

COMMERCIAL & RESIDENTIAL DEVELOPMENT LAND

SAND HOLLOW
STATE PARK

SAND HOLLOW
RESERVOIR

Sand Hollow Pkwy | Hurricane, UT 84737



Sand Hollow State Park

Sand Hollow is not just a recreation site. It is one of the highest trafficked outdoor destinations in the Western United States, outperforming most national parks and drawing over 1.5 million visitors annually. Positioned at the intersection of water recreation, off-road tourism, and explosive regional growth, this market offers a rare opportunity to capitalize on both tourism-driven demand and long-term population growth. With multiple development opportunities, including commercial, residential, and resort, this offering provides investors with both immediate relevance and long-term upside in one of Utah's most dynamic growth corridors.



**±1.5M+ VISITORS
ANNUALLY**

Utah's Most Visited State Park



REGIONAL DRAW

FROM UTAH, NEVADA, ARIZONA, CALIFORNIA

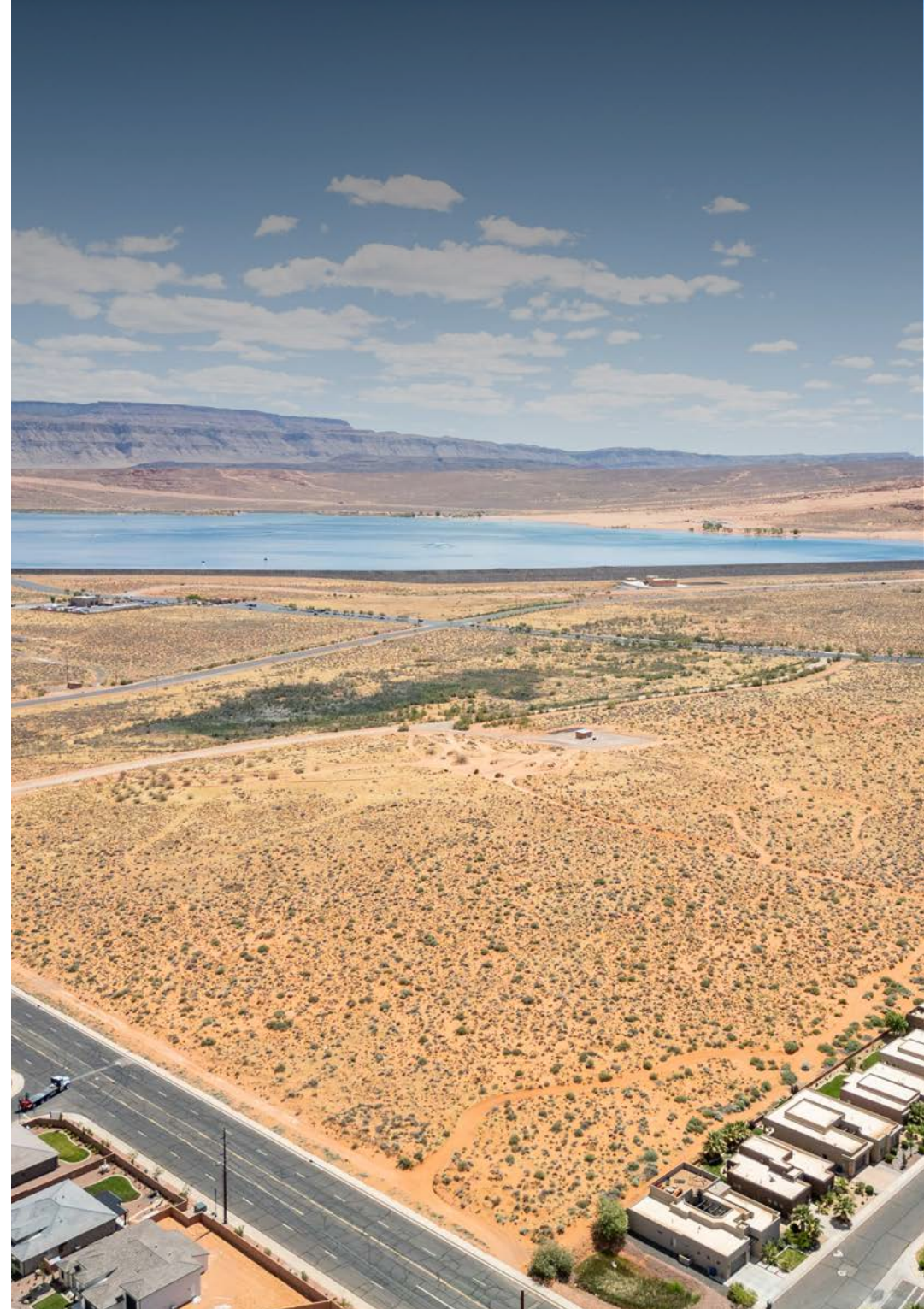


VISITATION

SURPASSES MOST NATIONAL PARKS INDIVIDUALLY

Sand Hollow Offers

- Boating + Beaches + Water Sports + Fishing
- Dune Recreation + Motorsports
- Nationally Recognized Golf Course



