

# kw ST.GEORGE COMMERCIAL

Commercial Development Ground

14.61 Acres Planned Commercial Ground

Intersection SR-9 (State Street) and SR-7 Hurricane, UT



Previously

**Approved**

- 52 Town Homes
- 120 Unit Hotel
- 3 (6,000 sq ft) Retail Space
- C-Store
- 42,000 AADT

**High Traffic**

**High Exposure Location**

Rod Packer

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SR-9 & SR-7

Gateway to Zion National Park, Grand  
Canyon National Park



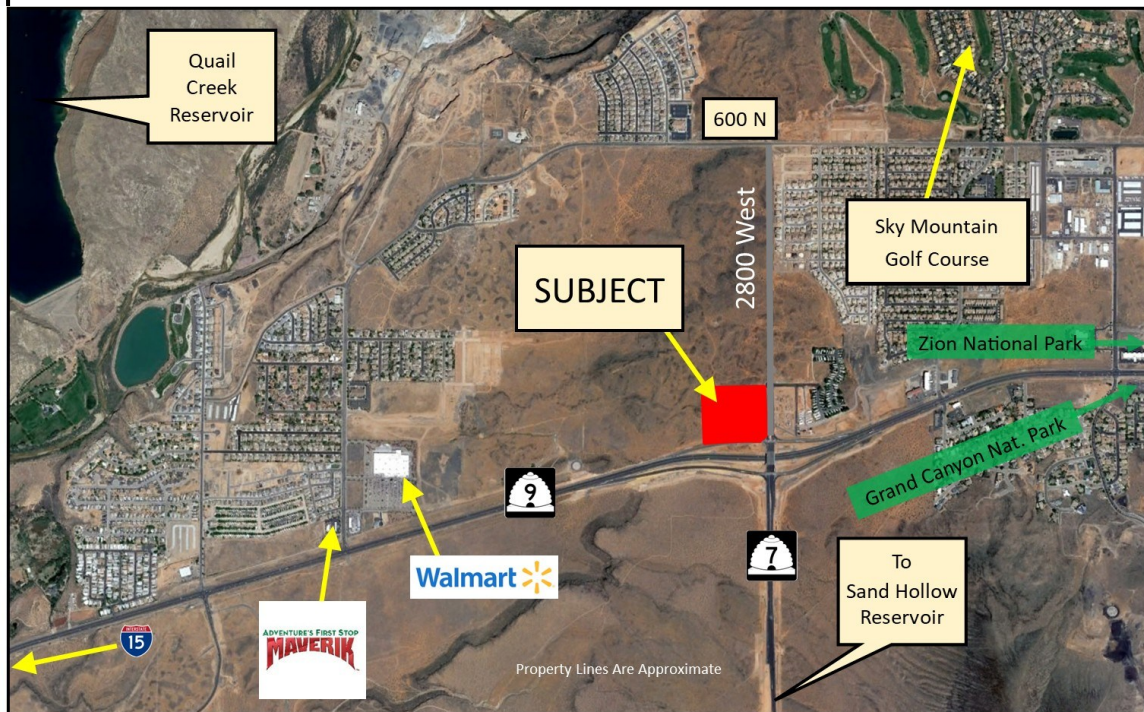
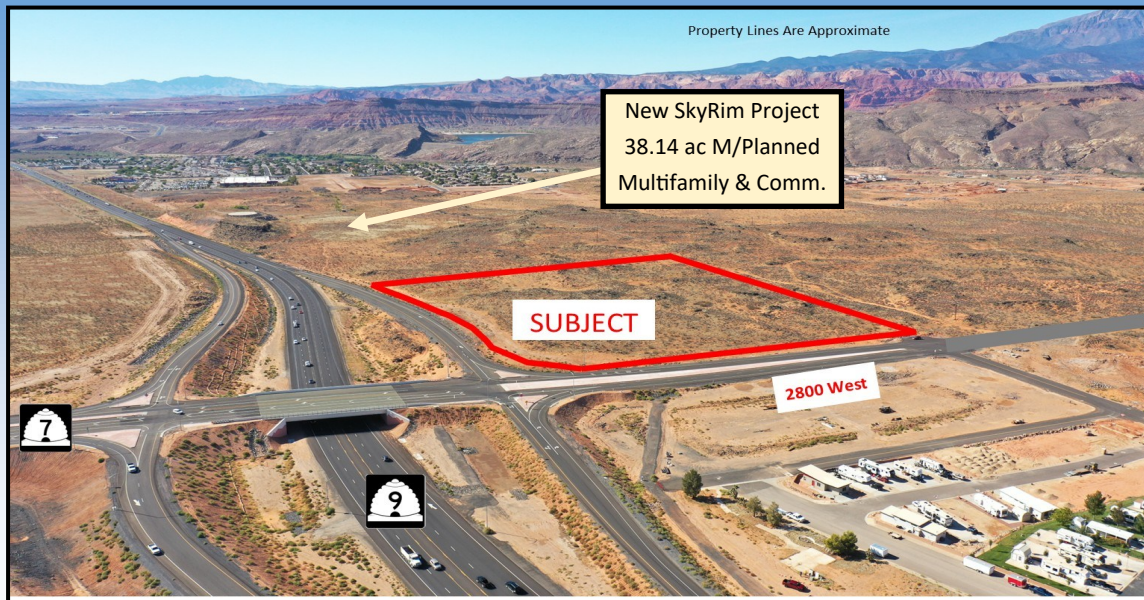


