

**FOR SALE** 12 Acres

SR9

Hurricane, UT 84737

Zion National Park

SR 7

12 Acres

Approximate  
Boundaries

SR 9

Walmart

ZION CANYON REAL ESTATE

The

April  
Gates

Group

Presented By:

April Gates &  
Marcia Pierce-Rasmussen





# 12 ACRES HWY COMMERCIAL BY GATEWAY TO SAND HOLLOW!

This is an incredible opportunity to own 12 level acres right across the highway from Walmart! This parcel sits right in the path that millions of visitors use to visit Zion National Park and all of the surrounding recreational activities in the area. Massive development is already underway in this popular vacation spot, including the new Jellystone Park™ Zion, UT. Jellystone is a brand new water park and campground located just a short distance away on Sand Hollow Rd which is just a short distance to Sand Hollow Reservoir.

Sand Hollow State Park is just minutes up the road and is an adventure oasis featuring a 1,322-acre reservoir and an extensive off-highway vehicle recreation area on Sand Mountain. Hugely popular with outdoor enthusiasts, Sand Hollow draws thousands of visitors each year.

This gateway area is the up-and-coming new Southern Utah destination area that will be a major economic hub for Hurricane and the surrounding area. The proximity of the airport (just minutes away), St. George, Mesquite, Las Vegas, SLC etc. make this a prime investment opportunity.

Highway Commercial zoning allows for Hotels, RV Parks, restaurants, short term rentals and many other tourist related as well as other retail type opportunities. The utilities and the access frontage road improvements that will service this parcel have received city approvals and are in the works through the Gateway PID. Please contact agent for more information. This parcel is so close to the completion of frontage roads and utilities that the City has said a developer could bring their plan to them to start the approval process. Please contact agent for more information and see the links within the brochure to the maps for the PID.