PARCEL MAP



PROPOSED DEVELOPMENT

- Planned Commercial
- Planned Residential Development

- Regional Tourism
- Destination Recreation
- Permanent Population Growth



PLANNED COMMERCIAL

- Retail
- Restaurant
- Hospitality
- Convenience Store
- Car Wash
- Recreational Storage
- Multi-family

PLANNED DEVELOPMENT RESIDENTIAL

- Mix of lot sizes with an average lot size of 8,000 SF

EVENTS AT SAND HOLLOW

January 2026

4x4 Jamboree

- 1,190 Registered Attendees

February 2026

SkyFest

- 7,000+ Attendees

May 2026

Sand Volleyball Tournament Sand Hollow Triathlon

August 2026

Fishing Tournament

September 2026

Fishing Tournament Search and Rescue Conference

Kokopelli Triathlon

November/December 2026

Fishing Tournament

October 2026

UTV Takeover

- 26,000 Vehicles
- 33,000 Spectators
- 210 Vendors
- Attendees From 48 States + 9 Countries
- 92% Participant Retention

Trail Hero

- Thousands Of Attendees
- 82 Vendors
- 500+ Onsite Campsites Sold Out Annually

March 2027

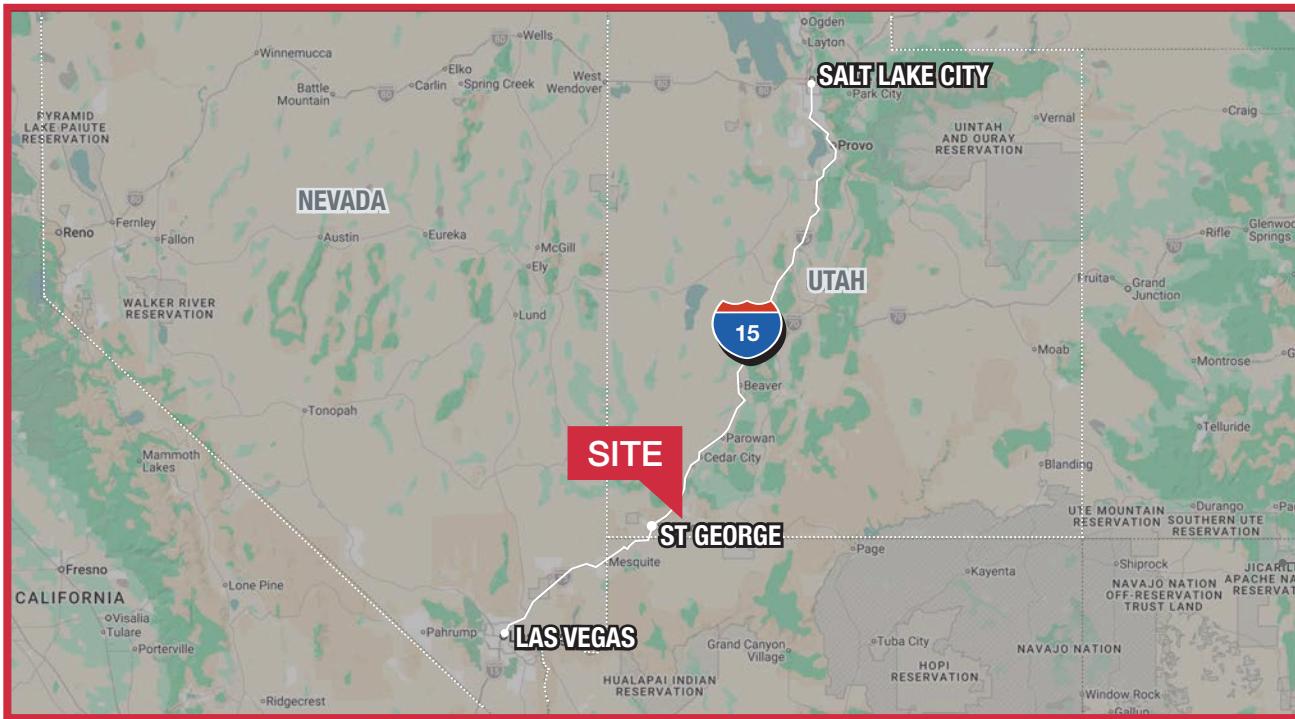
Spartan Race



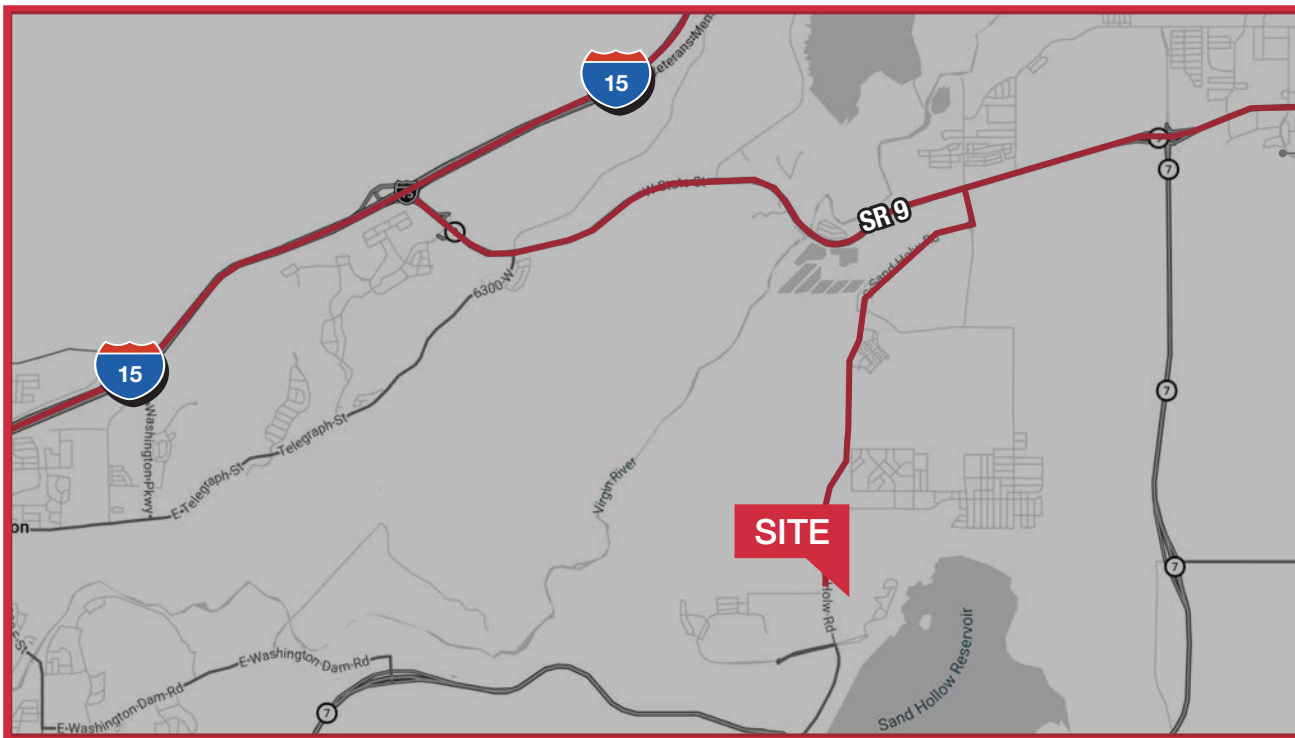
These events create predictable, high-volume demand spikes multiple times per year — supporting:

