

FOR SALE 6.26 Acres and/or 3 Acres

SR9 & SR7 Interchange
Hurricane, UT 84737

PID

Sand Hollow

Quail Lake

WalMart

3 Acres

6 Acres



Presented By:

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Marcia Pierce-Rasmussen



BEST HIGHWAY COMMERCIAL PROPERTY IN HURRICANE

This is an incredible opportunity to own up to 9.26 acres (6.26 acres and adjacent 3 acres for sale together or separately) right at the junction of SR7 and SR9 right at the corner of the interchange!

These parcels sit 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 on Sand Hollow Rd on the way to Sand Hollow Reservoir. Sand Hollow State Park is also 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.

Walmart is towards the west and in close proximity to the parcels. Downtown Hurricane with plenty of restaurants and shopping is just to the east. These parcels are in a prime location where much development is in the works. 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 (which can be accessed on SR7), St. George, Mesquite, Las Vegas, SLC etc. make this a prime investment opportunity. Hwy Commercial zoning allows for Hotels, RV Parks, restaurants, short term rentals and many other tourist related opportunities.

The utilities and frontage road improvements which will service these parcels have received city approvals and are in the works through the Gateway PID. Please contact agent for more information or find links on last page to PID maps.

PROPERTY SUMMARY



LOT SIZE

6.26 ACRES
and/or
3 ACRES



ZONING

HIGHWAY COMMERCIAL



TYPE

LAND



LIST PRICE

\$2,727,500 (6.26 ACRES)
\$1,306,800 (3 ACRES)

TEXT

LAND626 or **LAND3** TO 39200
FOR MORE INFORMATION



PARCEL #

H-3-1-31-221 &
H-3-1-31-220

ADDITIONAL

SW CORNER OF SR9 & SR7
INTERCHANGE

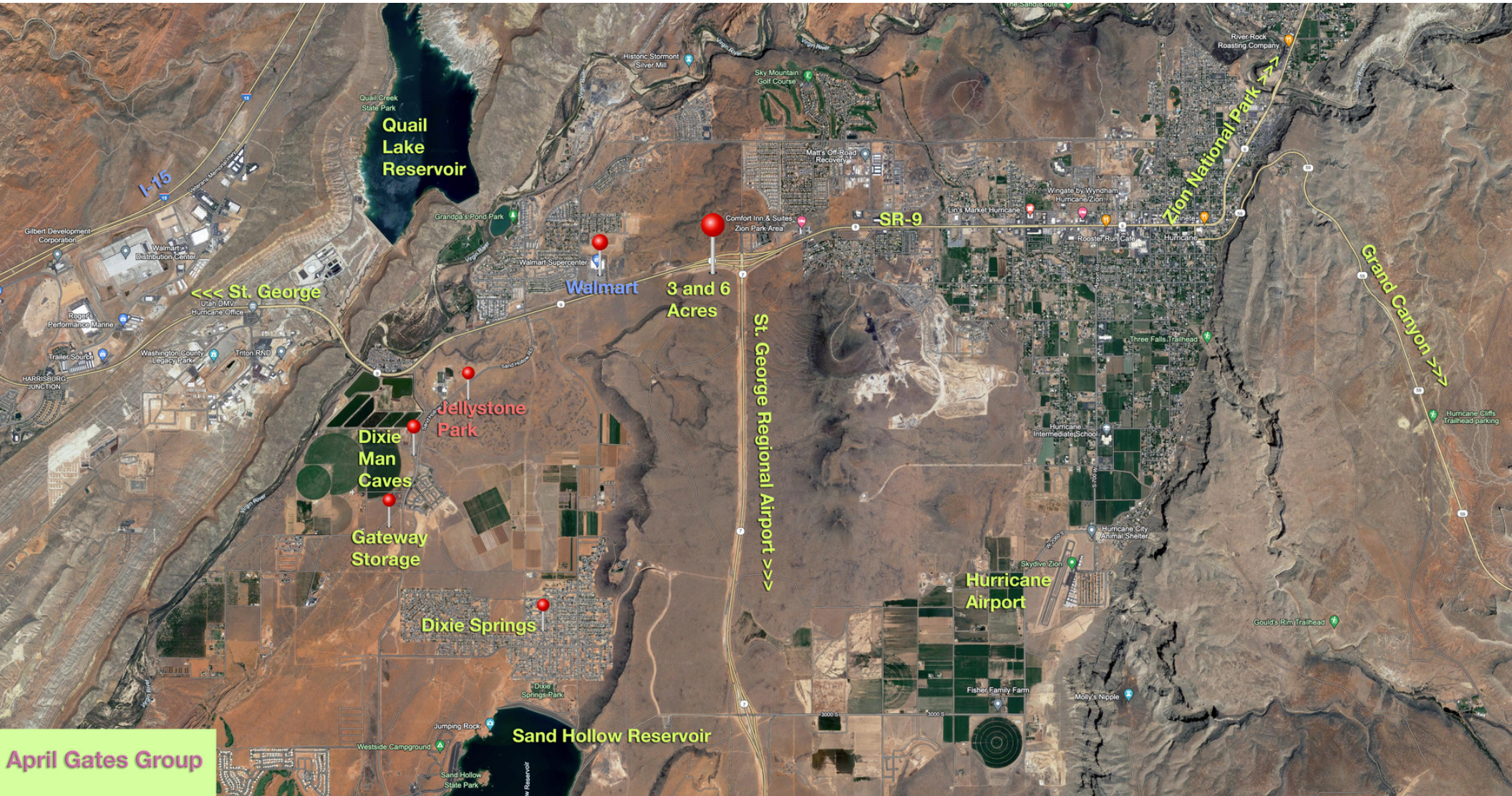
MINUTES FROM
SAND HOLLOW

ACCESS

FROM FUTURE SAND HOLLOW
BLVD EAST & FUTURE EXIT
OFF SR7



AREA MAP



TEXT

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FOR MORE INFORMATION





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

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FOR MORE INFORMATION



THE CITY OF HURRICANE

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[ACCESS TO PID MAPS](#)

