

6.26 Acres on SR9

Hurricane, Utah 84737



ZION CANYON REAL ESTATE





PREMIUM HIGHWAY COMMERCIAL LAND

6.26 Acres Available at SR9 & SR7 Interchange Hurricane, UT

This is a prime opportunity to secure up to 9.26 acres (6.26 acres plus adjacent 3 acres available separately) at one of Southern Utah's most visible interchanges—the corner of SR9 and SR7. Located directly on the path millions take to explore Zion National Park, Sand Hollow, and surrounding adventure destinations, this site is in the growth bullseye of Hurricane's development zone.

Massive momentum is already here—including the newly launched Jellystone Park™ Zion, a campground + waterpark destination just down the road. Sand Hollow State Park, a 1,322-acre

reservoir with an off-road playground, is minutes away and draws thousands of visitors every year.

You'll also find Walmart just west, downtown Hurricane and its growing restaurant/retail scene to the east, and easy access to the airport via SR7. A new frontage road (3700 W) is already underway, with full city approvals for utilities and access improvements via the Gateway PID.

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A new frontage road (E. Sand Hollow Blvd.) is already underway, with full city approvals for utilities and access improvements via the Gateway PID.

Highway Commercial zoning makes this a match for hotels, RV parks, fuel stations, food + rec venues, and more. This is more than just land—it's the future of Hurricane's tourism economy.

Reach out for maps, zoning links, and traffic data. Let's walk it.



Zion Regional Medical Center
(coming soon)

WalMart

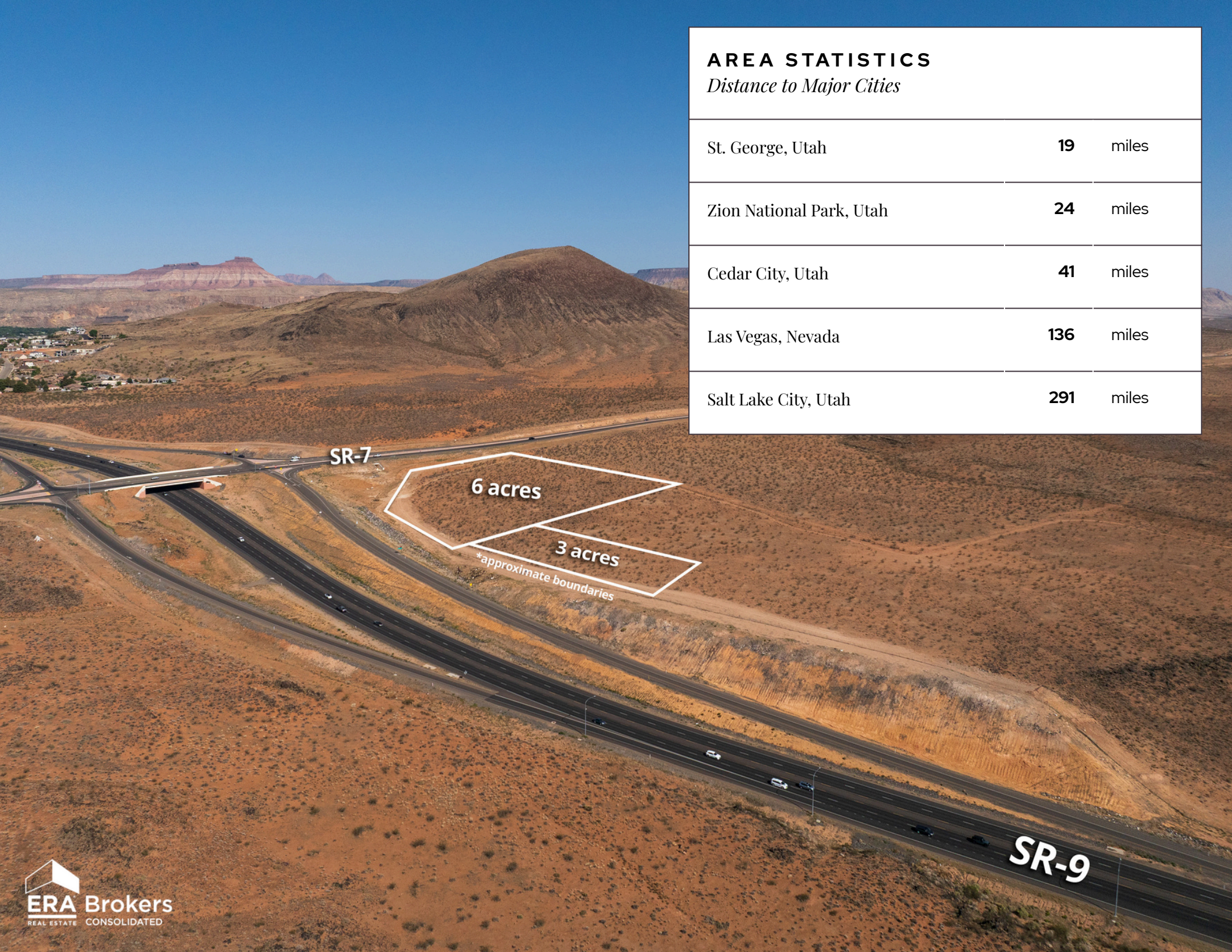
3 acres

6 acres

*approximate boundaries

SR-9

SR-7



AREA STATISTICS

Distance to Major Cities

St. George, Utah	19	miles
Zion National Park, Utah	24	miles
Cedar City, Utah	41	miles
Las Vegas, Nevada	136	miles
Salt Lake City, Utah	291	miles