- Short-Term Rentals
- Hospitality
- Food, Fuel, Service, And Retail

AREA MAP



Located between Las Vegas & Salt Lake City.



Direct access to SR-9 + I-15 corridor.

DRIVE TIMES

CITY	MILES	TIME
St. George Blvd	13.3	13 mins
Cedar City	53	53 mins
Mesquite, NV	53	53 mins
Beaver	105	1 hr 32 mins
Las Vegas, NV	134	1 hr 58 mins
Bryce Canyon City	140	2 hr 13 mins
Salt Lake City	303	4 hrs 12 mins

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

● SOUTHERN UTAH

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St. George, Utah 84770
435.628.1609

427 S Main St. Ste 204
Cedar City, Utah 84720
435.627.5757

● NORTHERN UTAH

2901 Ashton Blvd. Ste 102
Lehi, Utah 84043
801.341.0900

7455 Union Park Ave. Ste A
Midvale, Utah 84047
801.255.333

215 Historic 25th St.
Ogden, Utah 84403
801.627.6500

● SAN ANTONIO & AUSTIN

1390 East Bitters Rd.
San Antonio, Texas 78216
210.366.1400

● BELL COUNTY

777 Indian Trail Ste 2
Harker Heights, Texas 76548
210.366.1400

● LAS VEGAS

6064 South Durango Dr.
Las Vegas, Nevada 89113
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LISTED BY

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