

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

US HIGHWAY 89

77.71 AC MIXED USE DEVELOPMENT OPPORTUNITY
RESIDENTIAL, COMMERCIAL, AND RETAIL GROWTH CORRIDOR

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address US Highway 89
Kanab, UT 84741

Price \$14,250,000

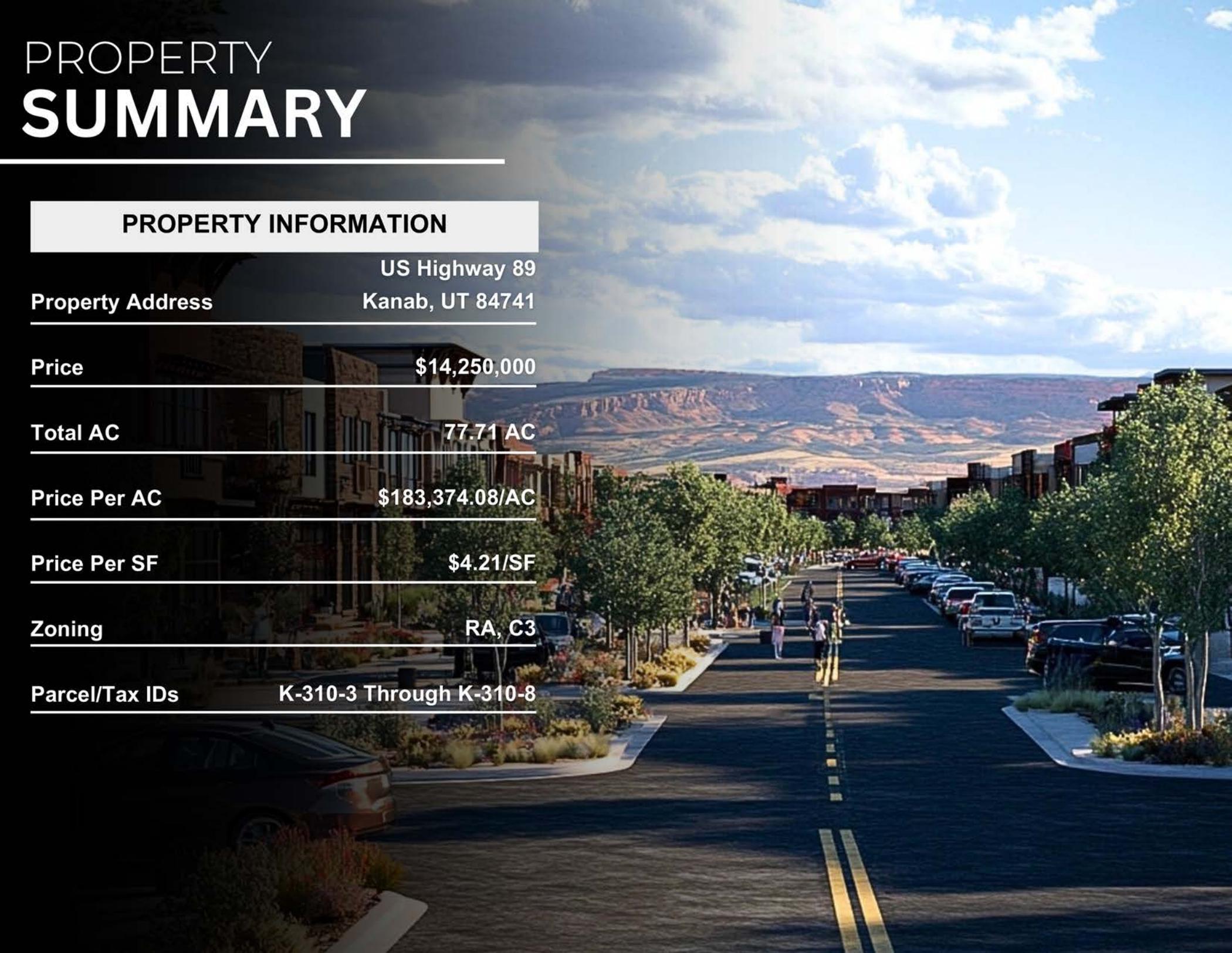
Total AC 77.71 AC

Price Per AC \$183,374.08/AC

Price Per SF \$4.21/SF

Zoning RA, C3

Parcel/Tax IDs K-310-3 Through K-310-8



PROPERTY OVERVIEW

Peak Collective Real Estate is proud to present 77.71 AC of prime mixed-use development land in Kanab, Utah.

