



292 Acres, U-20
Paragonah, Utah 84760



ZION CANYON REAL ESTATE

INTRODUCING

292 Acres on Highway 20
in Paragonah, Utah

Listed by:

Marcia Pierce Rasmussen

& April Gates

with The April Gates Group

at ERA Brokers Consolidated

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property website*





**HEAVY TRAFFIC.
HIGH VISIBILITY.
HUGE POTENTIAL.**

This strategically located 292-acre parcel offers premium frontage just off I-15 along Hwy-20—a critical trucking connector to Hwy-89 and part of the National Highway System. Its high visibility and sustained traffic flow make it ideal for a full-scale truck stop, RV campground, or other commercial development serving both freight and recreational travelers.

Currently zoned agricultural with greenbelt tax benefits, the property holds strong commercial potential, and Iron County is open to rezoning with the right application. The seller also controls up to 15 acre-feet of water, negotiable as part of the sale—an invaluable resource in Southern Utah's growing corridor.

Whether you're looking to capitalize on the region's trucking demand or create a destination for road trippers and RVers, this site delivers on access, scalability, and opportunity.

**READY TO INVEST?
LET'S MAKE IT
HAPPEN.**



LOCATION. WATER. ACCESS. ALL IN ONE.

Frontage on Hwy-20
High Traffic & Visibility
292.16 Acres of Strategic Land Just Off I-15
Zoned AG-20 with Greenbelt Tax Status
Ideal for Commercial Rezoning
Prime Location Between I-15 and Hwy-89 Trucking Corridor
Up to 15 Acre-Feet of Water Available (*negotiable*)
Offered at \$985,000 – Under \$3,400 per acre

LOT SIZE 292.16

ZONING AG-20

LIST PRICE \$985,000

PARCEL C-0043-0000-0000





AREA STATISTICS

Distance to Major Cities

Beaver, Utah	20	miles
Cedar City, Utah	27	miles
St. George, Utah	87	miles
Las Vegas, Nevada	195	miles
Salt Lake City, Utah	247	miles

EXIT 95: PRIME SITE FOR TRUCKING & TRAVEL PLAZA

Located just off Exit 95, this expansive parcel sits along one of Southern Utah's busiest freight corridors—an ideal site for a high-traffic truck stop or transportation hub.

Perfectly positioned between major existing truck stops (see list below), this location offers a rare opportunity to capture overflow traffic and serve the needs of professional drivers moving between key routes.

The parcel provides ample space for a full-service truck stop and RV park, designed for today's long-haul drivers and road-trippers.

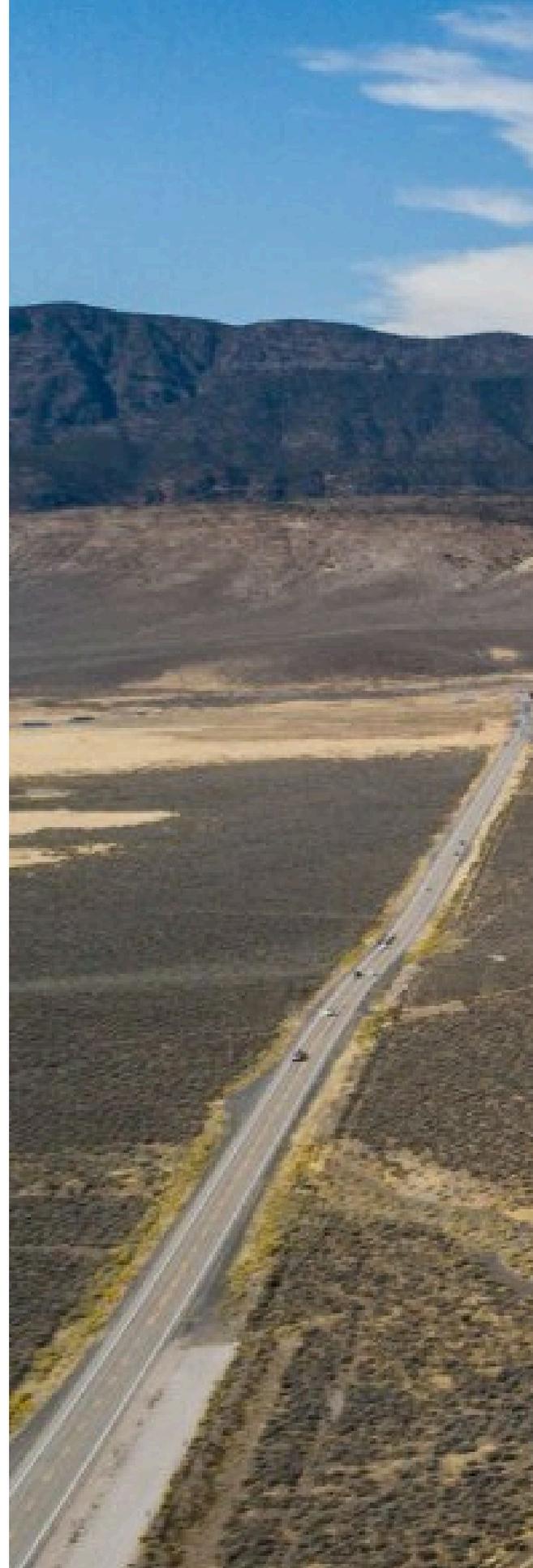
Potential amenities could include:

