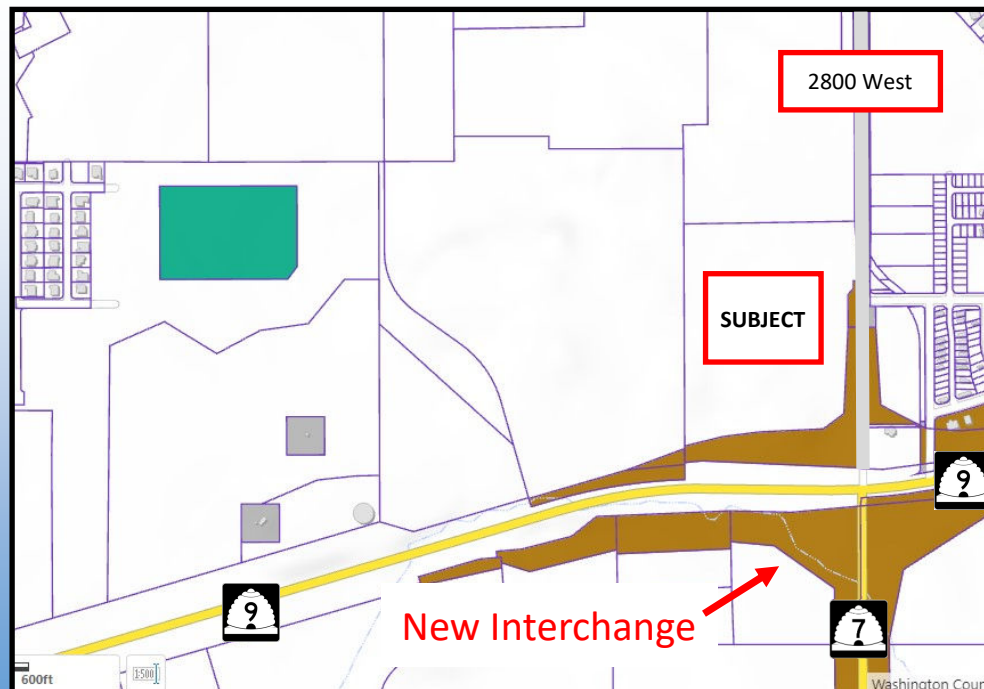
Travelers on I-15 from Nevada now have a shortened, quicker, route via SR-9 to Zion National Park. Travelers to Grand Canyon National Park have a shorter, quicker route via SR-59.

In addition to acting as an I-15 bypass, SR-7 connects the greater metropolitan St. George/Washington population area to the Hurricane Valley area by way of this new back road.

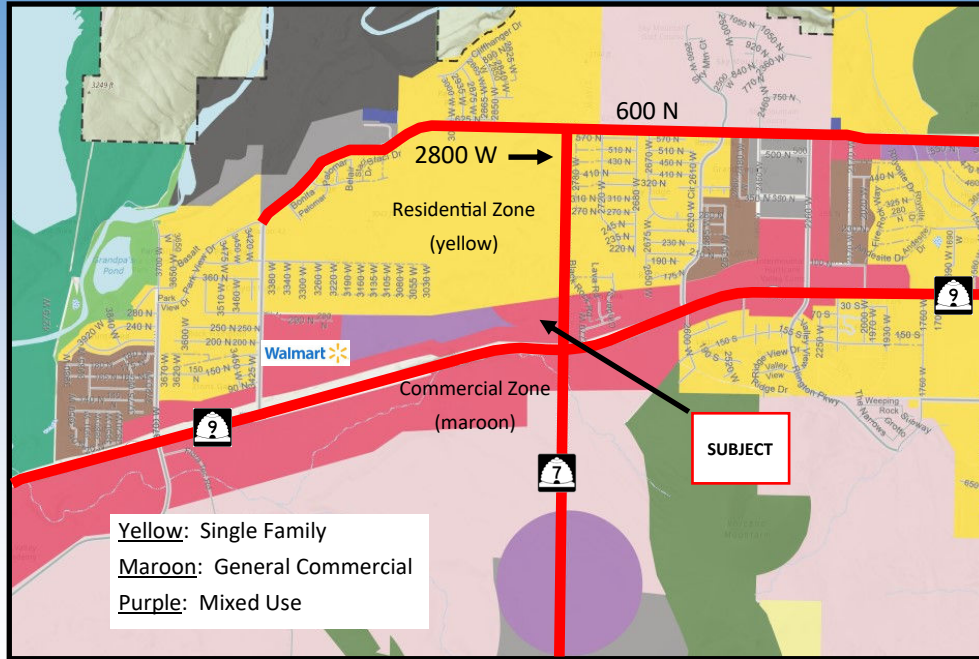
The newly created interchange of SR-9 and SR-7 results in a demand for commercial development near the high traffic, high exposure, interchange.

