

AVAILABLE FOR SALE



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Shellee Haines

Real Estate Broker & Commercial Agent

# Executive Summary

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ASKING RATE  
\$4.5M

SPACE SIZE  
14.83 Acres

## Other Details

Zoning	C-3
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## Property Highlights

- Positioned along one of Southern Utah’s busiest highways, capturing consistent regional and visitor traffic
- Exceptional highway frontage with high traffic
- Outstanding visibility and exposure, ideal for retail, hospitality, fuel, RV services, dining, or destination-based development
- Strategically located near Zion National Park, Bryce Canyon, Lake Powell, and Grand Staircase–Escalante, drawing year-round tourism
- Kanab’s reputation as the “Gateway to the National Parks” ensures steady visitor demand
- Rare opportunity to acquire a large-scale commercial parcel in a high-traffic, tourism-driven market



# Property Description

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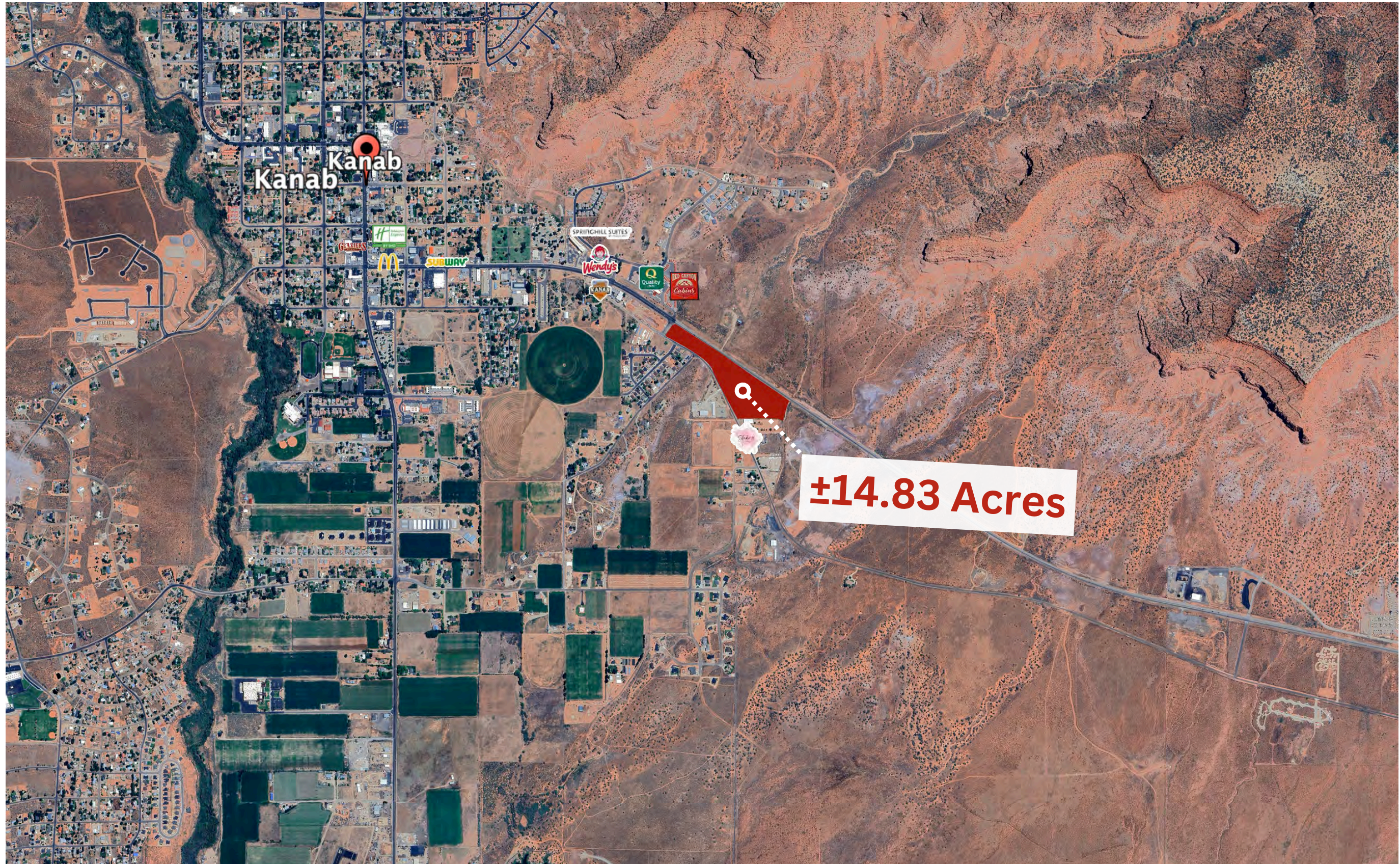
## Property Description

Located at the highly visible intersection of Hwy 89 and Chinle Drive in Kanab, Utah, this 14.83-acre C-3 zoned commercial parcel presents a rare opportunity to develop along one of Southern Utah’s most heavily traveled corridors. Hwy 89 serves as a primary route connecting visitors to Zion National Park, Bryce Canyon, Lake Powell, and the Grand Staircase–Escalante, generating consistent year-round traffic and exceptional exposure.

The property offers outstanding highway frontage and signage potential, making it ideal for high-visibility commercial, retail, hospitality, or tourism-related development. With its expansive acreage and flexible C-3 zoning, the site can accommodate a wide range of uses including hotels, RV services, restaurants, fuel stations, and destination retail.

Kanab’s position as the “Gateway to the National Parks” continues to drive strong tourism growth, while limited availability of large commercial parcels enhances long-term value. This is a premier development opportunity in a thriving tourism market with excellent access, visibility, and growth potential.

# Retailer Map



# Aerials





## SHELLEE HAINES

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