Strategically positioned along one of the city's most active growth corridors, this property offers an exceptional opportunity for residential, commercial, and retail development.

With a portion of the site already zoned for commercial use and the balance well-suited for housing or community-focused projects, the land is ideally located to serve both local residents and the steady stream of visitors drawn to Kanab's proximity to Zion, Bryce Canyon, and the Grand Canyon.

This rare large-scale site provides developers and investors the flexibility to create a vibrant, multi-phase community that blends lifestyle housing, retail services, and commercial amenities—making it a true cornerstone for Kanab's future growth.

[Click Here to View 2025 Impact Fees](#)

WHY US HIGHWAY 89?



77.71 ACRES OF DEVELOPABLE LAND

**COMMERCIAL ZONING
PORTION OF SITE**



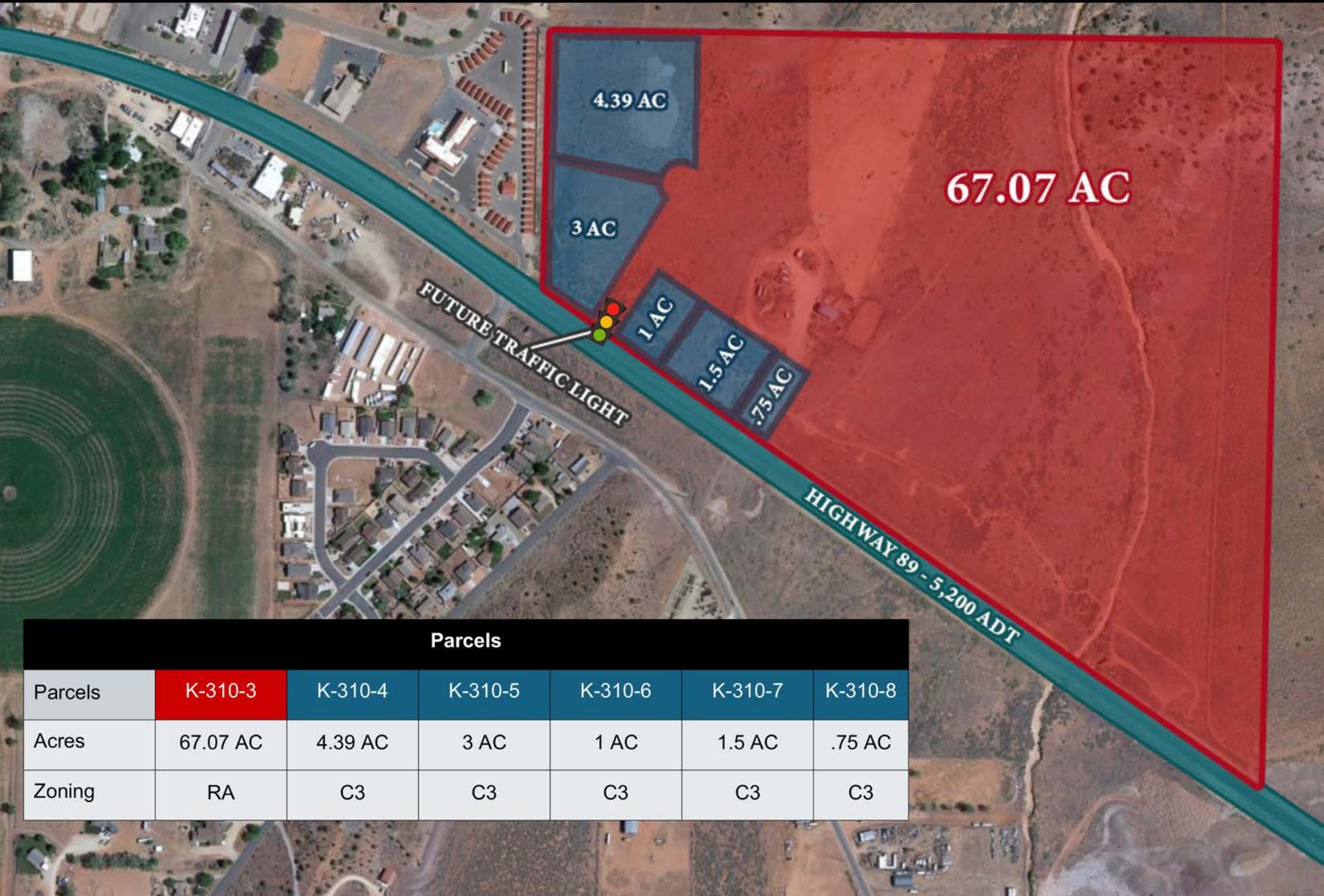
**IDEAL FOR MIXED USE: GROCERY,
RETAIL, RESTAURANTS, HOUSING**



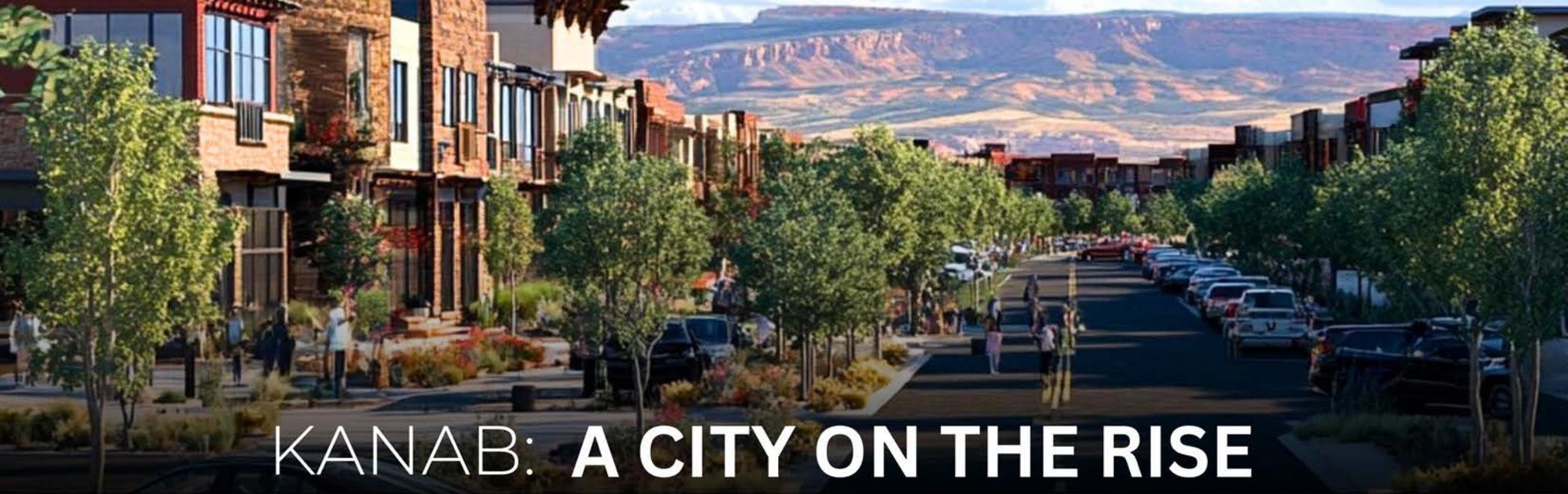
**HIGH TOURISM, STR, AND LIFESTYLE
HOUSING DEMAND**

**FLEXIBLE PHASED OR FULL-SCALE EXIT
POTENTIAL**

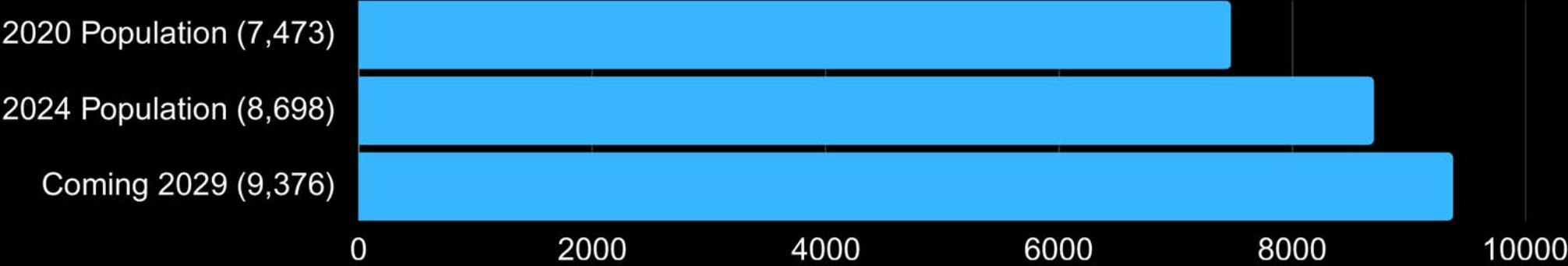
PROPERTY SUMMARY



Parcels						
Parcels	K-310-3	K-310-4	K-310-5	K-310-6	K-310-7	K-310-8
Acres	67.07 AC	4.39 AC	3 AC	1 AC	1.5 AC	.75 AC
Zoning	RA	C3	C3	C3	C3	C3