# PROPERTY SUMMARY



LOT SIZE

**12 ACRES**



ZONING

**HIGHWAY COMMERCIAL**



TYPE

**LAND**



LIST PRICE

**\$6,804,420**

**PARCEL #**

H-3-2-6-1407

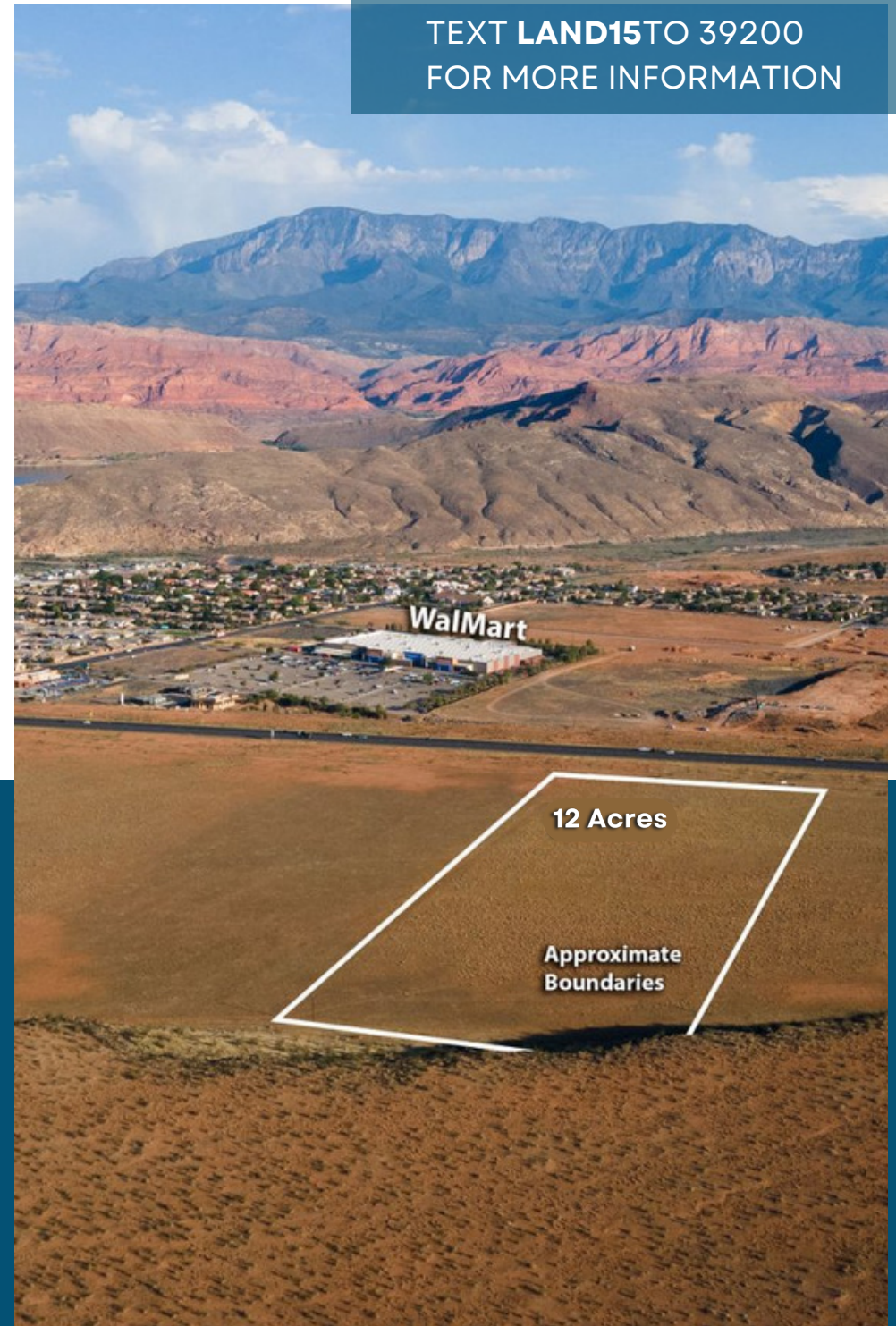