Hurricane City is currently constructing the north/south 2800 West road which will act as a connector to the east/west 600 North corridor, a local east/west corridor that allows local traffic to bypass the more heavy interstate traffic on SR-9. 600 North runs roughly parallel to SR-9, six blocks north of SR-9.

The new interchange is the focal point of travelers from/to Zions National Park, Grand Canyon National Park, interstate travelers from Nevada, California, Arizona, and the local traffic of the 600 North parallel traffic within Hurricane.

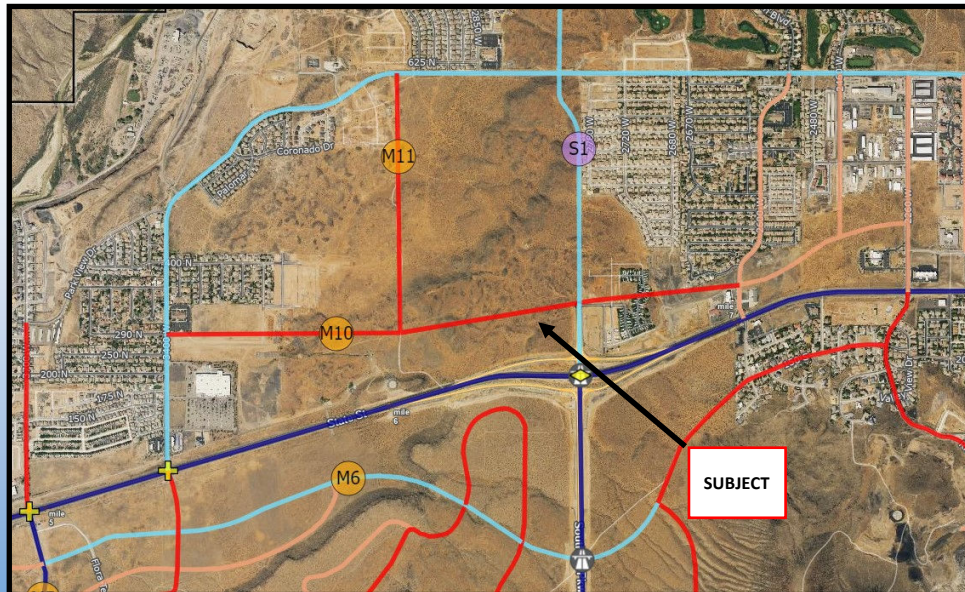


Hurricane City Zoning



The ground that runs next to SR-9 (maroon) is zoned General Commercial on the Hurricane City zoning map. With the completion of SR-7 and the resulting interchange of SR-9 and SR-7, the increased traffic flows and greater highway exposure provides ideal locations for retail commercial along the SR-9 corridor. The border between the yellow zoning (residential) and the maroon zoning (commercial) is generally where the city has planned for, and will require of developers, a frontage road (100 North) that will run roughly parallel to SR-9.

City of Hurricane Transportation Master Plan



The road labeled M10 is the frontage road that the city has planned into the 2019 Master Plan (100 N). The road will run between 3400 W (Walmart location) and 2800 W (SR-7 & SR-9 interchange location).