

FOR SALE

± 8.25 ACRES

LAND | COMMERCIAL

Approx 2700 W State Street
Hurricane, UT 84737

State Street

NAExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

*Parcel outlines are approximate;
the buyer needs to verify them.

74060



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200
St George, Utah 84770
435.628.1609 | naiexcel.com

Approx 2700 W
State Street
Hurricane, UT 84737

Curren Christensen
435.627.5752
currenc@naiexcel.com

Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

LIST PRICE **\$3,953,070**

LOT SIZE | ACRES **± 8.25 Acres**

LOT SIZE | SQFT **± 359,370**

ZONING **HC**

TYPE **Retail | Restaurant**

- Three parcels zoned for highway commercial use on SR-9 with frontage are available for sale!
- This area is perfect for retail, restaurant, hospitality, and various other commercial uses.
- Please refer to the survey in the OM, page 5, and title commitment for the buyer to verify acreage, and additional details on the property.
- Reach out to Curren for additional details about the property.

FOR MORE INFORMATION



CLICK HERE

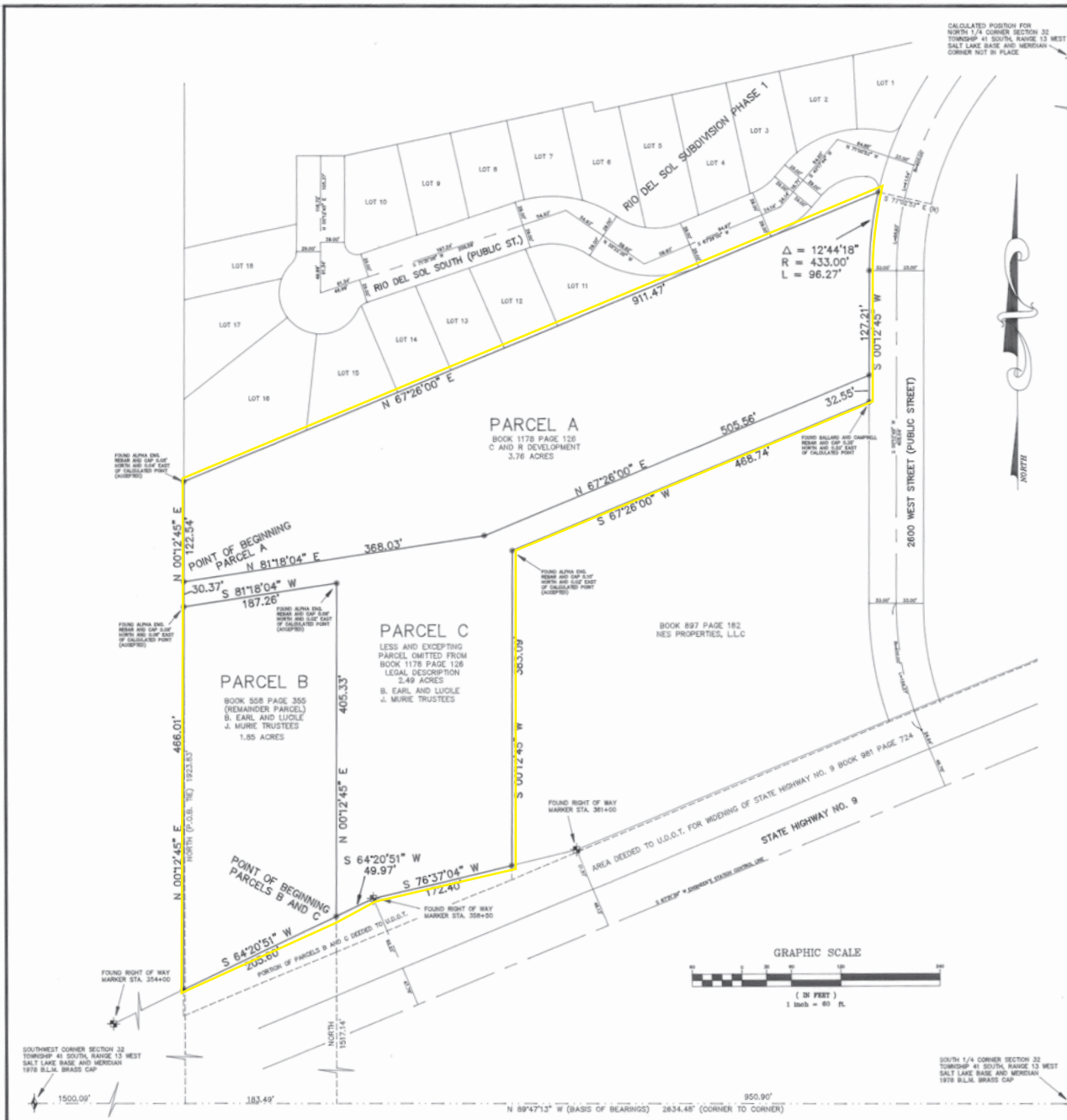
OR TEXT 22468 TO 39200



Area Map



Survey



SURVEYOR'S CERTIFICATE
I, MARK A. SCHRAUT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLD LICENSE NUMBER 187849.