KANAB: A CITY ON THE RISE



2,082 residential units in pipeline



675 hospitality keys coming online

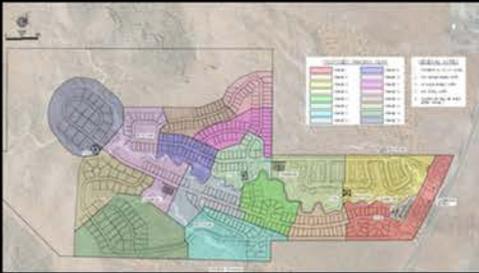


Gateway to Zion, Bryce, Grand Canyon

RESIDENTIAL PIPELINE



Catori Canyon
Townhomes
[Click Here >](#)



Hidden Canyon
Gated Community
[Click Here >](#)



Ventana Residences
Townhomes
[Click Here >](#)



City of Willow
New City

Development	Type	Notes	Units
Catori Canyon	Townhomes + SFR	81 Townhomes + 25 Single Family Lots	106
Hidden Canyon	Gated Community SFR	500 Homes, Gated Community, 55+	500
Ventana Residences	Resort + Townhomes	200 Luxury Townhomes	200
Willow	Master Planned Mix Use	New City East of Kanab, 1,276 Units	1,276
Total			2,082 Units



HOSPITALITY BOOM



Springhill Suites
 Opened 2024
[Click Here >](#)



KAIA Resort
 Opens 2026
[Click Here >](#)



Ventana Resort
 Opens 2026
[Click Here >](#)



Mineral Village
 Opens TBD

Development	Type	Notes	Units
Springhill Suites	Marriott	Opened 2024	127
Kaia Resort	Resort	Private Luxury Resort	40
Ventana Resort	Resort + Townhomes	Hotel Arro, Tribute Portfolio Hotel	200
Mineral Village	Master Planned Mix Use	128 Key Hotel + 200 Vacation Rental	328
Total			675 Units

GROWTH SUMMARY

CATORI CANYON
106 UNITS

1.97 Miles
4 Minute Drive

SITE

HIDDEN CANYON
500 UNITS

1 Mile
1 Minute Drive

VENTANA RESIDENCES
200 UNITS

4.5 Miles
8 Minute Drive

The Heart of Kanab's Expansion

Located on Highway 89, this site sits at the center of new community growth while capturing steady tourist traffic on one of the region's main travel routes, making it a prime spot for both local and visitor-focused development.

RECENT SALES **COMPARABLES**

SUBJECT PROPERTY					
	US HIGHWAY 89 KANAB, UT	77.71 AC		\$14,250,000	\$4.25/SF
PHOTO	ADDRESS	ACRES	SALE DATE	SALE PRICE	PRICE PER SF
	SR9 @ 3400 WEST HURRICANE, UT	12 AC	2/18/2025	\$4,500,000	\$8.61/SF
	SAND HOLLOW RD & ABBEY RD HURRICANE, UT	9.18 AC	2/2/2022	\$3,199,048	\$8/SF
	1350 S HIGHWAY 91 CEDAR CITY, UT	6.90 AC	10/16/2022	\$3,000,000	\$9.98/SF
	CORAL CANYON BLVD ST. GEORGE, UT	75.92 AC	12/10/2021	\$25,935,000	\$7.84/SF
	300 E FIDDLERS CANYON CEDAR CITY, UT	64.23 AC	10/7/2021	\$15,295,000	\$5.47/SF
	280 N 200 E LA VERKIN, UT	16.45 AC	10/14/2022	\$5,992,950	\$8.36/SF
	STATE ROUTE 9 & MAIN ST LA VERKIN, UT	11.45 AC	3/31/2021	\$2,800,000	\$5.61/SF