# Aerial SR-9 and SR-7 Interchange



Aerial view of new SR-9 and SR-7 interchange looking east. 2800 W is currently under construction and when completed will connect the SR-9/SR-7 interchange to 600 North, approximately 6 blocks north. From the SR-9/SR-7 interchange, to the west, is the connection between SR-9 and I-15. SR-9 from this interchange, to the east, is the road to the main Hurricane City population center and business district, Zion National Park via SR-9 and Grand Canyon National Park via SR-59. From this interchange, to the south, SR-7 travels around Sand Hollow Reservoir and through Washington City, St. George City and on to a connection to I-15 at Exit 2. Property lines are approximate and are shown for illustrative purposes



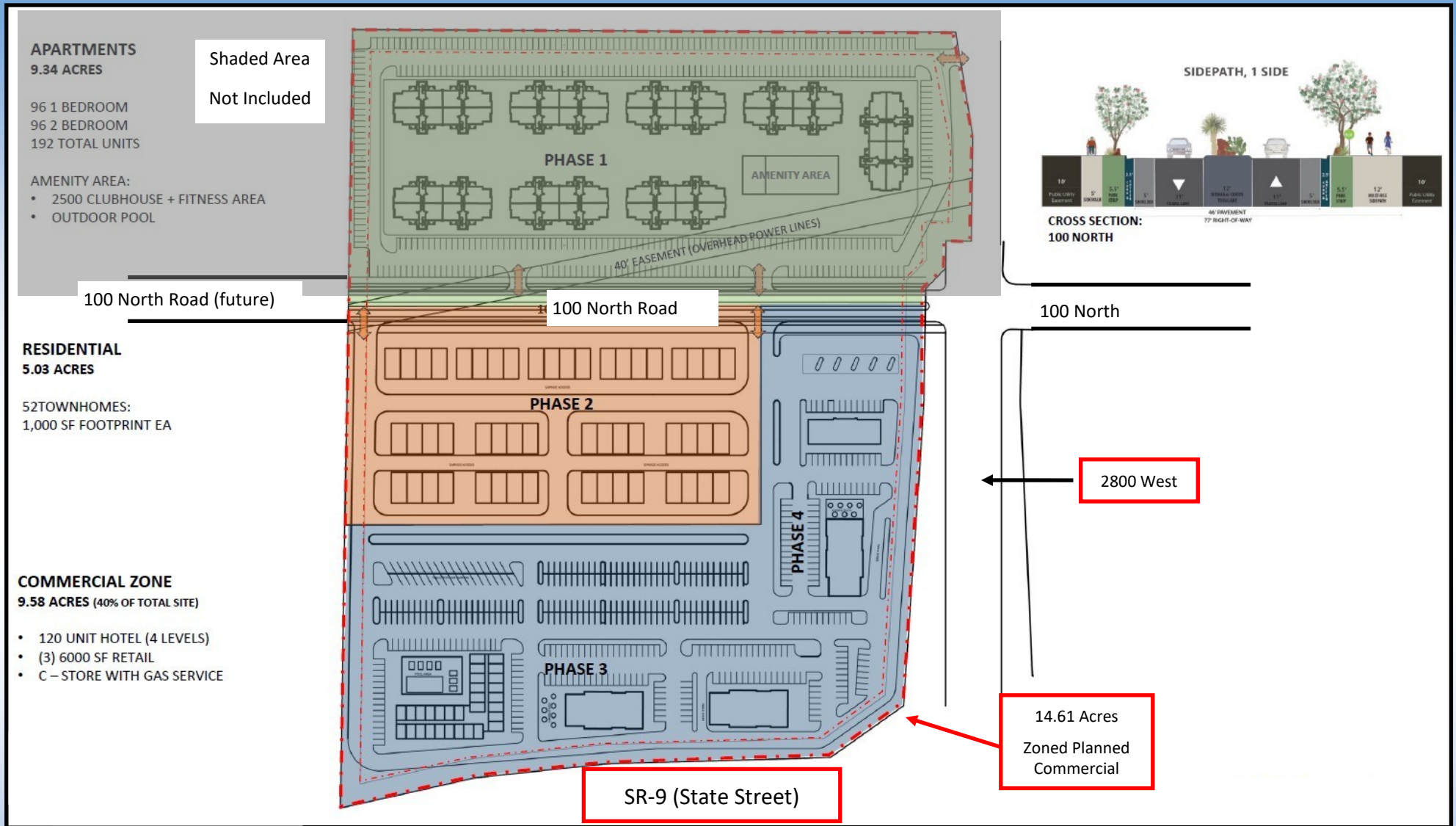


14.61 Acres Highway Commercial Ground

New 2800 W Connection 600 North



## POTENTIAL PROJECT: Previously Approved By City

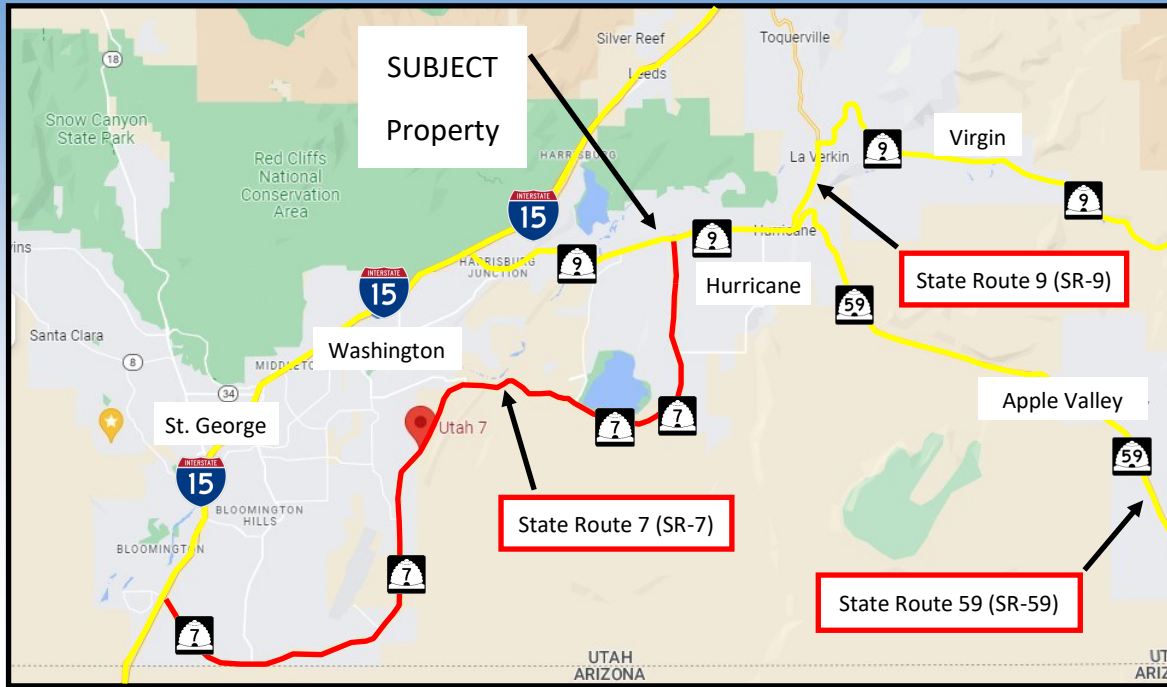


### PREVIOUSLY APPROVED PLAT:

5.03 acres town homes; 52 units; 1,000 sq ft units.

9.58 acres commercial zone; 120 unit hotel; 3 retail spaces, 6,000 sq ft each; C-Store

## NEW STATE ROUTE 9 (SR-9) AND STATE ROUTE 7 (SR-7) INTERCHANGE



The newly completed State Route 7 (SR-7), for travelers on Interstate 15 (I-15), bypasses St. George and the high population areas, and flows traffic from I-15 directly to State Route 9 (SR-9) in Hurricane.