**ADDITIONAL**

ACROSS FROM WALMART  
MINUTES FROM  
SAND HOLLOW

**ACCESS**

FROM FUTURE SAND  
HOLLOW BLVD EAST

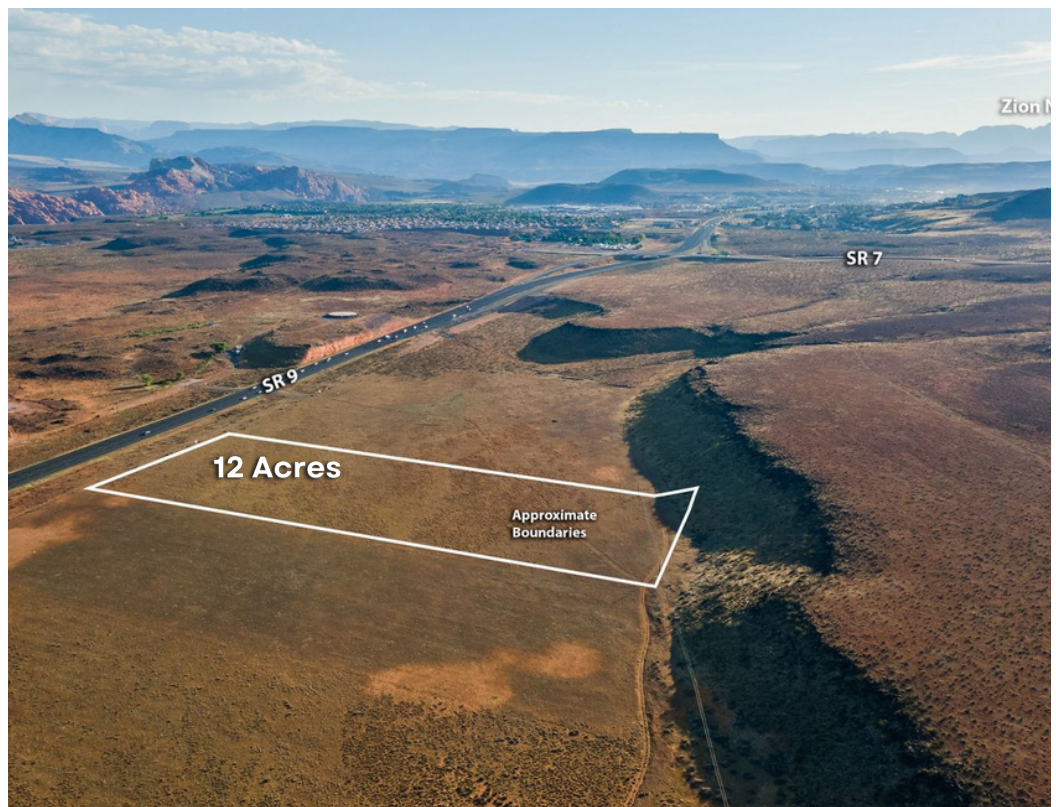
TEXT **LAND15**TO 39200  
FOR MORE INFORMATION



