

K-TOWN FOOD & FUEL

FOR SALE

1055 S Highway 89A, Kanab, UT 84741



EXCLUSIVELY LISTED BY:

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**FULL SERVICE
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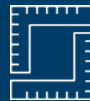
INVESTMENT HIGHLIGHTS

- Business & Real Estate Sale of a Texaco Gas Station & C-Store
- Strategically Located on Major Roadways That Serve as Gateways to Popular National Parks
- 2024 Annual Inside Sales – \$1,053,033
- 2024 Gallons Sold – 333,498
- Recently Remodeled Interior with New Freezers, Fridges, and Shelving
- VEEDER-ROOT Fuel Monitoring System



PURCHASE PRICE

\$2,000,000



BUILDING SIZE

3,306 SF



LAND SIZE

0.90 AC



OF PUMPS

2



YEAR BUILT

1987



UNDERGROUND STORAGE TANK INFO

3 Tanks Made of
Fiberglass
Reinforced Plastic



TANK CAPACITY

10K Diesel,
10K Regular Gasoline,
10K Premium Gasoline

PROPERTY OVERVIEW

ADDRESS:

1055 S Hwy 89A, Kanab, UT 84741

LOCATION:

Located on US Hwy 89A & E 1100 S

LAND AREA:

Consists of 0.9 acres

BUILDING AREA:

The subject property consists of 1 retail building approximately 3,306 SF of gross leasable area

YEAR BUILT:

1987

FRONTAGE & ACCESS:

The subject property has a direct access point on S Hwy 89A of 125 Ft

TRAFFIC COUNTS:

S Hwy 89A – 5,308 ADT



LAND OVERVIEW

APN #	ACRES	SF
K-17-27-ANNEX	0.90	3,306

AREA MAP



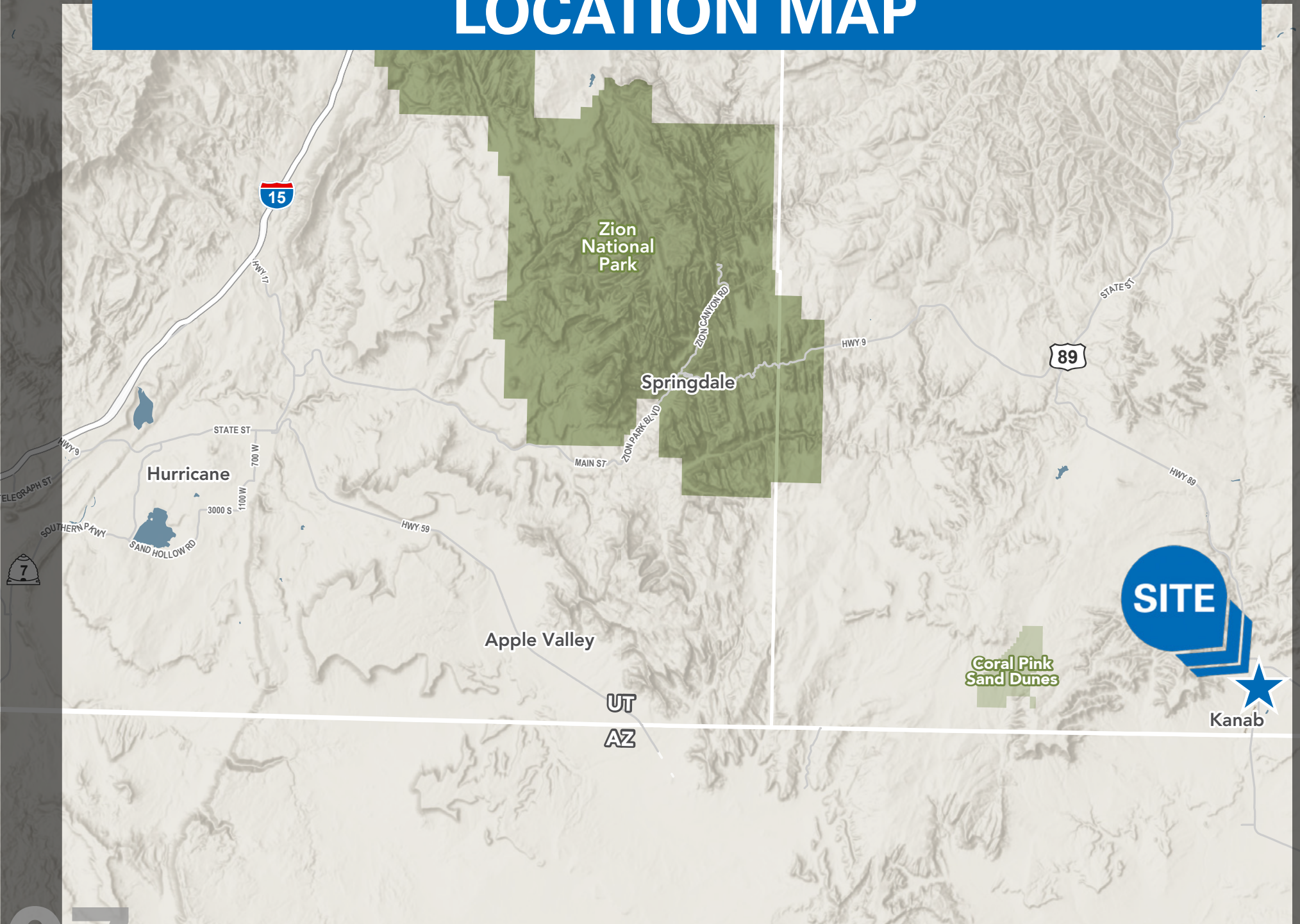
PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