COMPARABLE LAND VALUATION | 77 AC X 7.69/SF (AVERAGE PSF) = \$25,841,629



FLEXIBLE EXIT PATHS & BUYER USE CASES



Grocery-anchored
neighborhood
shopping centers



Lifestyle housing
blended with service
retail



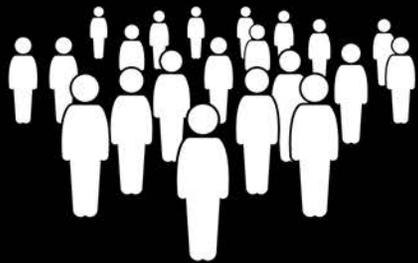
Mixed-use town center
concept



Land banking for
future upside



WHY CHOOSE **KANAB NOW?**



Population will nearly double with 2,082 new units



675 upcoming hotel units



Gated & luxury resort communities



Affluent Buyers and STR Demand

HIGHWAY 89

KANAB, UT



2,082 residential units in pipeline

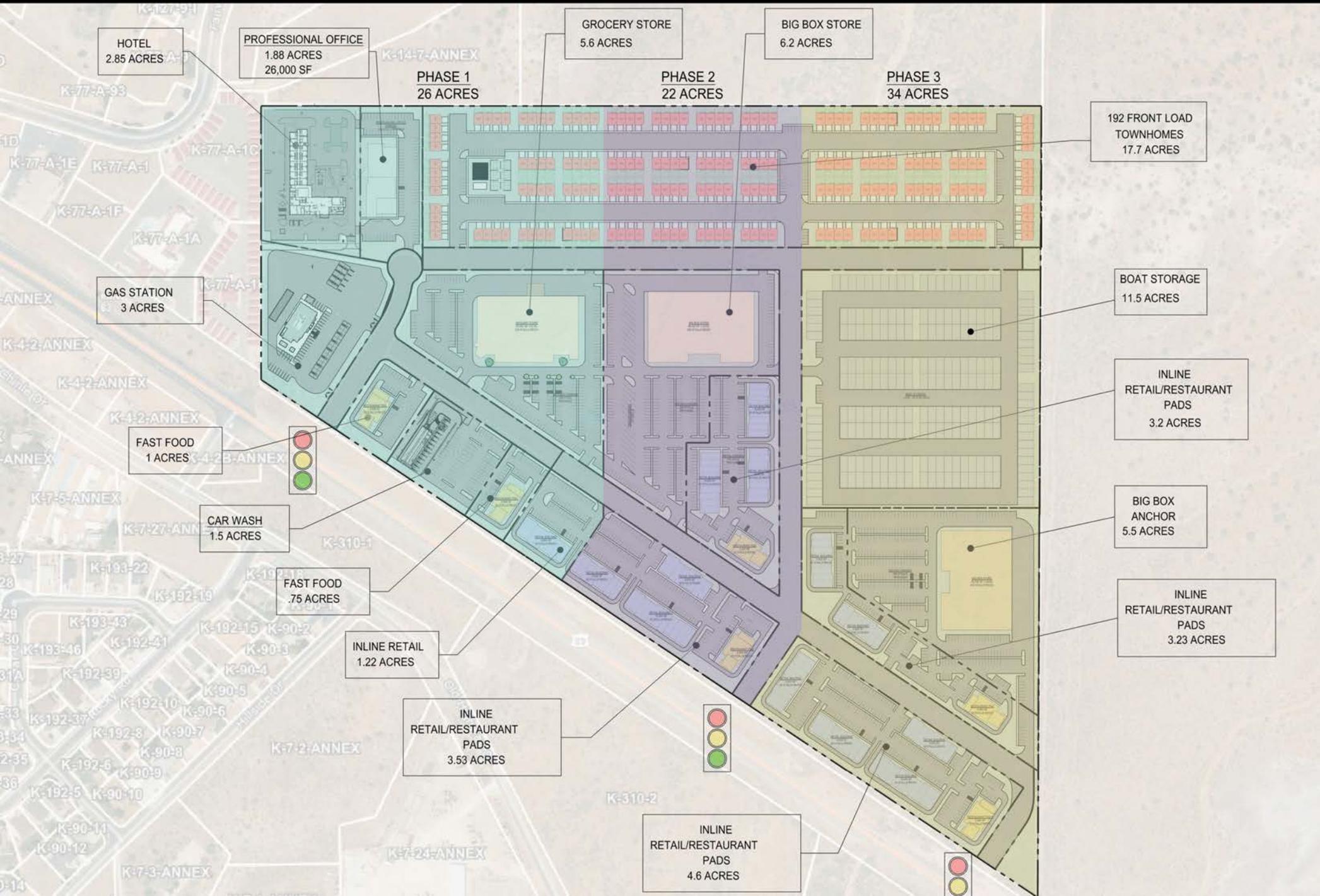
DEMOGRAPHICS

10 Mile Radius

2020 Population	7,473
2024 Population	8,698
2029 Proj. Population	9,376
2024 Total Households	3,432
Avg Household Income	\$74,823
Median Age	40.7

