

2.48 Acres 600 North

Hurricane, Utah 84737

Approximate
Boundaries



Brokers
CONSOLIDATED



ZION CANYON REAL ESTATE

INTRODUCING

2.48 Acres on 600 North
Hurricane, Utah

*Listed by:
Marcia Pierce Rasmussen
& April Gates
with The April Gates Group
at ERA Brokers Consolidated*

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property website*



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IMAGINE THE GATEWAY:

A 2.48-ACRE LAUNCHPAD FOR HURRICANE'S NEXT GREAT MIXED-USE HUB

With 600 North frontage and access via the master-planned 1380 West, this Neighborhood Commercial-zoned parcel is ideal for a mixed-use development:

- Retail
- Dining
- Residential

All framed by scenic views of the adjacent tortoise reserve and Pine Valley Mountain!

Even better?

It's the centerfold of a potential 13-acre master plan, with two adjacent parcels also available. Infrastructure is already in motion:

- Turn lanes are installed on 1450 West
- Power lines run along the eastern border
- Utilities will connect from the end of the pavement on 1380 West and 1450 West
- Potential secondary access via 1450 West

This isn't just land.

It's momentum in motion—and it's ready for visionaries to lead the way.



TOP FEATURES THAT MAKE THIS LAND STAND OUT

- 2.48 acres zoned Neighborhood Commercial — flexible for retail, office, or residential use.
- Frontage on Hurricane's 600 North corridor with potential direct access.
- Positioned along a master-planned road with built-in infrastructure.
- Tranquil backdrop across from a tortoise reserve.
- Expandable to 13 acres by combining with adjacent parcels.
- Utilities, power access, turn lanes, and secondary road access all in place or available to be placed in development plan.

LOT SIZE 2.48

ZONING Commercial

LIST PRICE \$999,000

PARCEL H-3-1-33-1443





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

IMAGINE THIS:

A COMMUNITY WITHIN REACH, A VISION WITHIN BUDGET

Picture a thoughtfully planned neighborhood center—**walkable, modern, and rooted in the beauty of Hurricane Valley**. A place where the pace is a little slower, the sunsets a little brighter, and the opportunities a lot bigger.

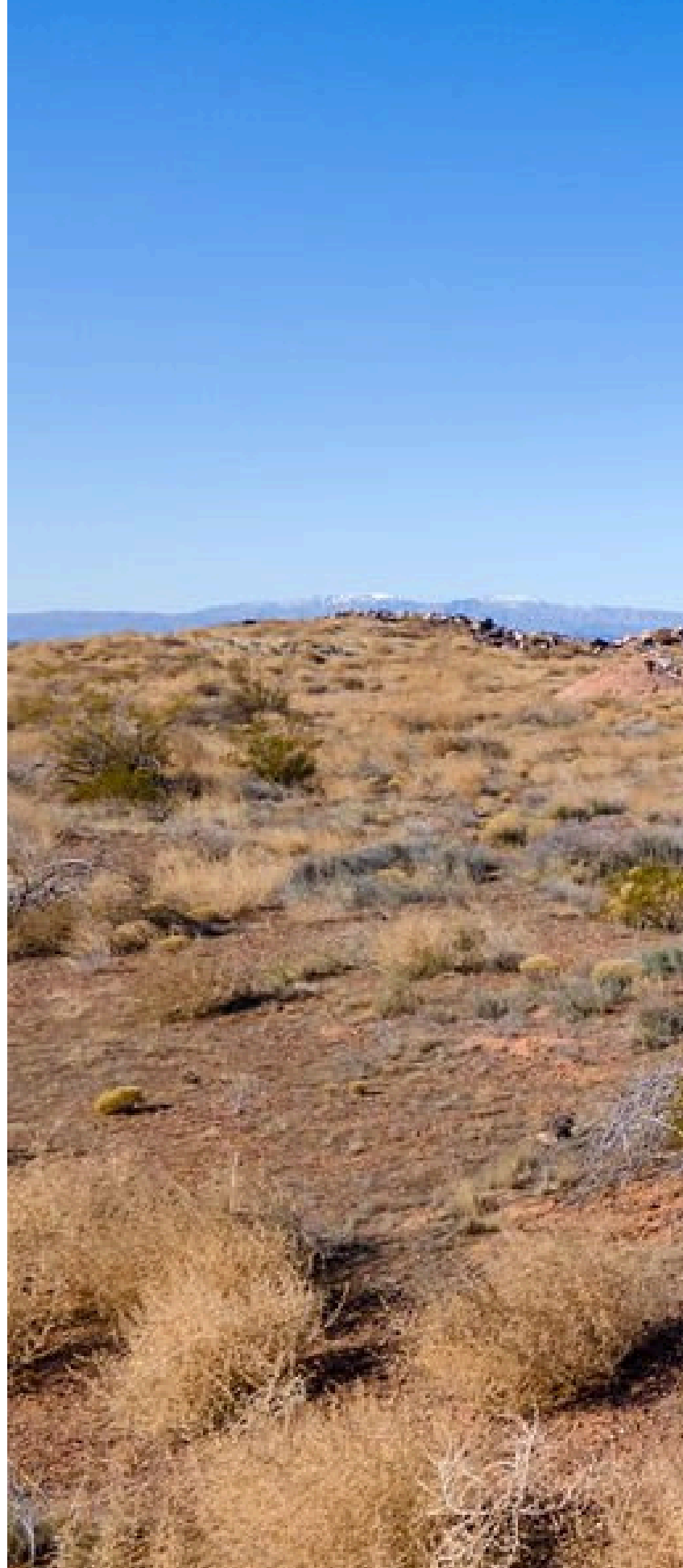
Kids ride bikes past tree-lined walkways. Families stop for ice cream after soccer practice. Locals sip coffee on sun-drenched patios, waving to neighbors as they head to yoga or pop into a local boutique. Residents live above it all in clean, modern units—grabbing dinner or groceries without ever getting in a car.

This is what **mixed-use development** was made for: a space that **blends living, working, and gathering** in a way that enhances daily life and fuels long-term value. The zoning is in place. The infrastructure is easily possible. Adjacent parcels offer room to **scale big and smart**.

The future homeowners won't just live here—they'll love it here.

This isn't a speculative investment. It's a shovel-ready start on something that matters.

This property doesn't just offer land—it offers legacy. And now's the time to build it.









ZION CANYON REAL ESTATE

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