

LAND FOR SALE

SKY RIM DEVELOPMENT

Sky Rim Development Porter Lane, Hurricane, UT 84790



Property Description

15 Developed Lots
Zoned for Residential Single Family Homes
Located in Hurricane, UT
Modern design and construction
Easy access
Proximity to local amenities

Property Highlights

- Zoned for residential use
- 15-unit subdivision
- Ideal for land investors
- Attractive lot sizes
- Bulk sale opportunity
- Prime Hurricane location
- Great opportunity for developers

Offering Summary

Sale Price:	\$155,000 X 15=\$2,325,000
Number of Units:	15
Lot Size:	0.117 Acres

Demographics 7.3 Miles 10.5 Miles 20 Miles

Total Households	23,219	46,500	65,249
Total Population	70,331	134,701	186,496
Average HH Income	\$108,627	\$98,256	\$96,085

GRAIG GRIFFIN, SIOR

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KIRSTEN LEAVITT

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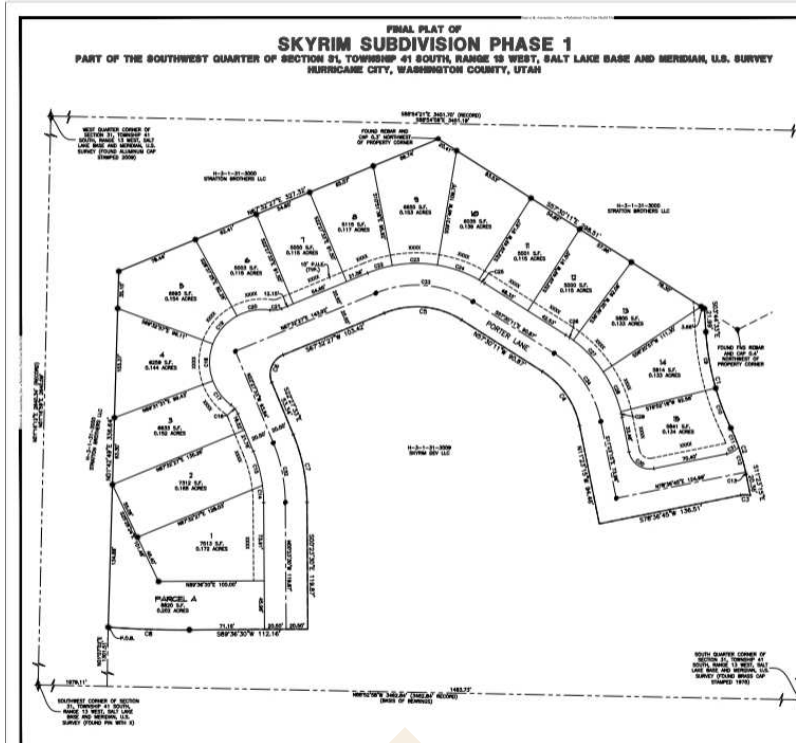
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Building Name	Sky Rim Development
Property Type	Land
Property Subtype	Residential
APN	H-3-1-31-3009
Building Size	0 SF
Lot Size	0.117 Acres
Number of Lots	15