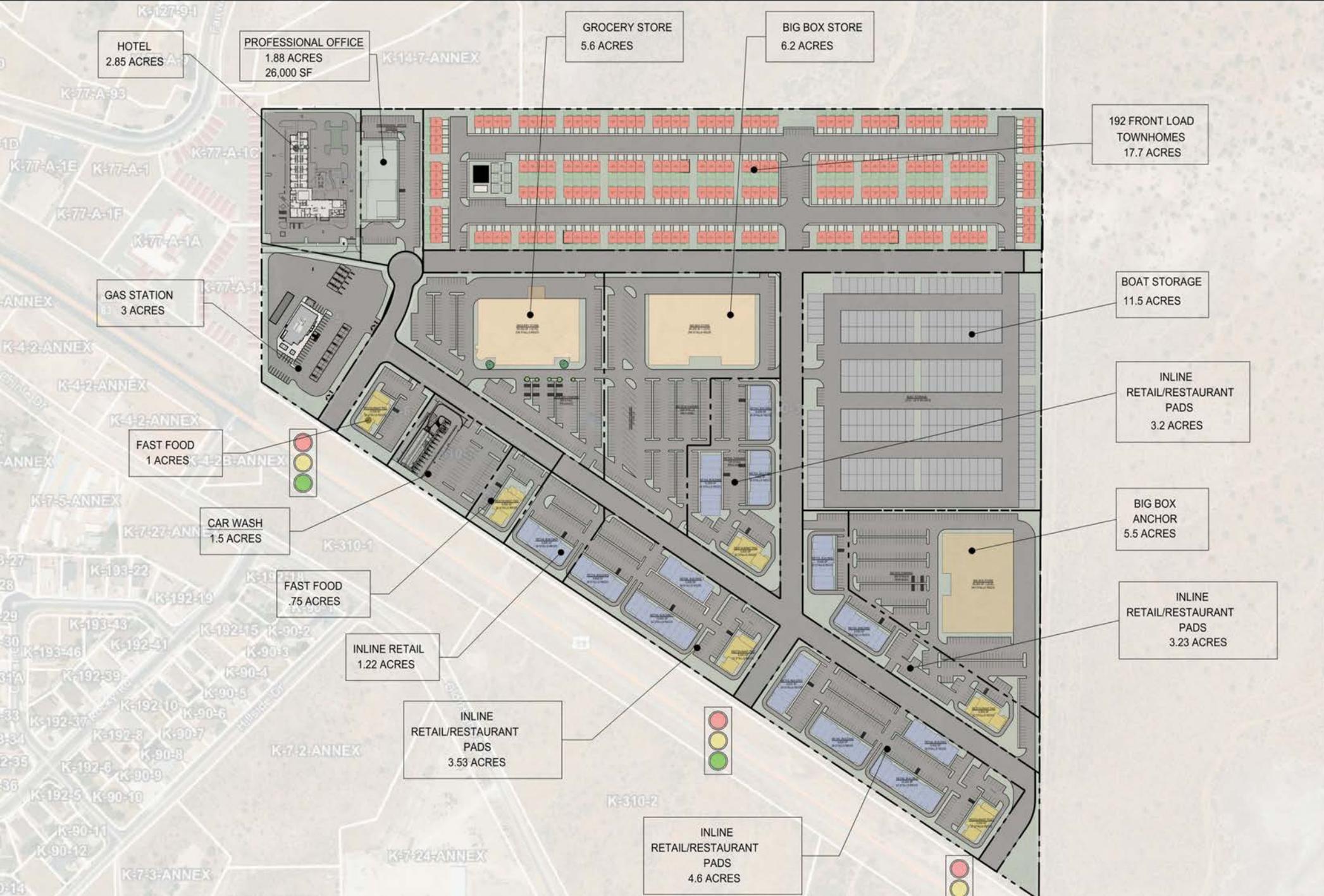
CONCEPTUAL 3-PHASE SITE PLAN

PRELIMINARY VISION FOR 3 COORDINATED STAGES



CONCEPTUAL 3-PHASE SITE PLAN

PRELIMINARY VISION FOR 3 COORDINATED STAGES



C3 Commercial Zoning District

Permitted Uses

- Agricultural Crop Sales (Farm Only)
- Airport Support Facility
- Antique / Secondhand Store
- Arcade (Games/Food)
- Art Gallery
- Auto / Boat Dealer
- Auto Rental / Sales
- Auto Service Station
- Auto Supply Store
- Beauty/Spa Salon
- Bed and Breakfast / Short-term
- Vacation Rental
- Body Art
- Bowling Alley
- Brewery (Small) Restaurant
- Car Wash
- Church
- College / University
- Commercial Marine Supply
- Communications Facility
- Conference / Convention Center
- Convalescent Center / Nursing Home
- Convenience Store
- Day Care
- Dry Cleaner
- Drug Store
- Elementary – Jr. High
- Equipment Rental Facility, Small (<15,000 lbs)
- Espresso Stand
- Event Center
- Farmer's Market
- Farm Equipment Sales
- Financial Institution
- Florist Shop
- Food Truck Parks
- Food Truck Vendors
- Funeral Home/Crematory
- Garage/Vehicle Repair & Restoration
- Gas Station
- General Retail and Services
- Grocery Store
- Group Home
- Halfway House
- Hardware / Garden Material
- Health Club
- High School
- Hospital
- Hotel / Motel / Extended-Stay
- Kennel / Public
- Landscaping Business
- Laundromat
- Library
- Liquor Store / Packaging Agency
- Live or amplified music
- Media Material
- Medical / Dental Lab