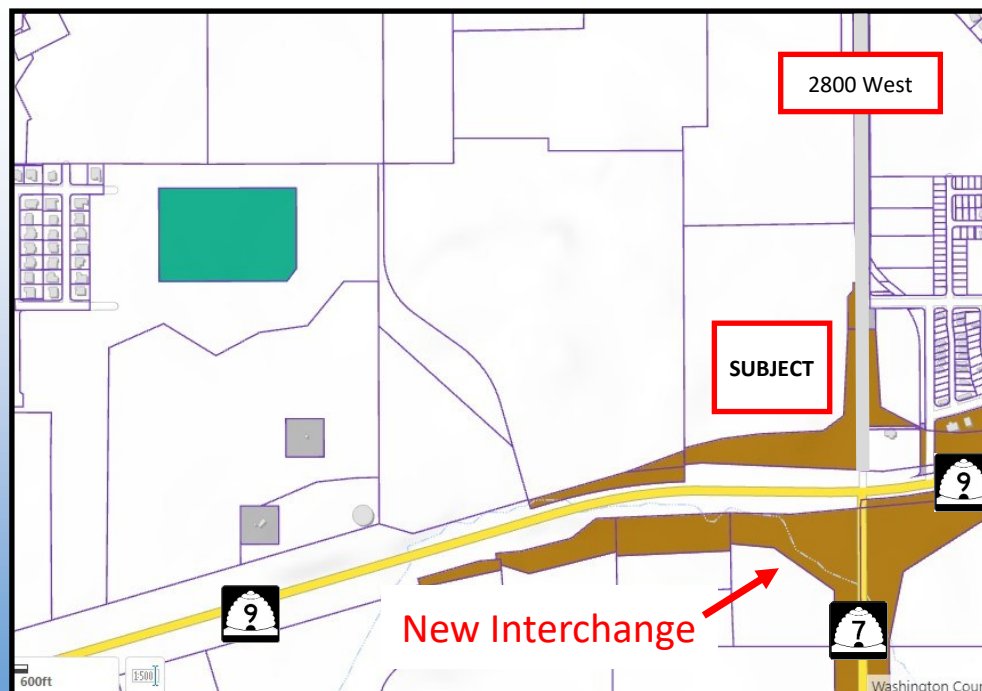
Travelers on I-15 from Nevada now have a shortened, quicker, route via SR-9 to Zion National Park. Travelers to Grand Canyon National Park have a shorter, quicker route via SR-59.

In addition to acting as an I-15 bypass, SR-7 connects the greater metropolitan St. George/Washington population area to the Hurricane Valley area by way of this new back road.

The newly created interchange of SR-9 and SR-7 results in a demand for commercial development near the high traffic, high exposure, interchange.

Hurricane City has completed the north/south 2800 West road which acts as a connector to the east/west 600 North corridor, a local east/west corridor that allows local traffic to bypass the more heavy interstate traffic on SR-9. 600 North runs roughly parallel to SR-9, six blocks north of SR-9.

