

# Sand Hollow Commercial

HURRICANE, UT 84737



**± 14.03 ACRES**

ZONED PLANNED COMMERCIAL

**2 PAD SITES**

7.83 ACRES + 6.20 ACRES

**\$7,334,500**

TOTAL ASKING PRICE

**\$12/PSF**

611,147 TOTAL SF

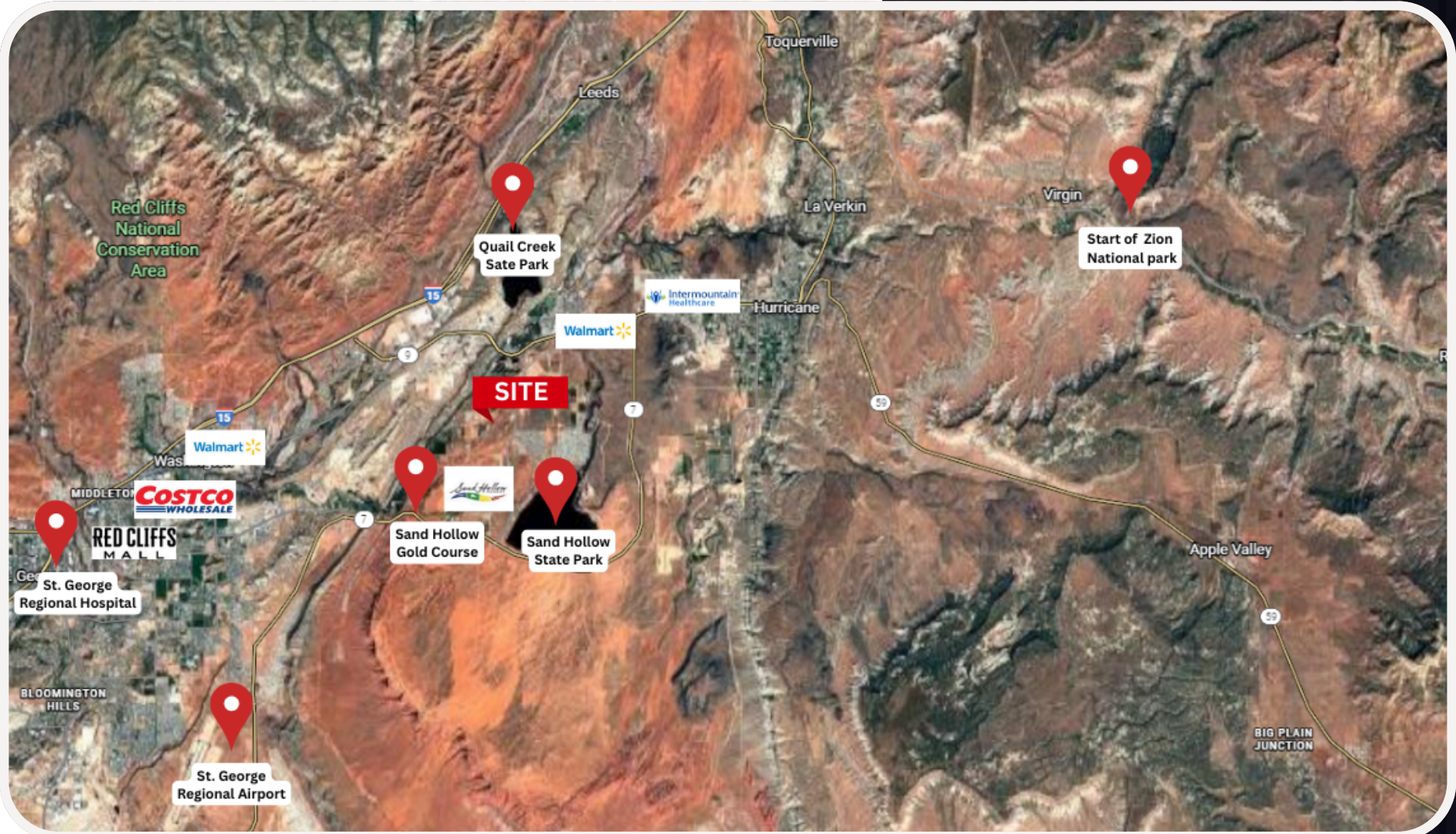


Discover 14 acres of high-visibility commercial property located next to Sand Hollow State Park—one of Utah's most visited outdoor destinations. Available as a full parcel or two separate pads, this site sits adjacent to popular resorts and rapidly growing residential communities.



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Central to St. George and Zion attraction areas. Minutes away from Zion entrance and attractions. With close proximity to Southern Parkway and I-15 Hurricane Exits you will be able to make your way through Southern Utah's well known attractions areas with ease.



With limited nearby commercial options, this location offers exceptional opportunity for retail, hospitality, recreation, or mixed-use development in a booming area.



# Why Southern Utah

## ONE OF THE FASTEST GROWING REGIONS



Known for its strong tourism economy, expanding residential communities, and unmatched outdoor recreation. With year-round visitors, a pro-business environment, and rapidly rising population, the area offers exceptional opportunities for investment, development, and long-term growth.

## QUALITY OF LIFE ADVANTAGES

- Warm climates + Recreation opportunities
- Emerging new developments in commercial as well as residential

## OPERATING ADVANTAGES

- Low taxes, affordable operating cost
- Room for new and expanding companies with a wide range of financial resources and entrepreneurial services and support
- With rapid growth and increase in population it offers strong workforce as well as consistent tourism-driven demands.

## Area Demographics

	POPULATION	AVG. HOUSEHOLD INCOME	TOTAL HOUSING UNITS
Hurricane	20,0036	\$67,414	8,601
Washington City	27,2993	\$94,015	12,910
Washington County	180,279	\$86,983	88,415



# Sand Hollow Dr. and Bash Parkway

HURRICANE, UT

## CONTACTS

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## CONTACTS

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