- Miscellaneous Health
- Mobile / Park Model Home Park
- Mobile Vendor
- Museum
- Park
- Photographic and Electronic Store
- Police / Fire Facility
- Preschool
- Printing / Publishing
- Professional Office
- Public / Private Parking
- Recreational Center
- Restaurant
- RV / Camp Park
- Self-Service Storage
- Shooting / Archery Range Indoor
- Social / Public Agency Offices
- Theater
- Towing Operation
- Truck Stop
- Veterinary Clinic
- Vocational School
- Youth Home
- Wholesale / Bulk Store
- Wireless Telecommunications retail
- Wood Products Sales

Conditional Uses

- Amphitheater
- Archery Range / Course Outdoor
- Cemetery
- Construction Trade and Storage see Section 20-7
- Equipment Rental Facility, Medium (<50,000 lbs)
- Hostel
- Zip Lines

Rural Residential/Agricultural Zoning District

Permitted Uses

- Accessory structures
- Agricultural products retail sales
- Bed and Breakfast
- Guest house
- Home Occupation – light
- Household pets
- Manufactured / modular home
- Nursery or greenhouse including retail sales
- Park or playground
- Private stable, corral, chicken coop or pen
- Public buildings
- Public utilities
- Raising crops, horticulture, gardening
- Stabling of livestock
- Single family dwelling unit
- School

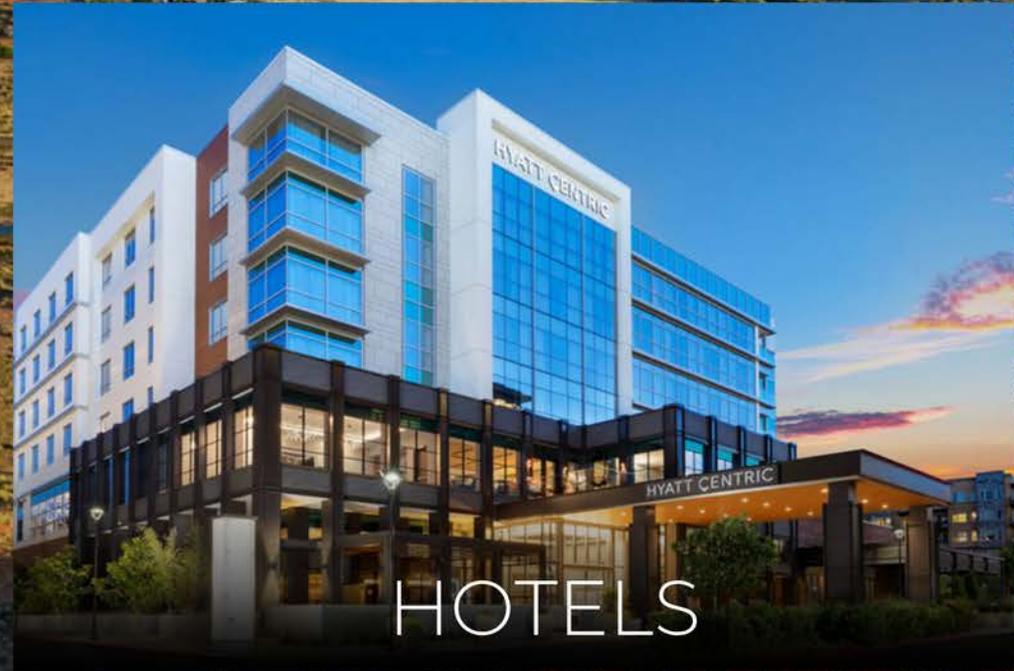
Conditional Uses

- Church
- Home Occupation – heavy
- Poultry coops for public food production
- Private kennels
- Public riding stables
- Zip Lines