12 Acres

Approximate  
Boundaries

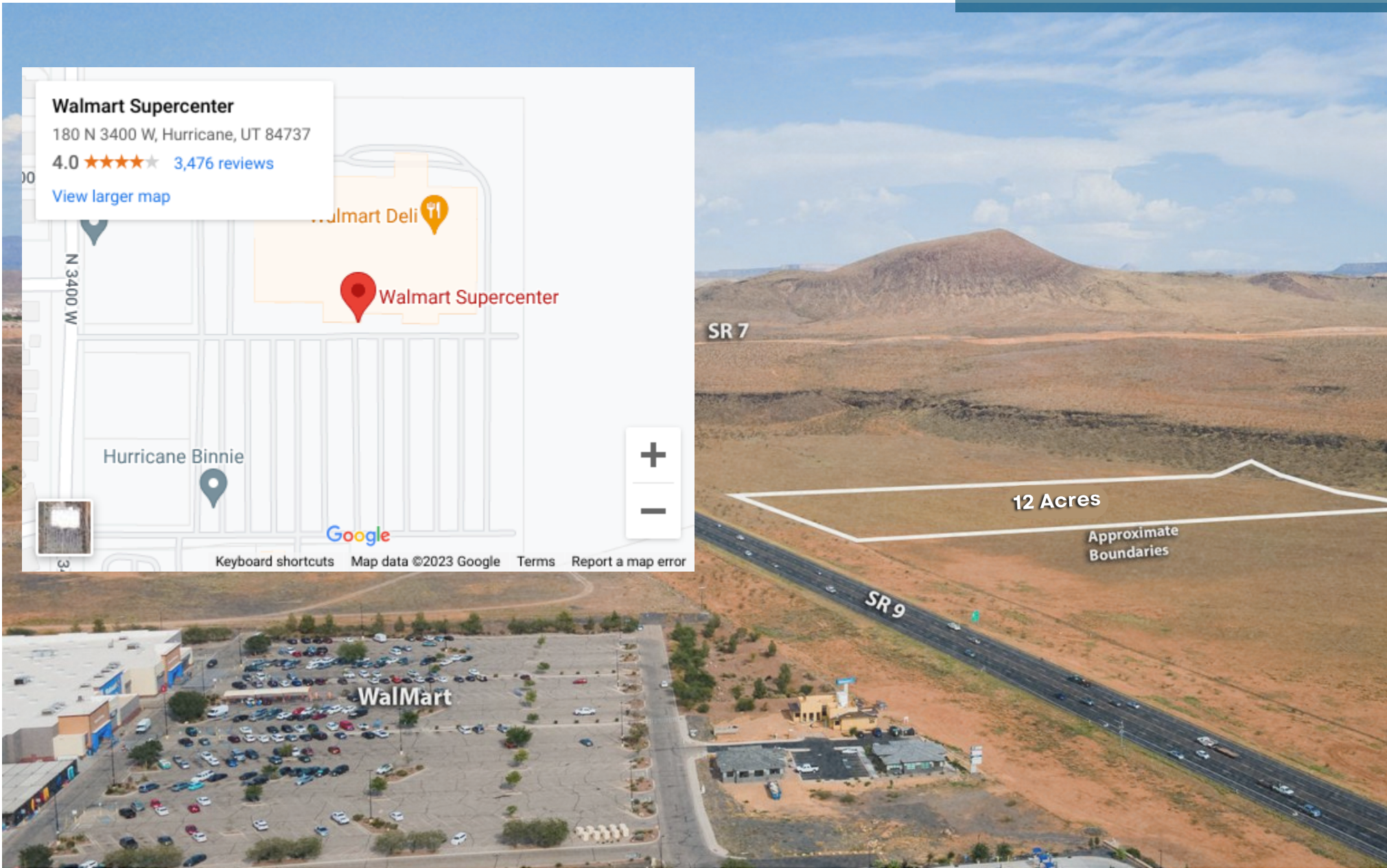






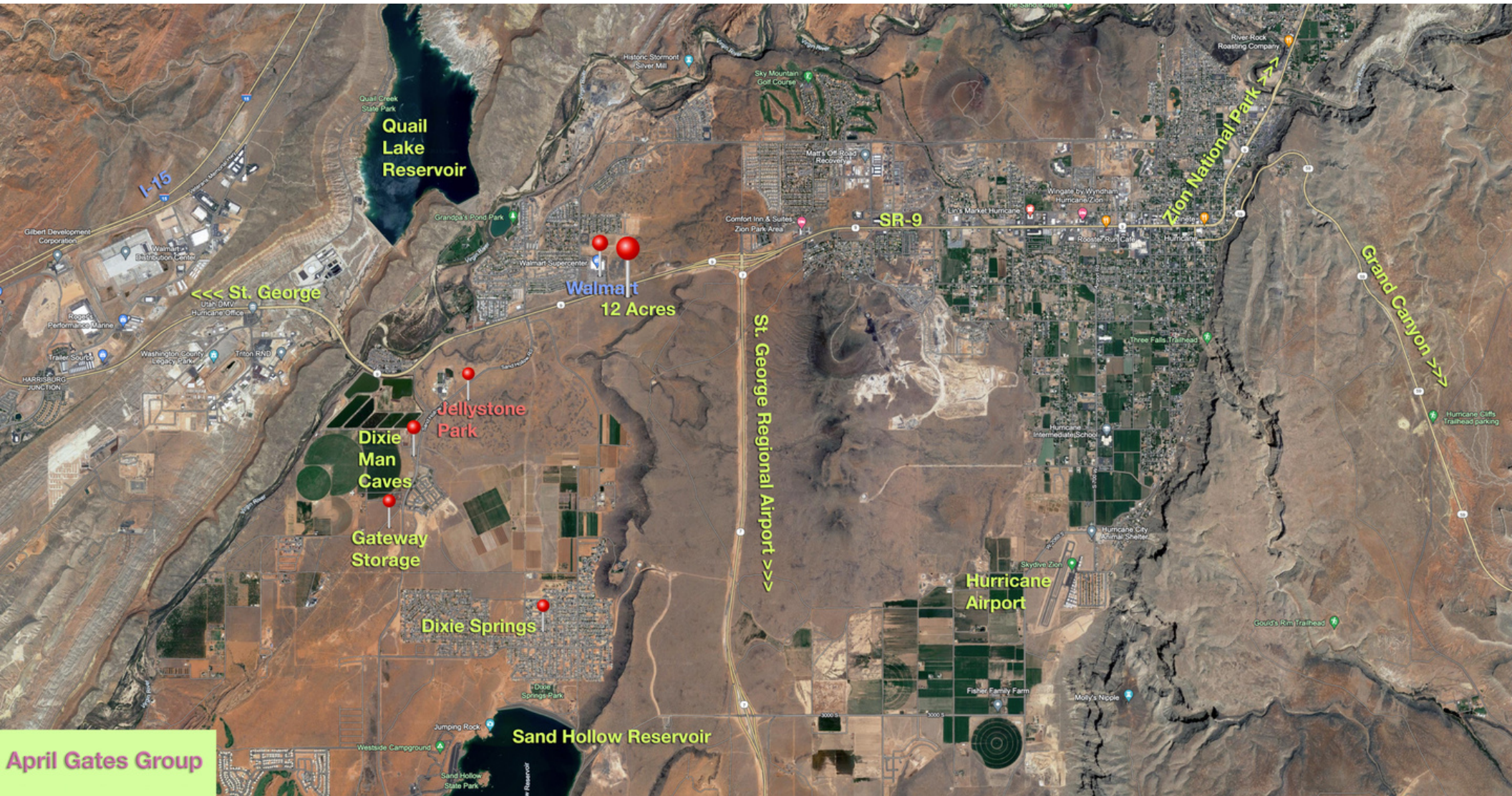
# AREA MAP

TEXT **LAND15TO 39200**  
FOR MORE INFORMATION





# AREA MAP



April Gates Group





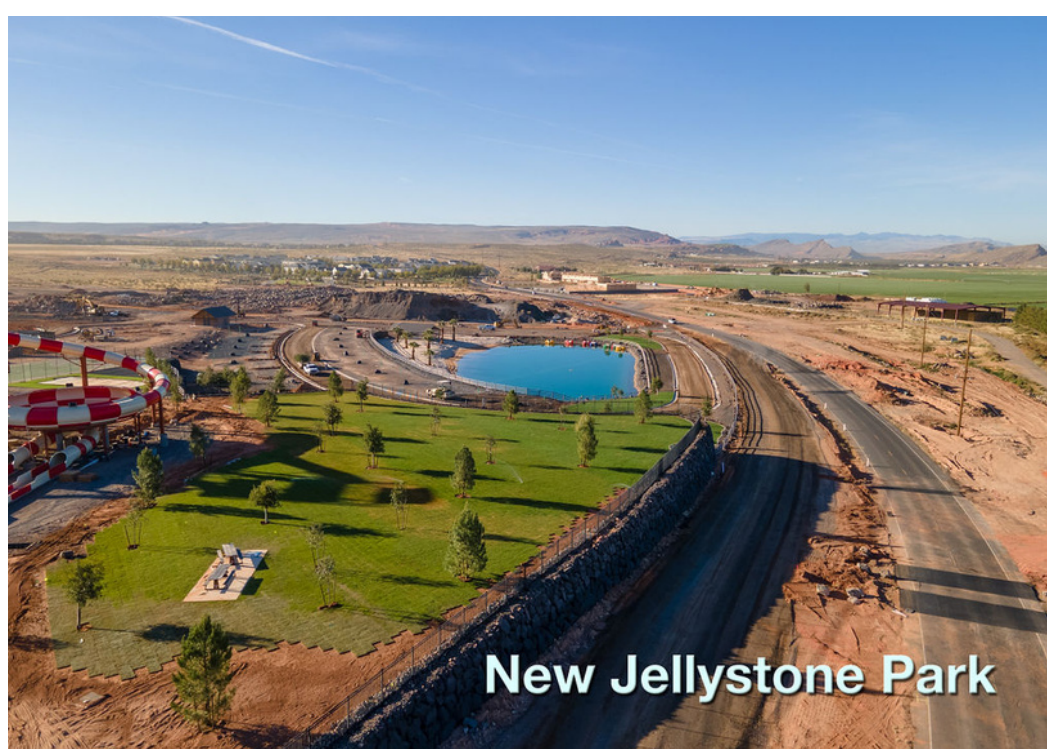
**3700 West PID Extension**



**New Jellystone Park**



**The Man Caves**



**New Jellystone Park**



# HURRICANE CITY STATISTICS

## DISTANCE TO MAJOR CITIES

Mesquite, Nevada	56 miles
Las Vegas, Nevada	121 miles
Salt Lake City, Utah	302 miles
Los Angeles, California	388 miles
Phoenix, Arizona	422 miles
San Diego, California	450 miles
Denver, Colorado	674 miles

