

BOULDER RIDGE

AVAILABLE FOR SALE



WHITECROWREALESTATE.COM

Shellee Haines

Real Estate Broker & Commercial Agent

SPACE SIZE 104 Acres

Other Details

Zoning	BMP
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The Business & Manufacturing Park Zone. Established to provide for a mixture of research, offices, commercial parking, storage, strip malls, gas stations, hotels, small business, retail stores, fast food, dining & coffee & drink also light manufacturing uses.

Property Highlights

- Excellent freeway access and visibility, approximately ½ mile northwest of the new reservoir
- Positioned in a growing Southern Utah corridor with strong regional connectivity
- Entitlements & Infrastructure
- Traffic study completed
- Survey and archaeological study completed
- Geotechnical and soils profile completed
- Grading and construction permits in place
- Water, sewer, power, and gas to the site
- Water lines installed



Property Description



Property Description

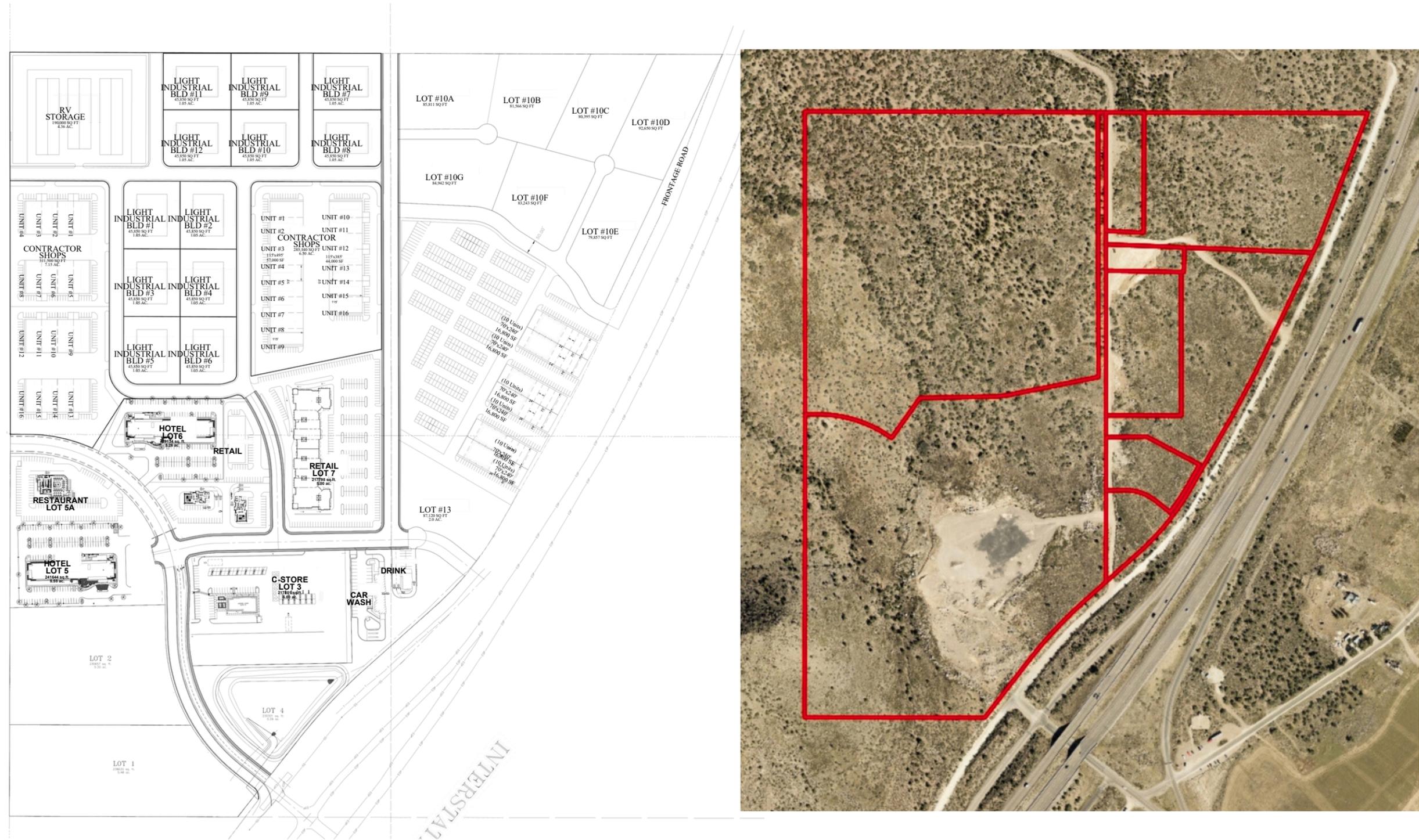
This ±104-acre development opportunity is strategically located immediately west of Exit 27 along Interstate 15 in Toquerville, Utah, offering exceptional access and regional visibility. Positioned approximately one-half mile northwest of the new reservoir, the site benefits from strong freeway exposure and proximity to ongoing growth and infrastructure investment in the surrounding area.

The property is zoned BMP (Business & Manufacturing Park), allowing for a wide variety of commercial, business, and light industrial uses. Permitted uses include research and office, retail and strip centers, hotels, gas stations, dining and coffee concepts, commercial storage and parking, small business operations, and light manufacturing, making the site well-suited for a large-scale, mixed-use or phased development.

Significant work has already been completed to advance the project toward vertical development. A traffic study, survey, archaeological study, geotechnical and soils profile, and grading and construction permits are in place. Key utilities—including water, sewer, power, and gas—are available to the site, with water lines installed. Horizontal improvements are approximately 90% complete, with paving to be completed as weather permits.

An additional ±28-acre adjacent parcel under the same ownership is also available, providing flexibility for expansion or a larger master-planned development. With extensive entitlements in place and infrastructure nearing completion, this property presents a rare opportunity to acquire a highly accessible, development-ready site in one of Southern Utah's growing commercial corridors.

Site Plan



Map



Site Aerials



Surrounding Areas Aerials



NEW RESERVOIR



RETAIL PADS





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All information is deemed reliable but not guaranteed. Buyer to verify all information independently.