POTENTIAL OPPORTUNITIES



GAS STATIONS



HOTELS



BIG BOX STORES



CAR WASHES

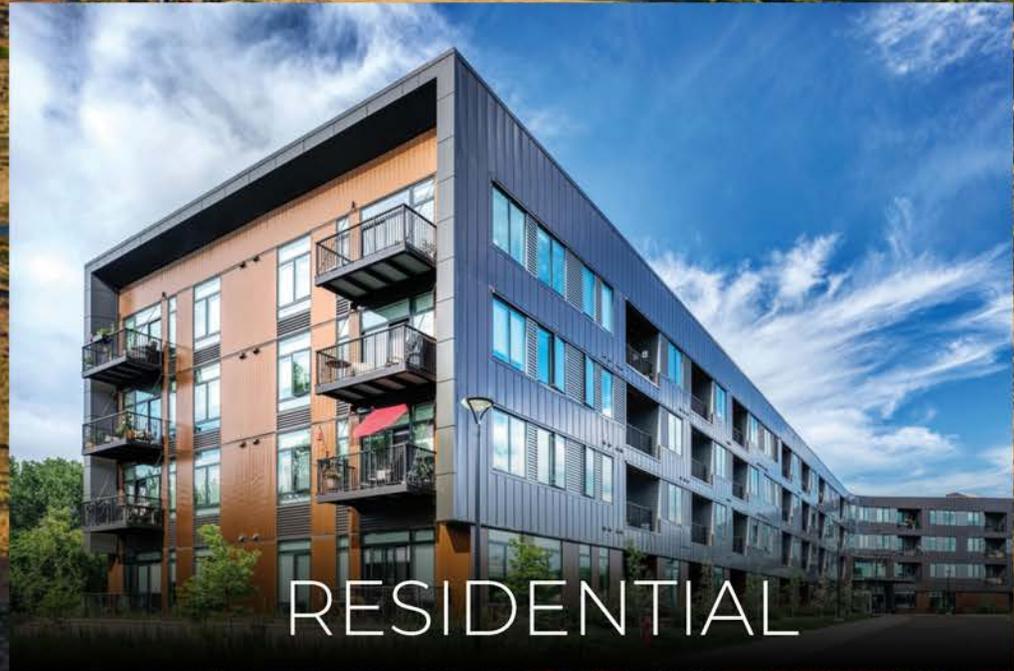


BOAT & RV STORAGE

POTENTIAL OPPORTUNITIES



INLINE RETAIL



RESIDENTIAL



RESTAURANT



FLEX SPACE



FAST FOOD

HIGHWAY 89

KANAB, UT



NATIONAL PARKS	Miles	Minutes	Avg. Visitors
 Buckskin Gulch	47	1 Hr	100,000
 Grand Escalante State Park	119	2 Hr 14 Min	1,300,000
 Coral Pink Sand Dunes	20.4	50 Min	200,000
 North Rim Grand Canyon	79.4	1 Hr 30 Min	6,000,000
 Zions Canyon	41.4	1 Hr 4 Min	4,700,000
 Bryce Canyon	76.5	1 Hr 22 Min	2,000,000
 Horseshoe Bend	76.6	1 Hr 16 Min	2,000,000
 Lake Powell	72	1 Hr 10 Min	2,000,000
 Antelope Canyon	80.4	1 Hr 21 Min	1,000,000





BUILDING SITE PHOTOS





PROPOSED DEVELOPMENT PHOTOS





PROPOSED DEVELOPMENT PHOTOS





KANAB, UTAH

Kanab is the commercial center of a large farming, ranching and recreational community. The city of Kanab, county seat of Kane County, is often called "Little Hollywood" because of its film-making history over the years.

This town sits at the hub of the southwest's national parks and offers exciting vacation opportunities year round. Kanab is located 7 miles north of the Arizona border on U.S. Alternate 89, and is centrally located between Las Vegas, NV, Phoenix, AZ, Albuquerque, NM, Denver, CO and Salt Lake City, UT.

Kanab is considered a popular hub location for visits to Zion, Bryce and Grand Canyon National Parks, Grand Staircase/Escalante National Monument and Lake Powell. Other close-by national monuments and colorful state parks make Kanab a natural center with quality services for a week-end-get-away or an extended vacation to experience these exciting destinations and typical "Southwestern" recreational activities.



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