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 Zoned for Residential Single Family Homes
 Located in Hurricane, UT
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- Zoned for residential use
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- Potential for high ROI
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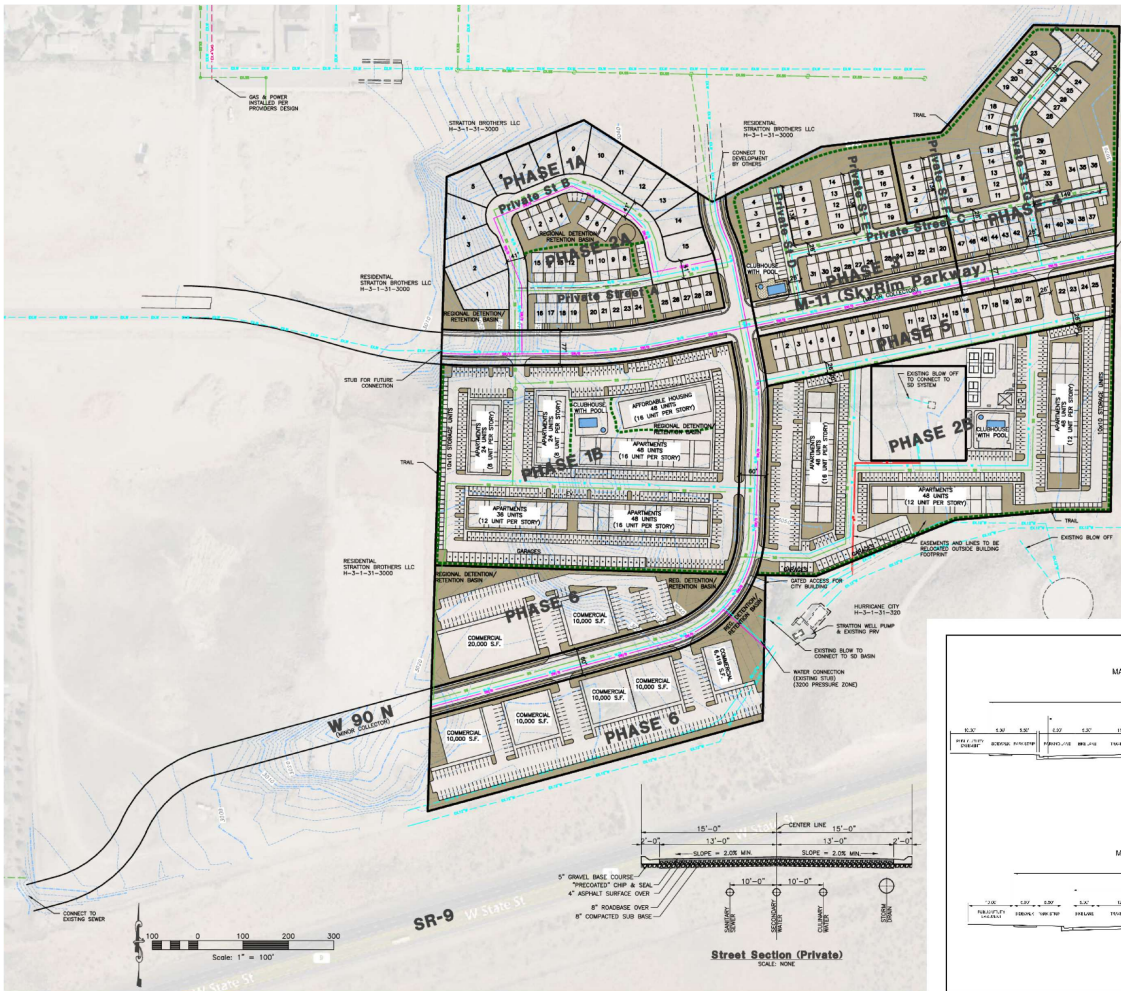
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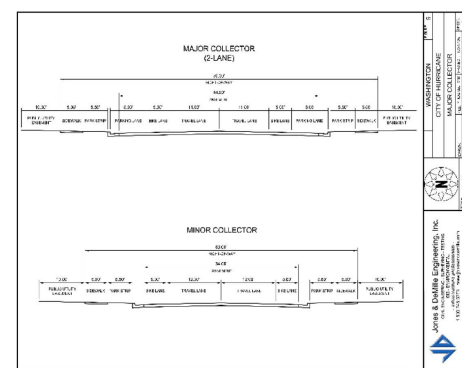
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Vicinity Map
NOT TO SCALE

SITE DATA

OVERALL PARCEL AREA:	1,661,260 S.F. (38.15 ACRES)
ROW AREA:	214,588
TOTAL RESIDENTIAL:	519 DWELLINGS
SINGLE FAMILY LOTS:	15 LOTS
TOWN HOMES:	132 DWELLINGS
APARTMENT EAST:	144 UNITS
UNITS:	290 STALLS (1 COVERED/UNIT)
PARKING:	24 GARAGE (4 EV CHARGING)
APARTMENT WEST:	1.8 PER UNIT (35 GARAGE)
UNITS:	409 STALLS (1 COVERED/UNIT)
PARKING:	4 EV CHARGING
COMMERCIAL BUILDINGS:	4 - 10,000 S.F.
	1 - 6,419 S.F.
	1 - 20,000 S.F.
	309 PARKING STALLS



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REVISIONS	DESCRIPTION
DATE	

**SkyRim Development
SR-9**
HURRICANE CITY, HURRICANE COUNTY, UTAH
Preliminary Site Plan



Project Info:
Engineer: J. NATE REEVE, P.E.
Checker: MEYERS
Begin Date: JAN 2023
Name: HURRICANE
SR-9
Number: 7152-28