LOCATION MAP



WHY SOUTHWEST UTAH

Southwest Utah presents a dynamic economic landscape that offers significant opportunities for commercial real estate investment and development. Positioned near Zion National Park and the Grand Canyon, two of the nation's most visited national parks with over 9 million visitors annually, the area is a magnet for tourism and retail growth. As one of the fastest-growing regions in Utah, it benefits from a strategic location just two hours from Las Vegas and four hours from Salt Lake City, supported by a commercial airport with direct flights to major hubs like Salt Lake City, Denver, and Phoenix. The region's warm climate, coupled with a growing population and a strong talent pipeline from Utah Tech University, creates an ideal environment for businesses to thrive, making it a prime destination for real estate investment.

ZION NATIONAL PARK VISITS

4,946,592

2nd Highest in the park's history and 2nd highest in the country behind Great Smoky Mountains and Grand Canyon

ECONOMIC STRENGTH

#1

High-tech GDP growth for Small Cities

#2

Job & Wage Growth for Small Cities

#4

Best Performing Small Cities

12,567

Utah Tech University Enrollment



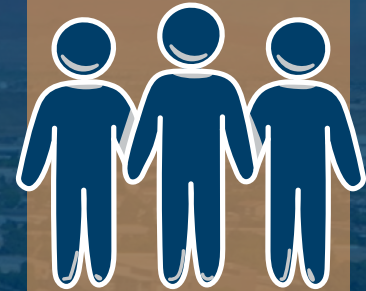
1,468

Dixie Technical College Enrollment

2024 EST. POPULATION

207,174

Washington County



MEDIAN AGE

38.6

Washington County



ANNUAL POPULATION GROWTH (2020-2024)

3.2%

St. George, UT Metro. Statistical Area



MEDIAN HOUSEHOLD INCOME (2024)

\$89,507

Washington County



HOUSEHOLDS

74,306

St. George, UT Metro. Statistical Area

EMPLOYEES

67,024

Washington County, 2022



MONTHLY RETAIL EXPENDITURES (2024)






\$2,694

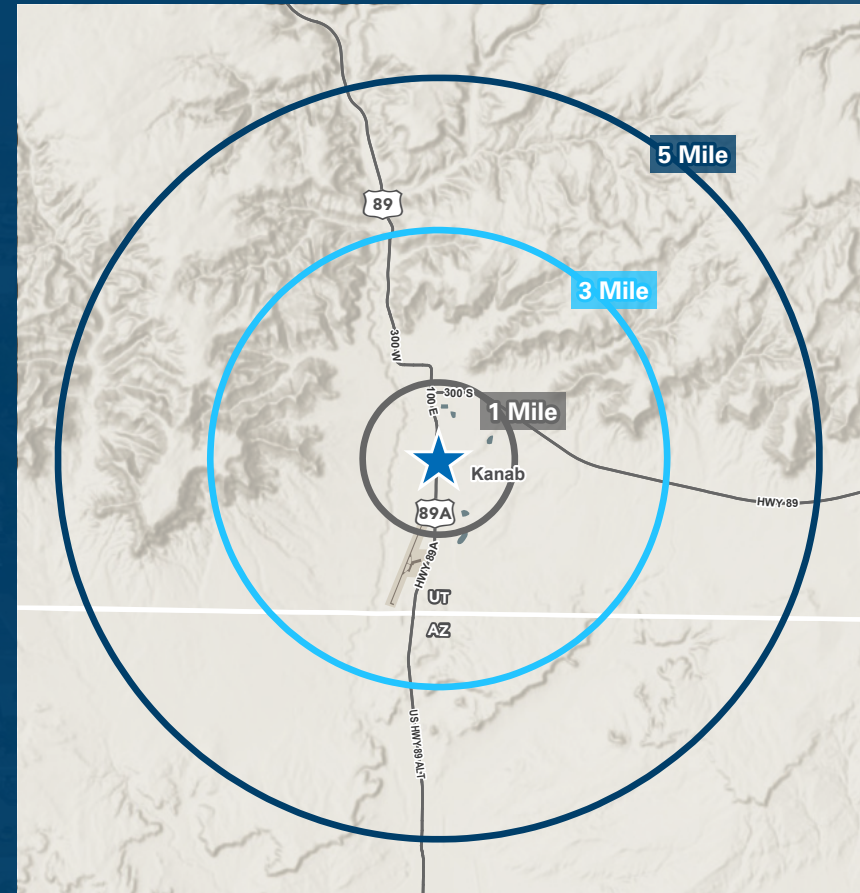
St. George, UT Metro. Statistical Area

THE 2010 POPULATION OF WASHINGTON COUNTY, UTAH WAS 138,397 AND HAS SEEN A GROWTH OF 49.7% SINCE THAT TIME.

Sources: MWCRC Research, Sites USA, Milken Institute, NPS Stats, Utah System of Higher Education, World Population Review

2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION 	1,536	4,283	4,699
2030 EST. POPULATION 	1,621	4,535	4,951
EST. HOUSEHOLDS 	534	1,627	1,783
EST. AVERAGE HOUSEHOLD INCOME 	\$100,394	\$94,287	\$93,189
EST. MEDIAN HOUSEHOLD INCOME 	\$104,178	\$88,411	\$86,303



NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1055 S Hwy 89A, Kanab, UT 84741. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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