DATE: 4/17/13
MARK A. SCHRAUT
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 187849

BOUNDARY DESCRIPTION

PARCEL A:
THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1178 AT PAGE 126, RECORDS OF WASHINGTON COUNTY, LESS AND EXCEPTING PARCEL C, THAT PORTION DEEDED TO U.D.O.T. FOR WIDENING OF STATE HIGHWAY NO. 9 AND FURTHER LESS AND EXCEPTING THAT PORTION DEEDED TO THE CITY OF HURRICANE FOR 2600 WEST STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES N 89°47'13" W 1134.39 FEET ALONG THE SECTION LINE AND NORTH 1923.83 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 07°24'51" E 122.54 FEET TO THE SOUTHWEST CORNER OF RIO DEL SOL SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY AND RUNNING THENCE N 67°26'00" E 911.47 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ALSO ON THE WESTERLY RIGHT OF WAY OF 2600 WEST STREET AND ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S 77°02'57" E, 433.00 FEET DISTANT; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°44'18", A DISTANCE OF 96.27 FEET TO THE POINT OF TANGENCY; THENCE S 07°24'51" W 127.21 FEET ALONG SAID RIGHT OF WAY; THENCE S 67°26'00" W 505.56 FEET; THENCE S 81°18'04" W 368.03 FEET TO THE POINT OF BEGINNING. CONTAINS 3.76 ACRES.

PARCEL B:
THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN BOOK 558 AT PAGE 355, RECORDS OF WASHINGTON COUNTY, LYING WEST OF 2600 WEST STREET, LESS AND EXCEPTING THOSE PARCELS PREVIOUSLY CONVEYED TO OTHERS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES N 89°47'13" W 950.90 FEET ALONG THE SECTION LINE AND NORTH 1517.14 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 9 AND RUNNING THENCE S 64°20'51" W 205.60 FEET ALONG SAID RIGHT OF WAY; THENCE N 07°24'51" E 466.01 FEET; THENCE N 81°18'04" E 187.26 FEET; THENCE S 07°24'51" W 405.33 FEET TO THE POINT OF BEGINNING. CONTAINS 1.85 ACRES.

PARCEL C:
THE LESS AND EXCEPTING PARCEL AS DESCRIBED IN BOOK 975 AT PAGE 125, LESS THAT PORTION WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES N 89°47'13" W 950.90 FEET ALONG THE SECTION LINE AND NORTH 1517.14 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 9 AND RUNNING THENCE N 07°24'51" E 405.33 FEET; THENCE S 81°18'04" W 187.26 FEET; THENCE N 07°24'51" E 30.37 FEET; THENCE S 81°18'04" W 187.26 FEET; THENCE N 07°24'51" E 466.01 FEET; THENCE S 07°24'51" W 323.55 FEET ALONG SAID RIGHT OF WAY; THENCE S 67°26'00" W 468.74 FEET; THENCE S 07°24'51" W 383.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 9; THENCE S 76°37'04" W 172.40 FEET ALONG SAID RIGHT OF WAY; THENCE S 64°20'51" W 49.97 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINS 2.49 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DESCRIBE THE REMAINING PORTIONS OF THE THREE RECORD PARCELS SHOWN ABOVE AND TO LOCATE AND MARK UPON THE GROUND THE CORNERS OF SAME. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT, THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°47'13" W ALONG THE NORTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THE PLAT. THE SURVEY DESCRIPTIONS SHOWN HEREON COMMENCE AT THE SOUTH 1/4 CORNER TO SAID SECTION 32, RATHER THAN THE NORTH 1/4 CORNER OF SECTION 32 AS DESCRIBED IN THE DEEDS BECAUSE THE NORTH 1/4 CORNER IS NOT IN PLACE AT THIS TIME. THE LESS AND EXCEPTING PARCEL AS DESCRIBED IN BOOK 975 AT PAGE 452 (PARCEL C) WAS ELIMINATED IN ERROR IN THE DESCRIPTION LISTED IN BOOK 1178 AT PAGE 125.

LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- FOUND RIGHT OF WAY MARKERS AS NOTED
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED L.S. 187849), UNLESS OTHERWISE NOTED ON THE PLAT.