Key Investment Opportunity

*Unlock the future of commercial growth in one of Southern Utah's busiest tourist corridors:
where visibility, traffic, and potential intersect.*

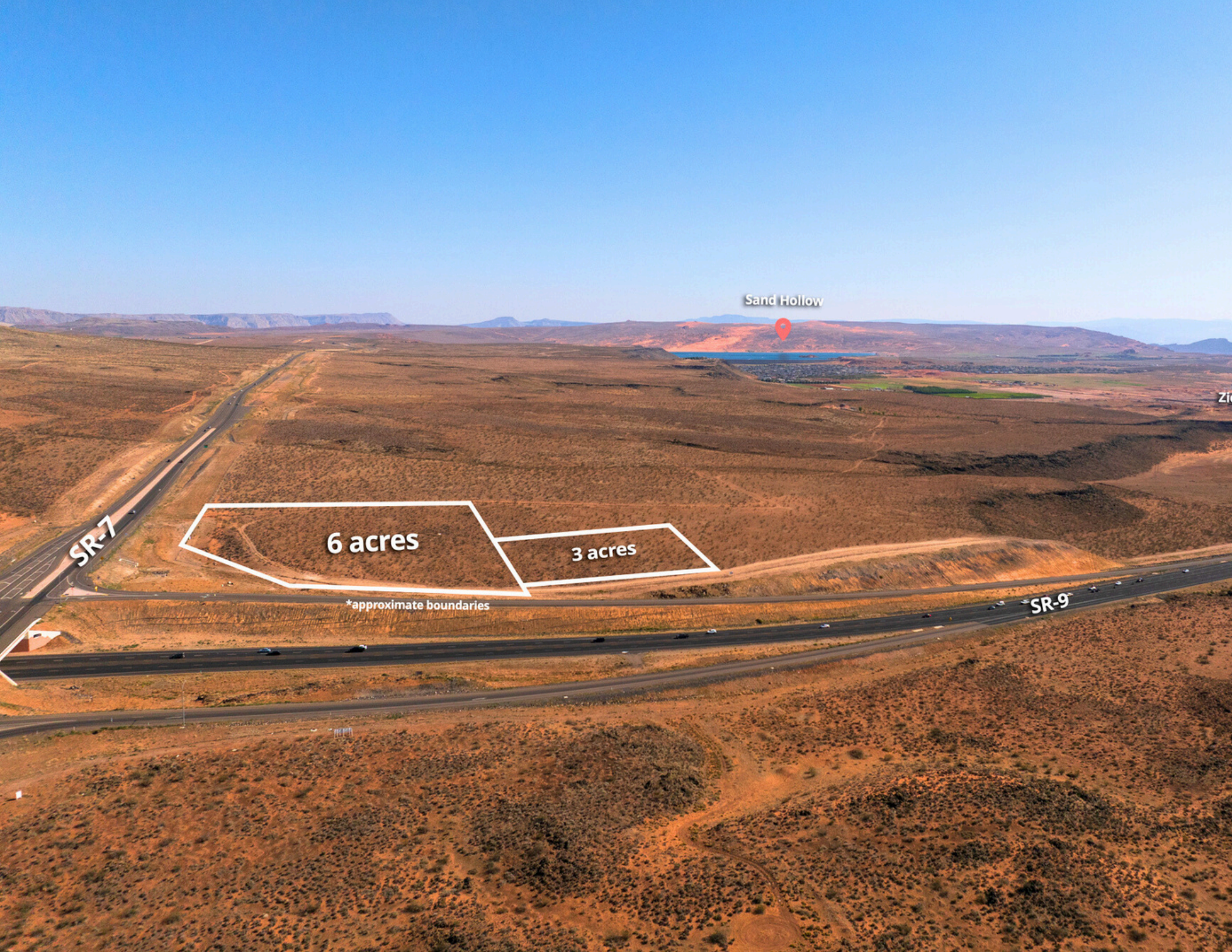
SIZE: 6.26 Acres

PARCEL #: H-3-1-31-221

ZONING: Highway Commercial in the City of Hurricane

FUTURE ACCESS FRONTAGE: East Sand Hollow Blvd East + Exit off SR7

LOCATION: Southwest Corner of SR9 & SR7 Interchange



Sand Hollow

SR-7

6 acres

3 acres

*approximate boundaries

SR-9



Scan to view the property website

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TEXT LAND626 TO 39200
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