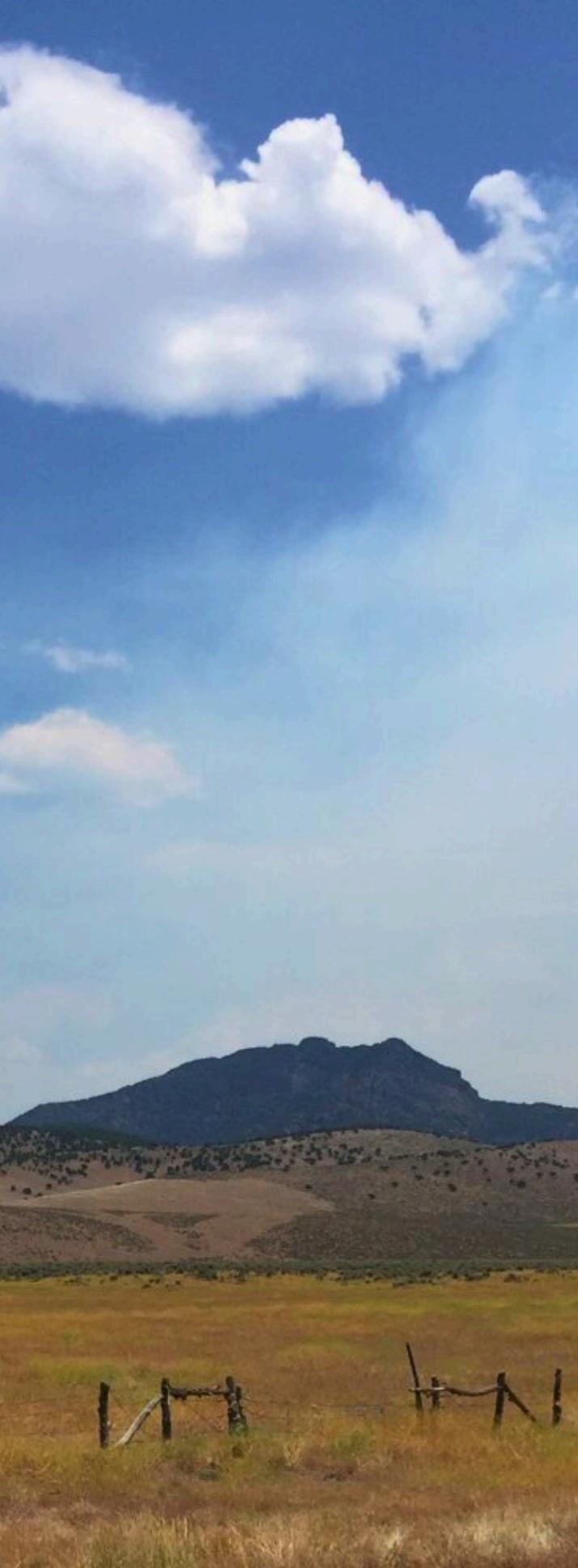
- Full-service mechanics shop
- Modern café and quick-service dining
- Comfortable truckers' lounge and relaxation area
- Private shower rooms and clean restroom facilities
- On-site housing options for employees
- High-capacity truck wash station
- Fitness center for drivers and staff
- Secure, fenced dog park for traveling pets

TRUCK STOPS ALONG I-15

Beaver, UT → St. George, UT

Exit	Truck Stop Name	City
112	Eagles Landing - Flying J	Beaver
112	Ernies Truck Plaza	Beaver
78	Parowan Travel Center - TA	Parowan
62	Loves Travel Stop	Cedar City
62	JRs Truck Stop	Cedar City





WHERE OUTDOOR TOURISM MEETS INVESTMENT POTENTIAL

With the rise in RV travel and outdoor tourism, proximity to existing campgrounds is more than just a perk—it's a powerful positioning advantage. This parcel sits within easy reach of several established RV parks along I-15, offering future development the opportunity to serve an already active traveler base.

Whether it's a stopover for seasonal travelers or a destination for adventure-seekers exploring Southern Utah's natural wonders, this area is primed to welcome RV guests with services, amenities, and room to relax.

Possible amenities for a future RV park may include:

- Gift shops & convenience store with fueling station
- Dumping station for RVs
- Café and casual dining options
- Hotel units for non-RV guests
- Tent camping sites for outdoor enthusiasts
- Swimming pools and a fishing hole for recreation
- Dog park and pet-friendly facilities

NEARBY RV CAMPGROUNDS ALONG I-15

Beaver, UT → St. George, UT

Exit	Campground Name	City
112	Beaver KOA	Beaver
109	Beaver Camperland	Beaver
59	RJourney RV Resort City	Cedar City
51	Indian Peaks Band RV	Cedar City
	Bear Valley RV & Campground	HWY 89 & U-20



Approximate
Boundaries



Approximate
Boundaries







ZION CANYON REAL ESTATE

MARCIA PIERCE-RASMUSSEN

(435)619-3069

Associate Broker & Land Specialist

The April Gates Group

ERA Brokers Consolidated

APRIL GATES

(435)632-8869

REALTOR

The April Gates Group

ERA Brokers Consolidated

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