RECORD OF SURVEY PLAT
LOCATED IN
SOUTHWEST QUARTER SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
EARL MURIE

BUSH & GUDCELL, INC.
Engineers - Planners - Surveyors
205 East Taborville Rd.
St. George, Utah 84770
Phone (435) 673-3000

RECORD OF SURVEY PLAT
LOCATED IN
SOUTHWEST QUARTER SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET
1
SHEETS
FILE: 11710

Area Map

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport



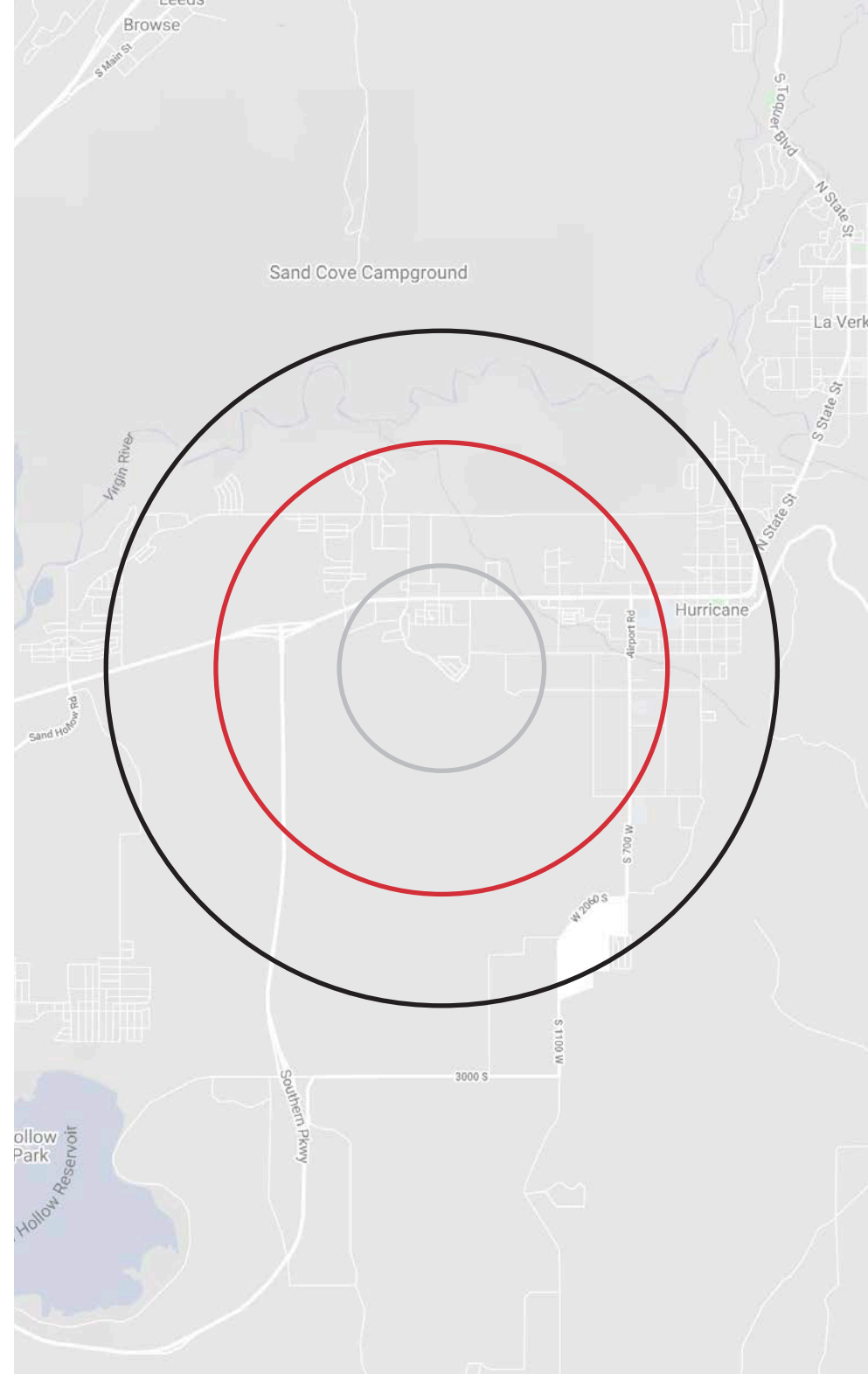


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	3,893	16,257	28,449
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	1,719	5,846	9,955
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$84,421	\$80,081	\$78,551

Traffic Counts

STREET	AADT
State Street	37,000





Distance to Major Cities

Salt Lake City, Utah	288 miles
Las Vegas, Nevada	140 miles
Los Angeles, California	407 miles
San Diego, California	468 miles
Denver, Colorado	617 miles
Phoenix, Arizona	395 miles

Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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