

545 Kane Creek Blvd. Moab, UT 84532



**FOR
SALE**

OFFERED AT
\$800,000

DEVELOPMENT LAND

This 2.25 acre parcel is located 200 ft from Main St. The serene setting of Pack Creek trickling through the trees, across from the majestic view of the Moab Rim, is almost out of place in it's desert surrounding. While the building envelope is approx. .60 acres, the ample green space will compliment any development. The building envelope sits above the floodway. This was previously approved for a 9 unit townhome complex but would be ideal for other uses as well, such as, restaurant, carwash, coffee shop, motorsports/bike rental, or outdoor equipment rental. Survey, topo, & scour report available upon request. All utilities close by. New sidewalk and park strip, with landscaping, recently installed.

PROPERTY SPECS

- 2.25 Acres
- Heart of Moab
- 200 ft off of Main Street
- Pack Creek runs through property
- Previously approved for 9 townhomes
- View of Moab Rim
- Lots of trees and greenery
- Serene setting



CONTACT US:

ALICIA POLEVOI DAVIS

Alicia@TraverseAdvisors.com | 801-631-2306

BRANDON JOHNSON

Brandon@TraverseAdvisors.com | 801-815-6464

PROPERTY VIEW

545 Kane Creek Blvd. Moab, UT 84532



CONTACT US:

ALICIA POLEVOI DAVIS

Alicia@TraverseAdvisors.com | 801-631-2306

BRANDON JOHNSON

Brandon@TraverseAdvisors.com | 801-815-6464

DEMOGRAPHICS

545 Kane Creek Blvd. Moab, UT 84532

- GLOBALLY RECOGNIZED DESTINATION FOR OUTDOOR RECREATION
- OVER 3 MILLION VISITORS ANNUALLY
- RECORD NUMBER OF VISITORS TO ARCHES NATIONAL PARK IN MARCH 2025

LOCATION	
Postcode	Kane Creek Blvd
84532	ADT 2,689
Submarket	Main St.
Moab Utah	ADT 18,239



ATTRIBUTES		
5,392	35.6	\$55,333
POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME



CONTACT US:

ALICIA POLEVOI DAVIS

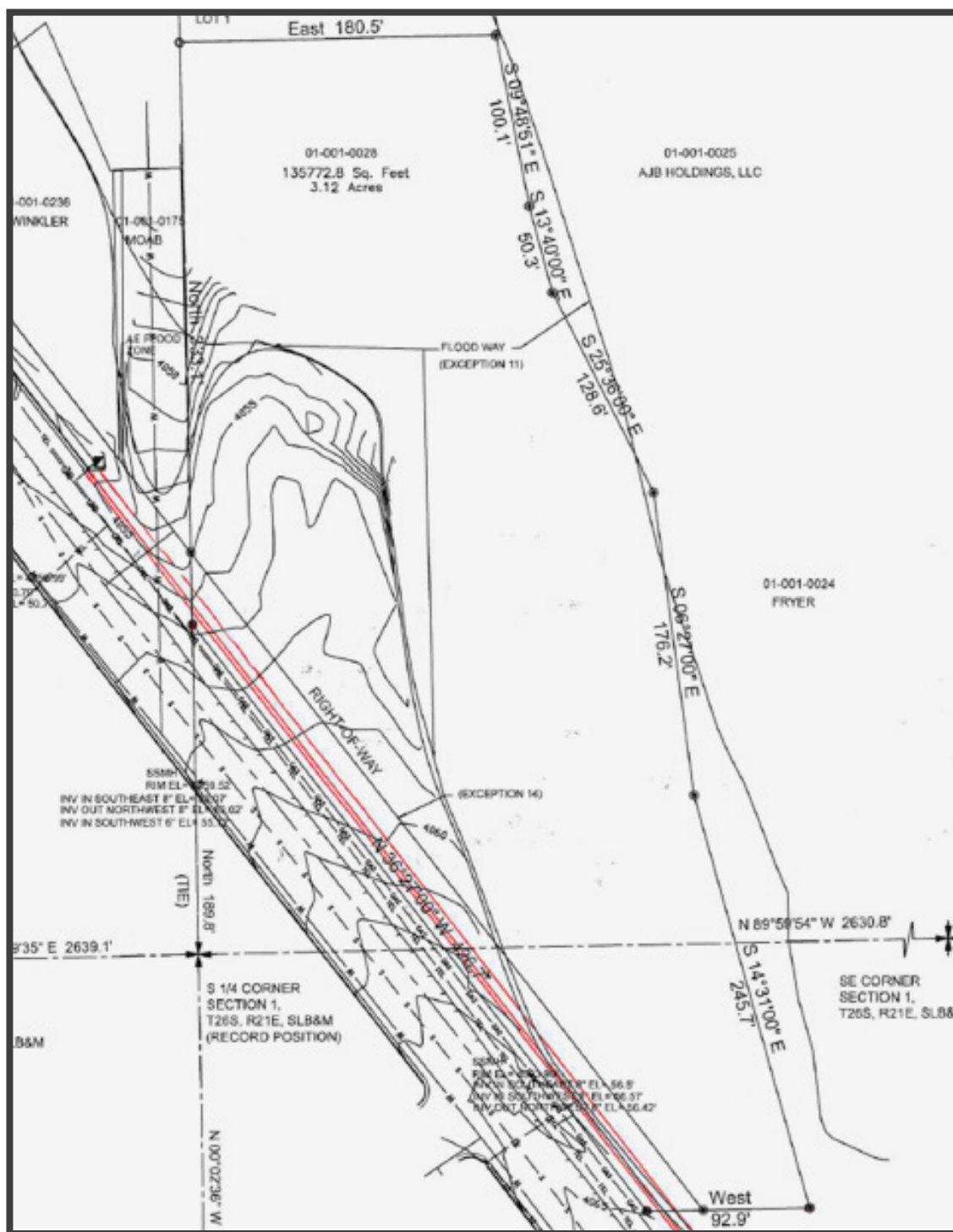
Alicia@TraverseAdvisors.com | 801-631-2306

BRANDON JOHNSON

Brandon@TraverseAdvisors.com | 801-815-6464

PROPERTY LAYOUT

545 Kane Creek Blvd. Moab, UT 84532



CONTACT US:

ALICIA POLEVOI DAVIS

Alicia@TraverseAdvisors.com | 801-631-2306

BRANDON JOHNSON

Brandon@TraverseAdvisors.com | 801-815-6464

PROPERTY LAYOUT

545 Kane Creek Blvd. Moab, UT 84532



CONTACT US:

ALICIA POLEVOI DAVIS

Alicia@TraverseAdvisors.com | 801-631-2306

BRANDON JOHNSON

Brandon@TraverseAdvisors.com | 801-815-6464