1
2 Total Sheets

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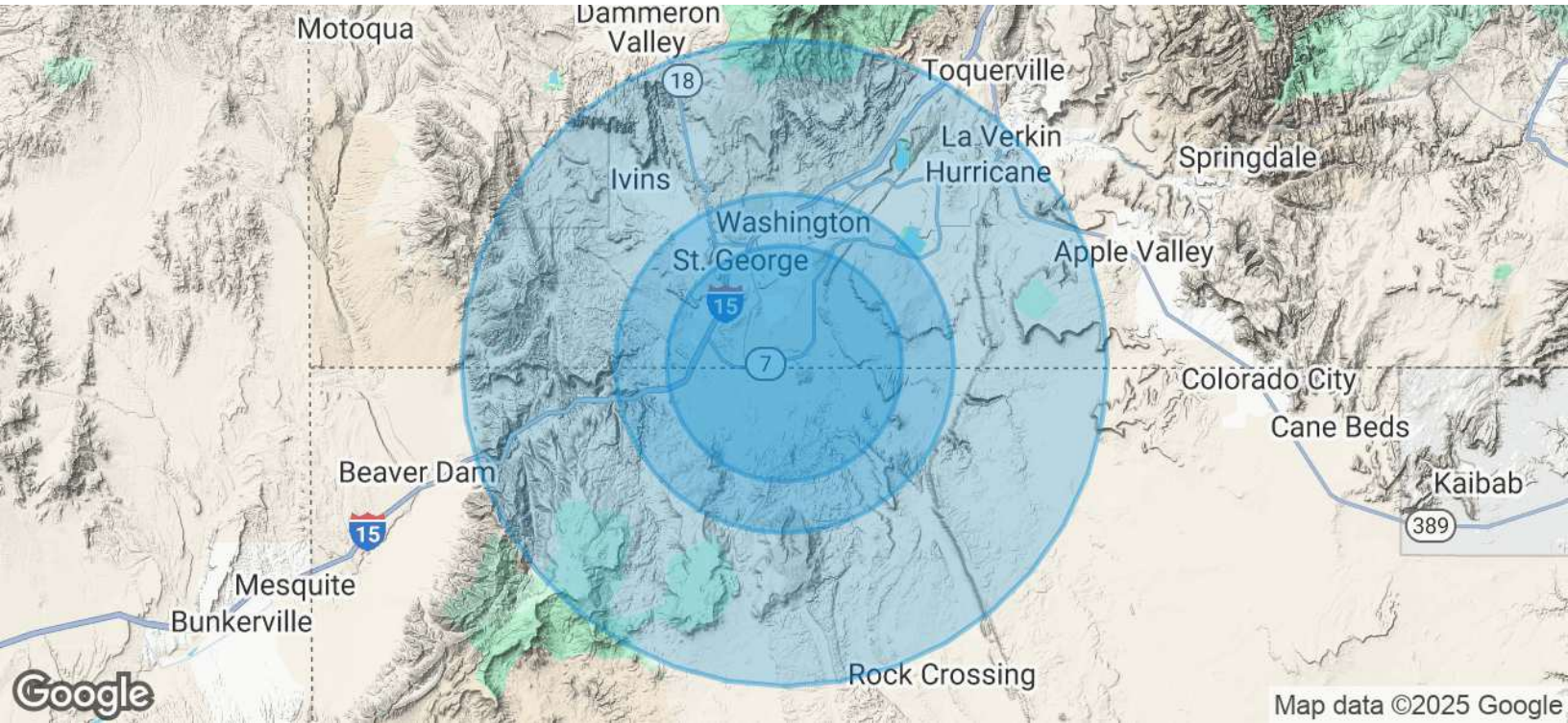
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Population 7.3 Miles 10.5 Miles 20 Miles

Total Population	70,331	134,701	186,496
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

Households & Income 7.3 Miles 10.5 Miles 20 Miles

Total Households	23,219	46,500	65,249
# of Persons per HH	3	2.9	2.9
Average HH Income	\$108,627	\$98,256	\$96,085
Average House Value	\$592,946	\$525,151	\$529,439

Demographics data derived from AlphaMap



STEWARD

LAND COMPANY

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