

PROPERTY FEATURES

292-Acre Possible Commercial Land — Highway 20, Paragonah Utah

MLS# 25-260514 · Tax ID C-0043-0000-0000 · 292.16 Acres · Currently Zoned Ag-20

LOCATION & ACCESS

Highway 20 Frontage

U-20 borders the parcel on its south side — main I-15 to US-89 connector

I-15 Interchange Access

Just off I-15 at Exit 95

National Highway System Route

Sustained truck and tourist traffic year-round

High-Visibility Exposure

Prominent frontage on a heavily traveled corridor

ZONING & DEVELOPMENT

Zoned Ag-20 (Agricultural)

Presently in Greenbelt tax status

Rezoning Potential

with Ag-20 zoning, many commercial uses are already allowable

Flexible Use Potential

U-20 is a designated route for freight traffic from I-15 N to HWY 89

Expanding Region

Growing infrastructure demand in a developing market

LAND

292.16 acres (12,726,489 sq ft)

Large-format, buildable acreage

Open, developable terrain

Room for large-scale commercial or recreational use

Mountain valley setting

Scenic Southern Utah surroundings

Truck-stop & RV site potential

Overnight freight demand and recreational vehicle traffic

WATER & UTILITIES

15 acre-feet of water included

Conveys with the purchase — a key development asset

Power available in area

Rocky Mountain Power — buyer to verify service extension

Highway-adjacent access

Direct road access off Hwy-20 – buyer to work with UDOT for approved access requirements

Sewer / septic

Septic system — buyer to confirm with Southwest Utah Health re: special requirements for their project

DUE DILIGENCE & TITLE

Iron County, UT

Tax ID C-0043-0000-0000

Parcel maps available

Aerials and boundary exhibits on request

Water documentation available

15 acre feet of water to convey with purchase. State engineer change app approved for municipal water use

Clear, marketable title

Contact the listing team to arrange a viewing



APRIL GATES
Founder & Team Lead
435.900.7975

MARCIA PIERCE-RASMUSSEN
Associate Broker
435.244.5436

TEXT LAND292 TO 39200

PARAGONAH · UTAH 84760