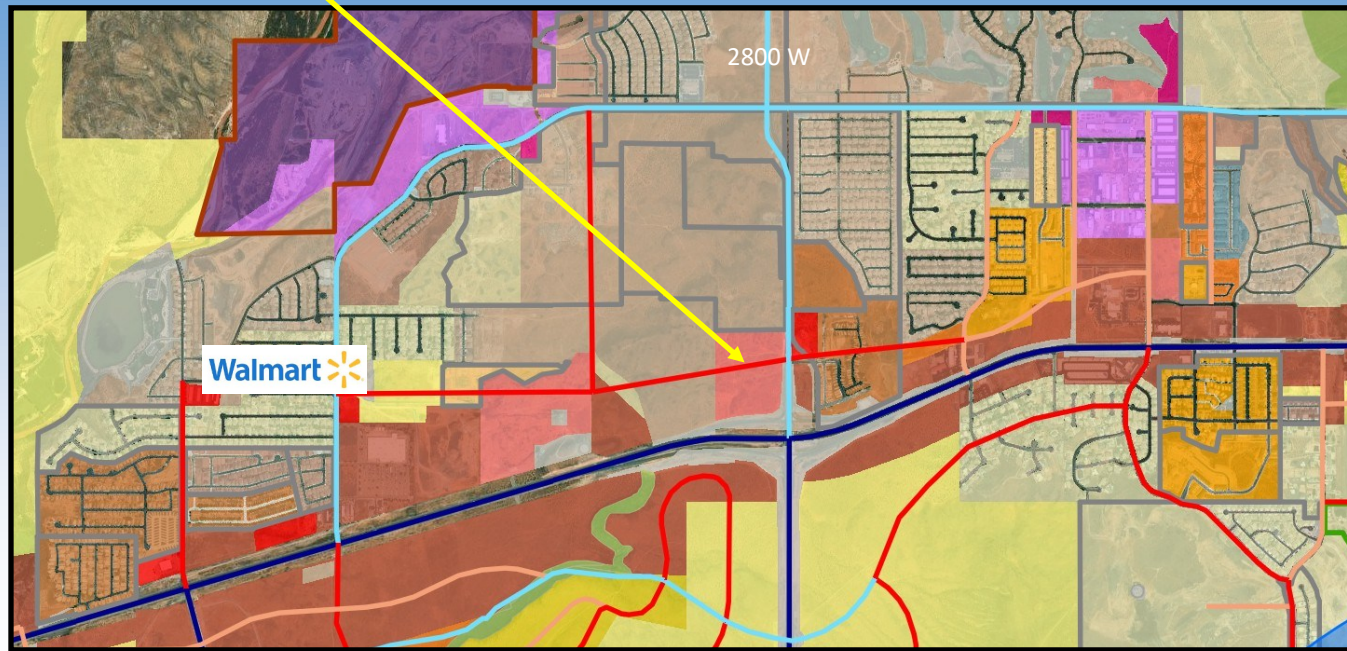
The new interchange is the focal point of travelers from/to Zions National Park, Grand Canyon National Park, interstate travelers from Nevada, California, Arizona, and the local traffic of the 600 North parallel traffic within Hurricane.





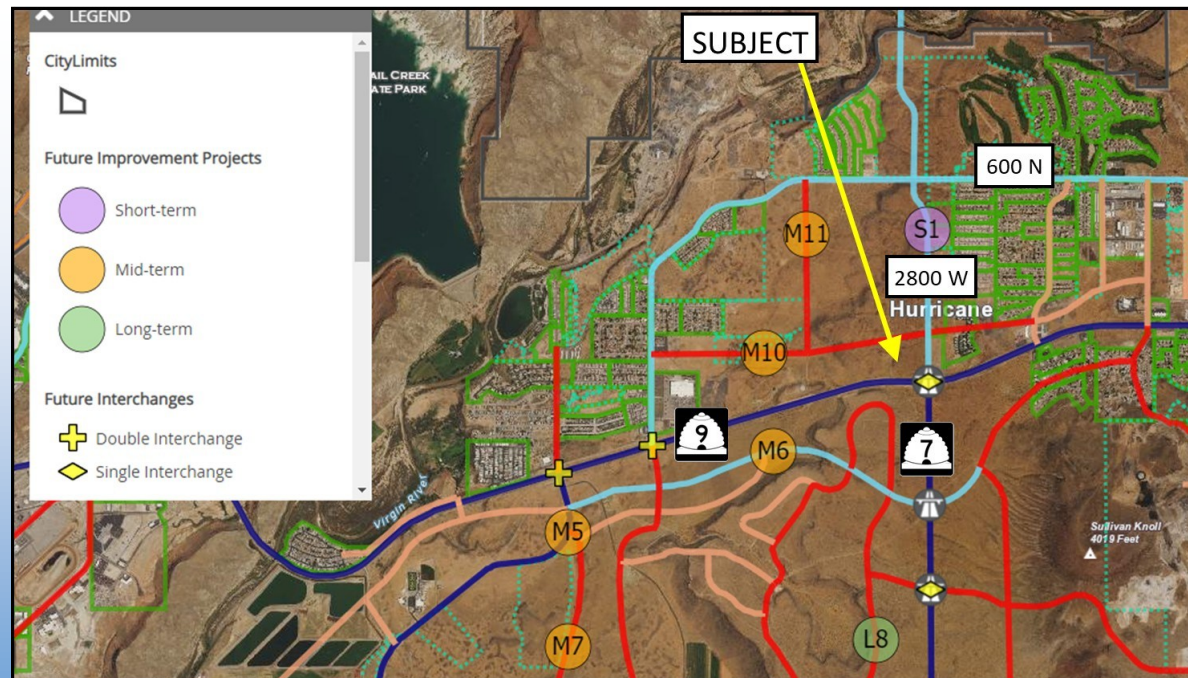
**SUBJECT**

## Hurricane City Zoning



**Subject Zoned  
Planned Commercial**

## City of Hurricane Transportation Master Plan



14.61 Acres Highway Commercial Ground