

AVAILABLE | FOR SALE
Residential Land in Pine Valley

Approximate Measurement



Executive Summary



Property Details

45-unit townhome development opportunity | Brian Head, Utah

- 0.26-acre residential lot in Pine Valley
- Borders Forest Service land for added privacy and open space
- Fully surveyed and completely fenced
- Nicely wooded setting with mountain views
- Water connection paid
- Soils report and septic design paid
- NWSSD impact fee paid
- Building plans included with sale
- Corner lot with public access
- Bring your own builder
- Quiet, private location with year-round appeal

Property Description



Rare opportunity to own a private, wooded lot in the heart of Pine Valley that directly borders Forest Service land. This 0.26-acre corner parcel offers exceptional seclusion while still maintaining convenient public access. The lot has been fully surveyed and fenced, with key improvements already completed — including a paid water connection, soils report, septic design, and NWSSD impact fee — significantly reducing upfront costs and development time.

Surrounded by mature trees and mountain views, this property provides an ideal setting for a custom mountain retreat or full-time residence. Seller will include building plans, making this a true turnkey opportunity. Lots with this level of privacy, preparation, and proximity to protected land are increasingly rare in Pine Valley. Buyer to verify all information.



Shellee Haines

Principal

shellee@whitecrowrealestate.com

(435) 229-2522

All information is deemed reliable but not guaranteed. Buyer to verify all information independently.