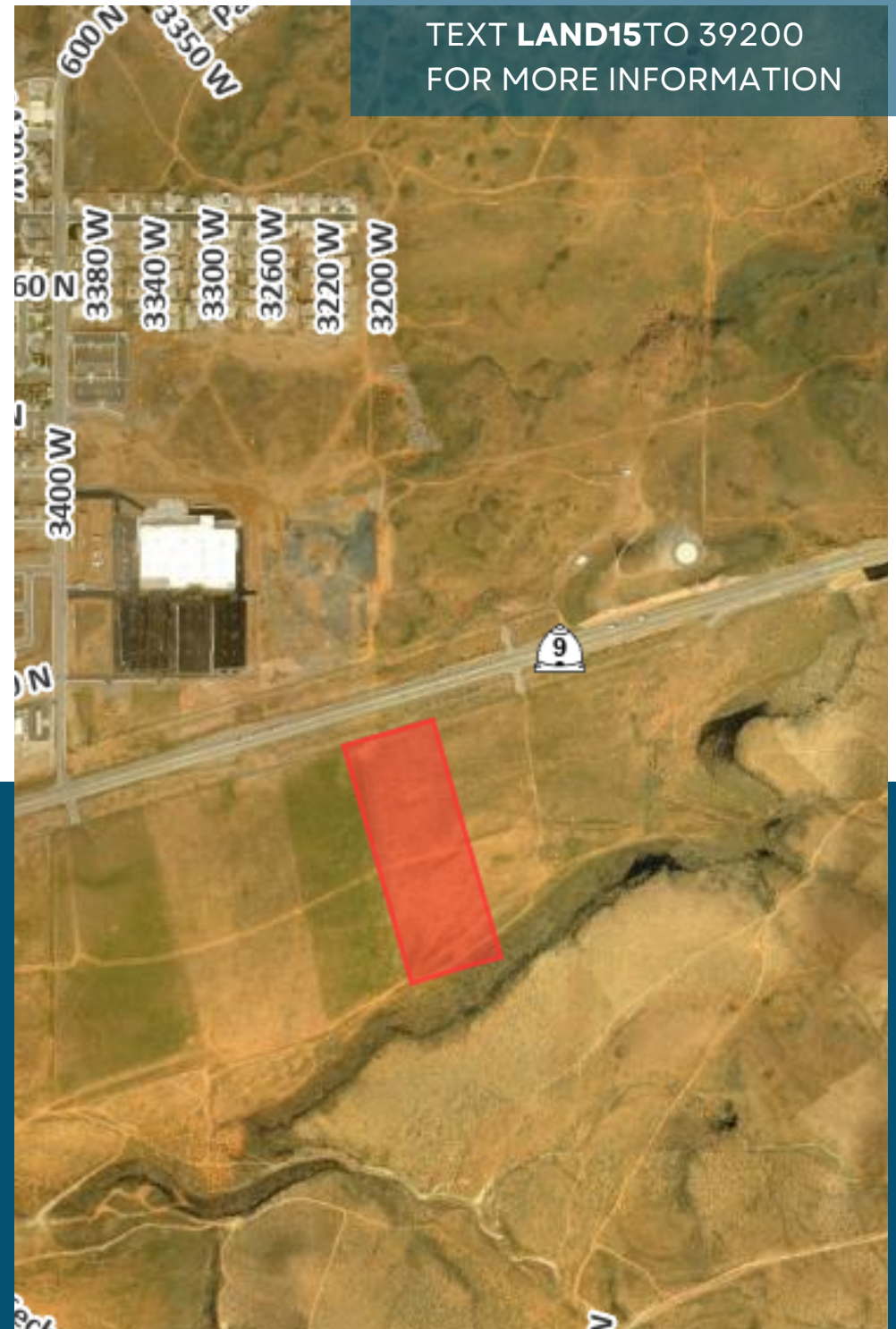
**2022 POPULATION** 23,077

**AVERAGE INCOME** \$74,712

**MEDIAN INCOME** \$57,409

**AVERAGE DAILY TRAFFIC COUNT** 37,000

TEXT **LAND15TO** 39200  
FOR MORE INFORMATION





# THE CITY OF HURRICANE

[HURRICANE CITY](#)



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COMMERCIAL ORDINANCE](#)



[ACCESS TO PID MAPS](#)

