



FOR SALE

295 S State Street
Ferron, UT 84523

- Many approved uses per the General Plan.
- Hotel land, RV Park, Bed & Breakfast and Agri-tourism concepts are most suitable.

± 2.43 Acres | LAND

Property Specs

SALE PRICE	\$600,000
TOTAL AVAILABLE	± 2.43 Acres
TAX ID	01-115A-0043, 05-0087-0052
TYPE	Land
ZONING	Highway Commercial

- Residential home in a Commercial Zone.
- Many approved uses per the General Plan.
- Hotel land, RV Park, Bed & Breakfast and Agri-tourism concepts are most suitable.
- Adjacent land may also be available.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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SUMMARY



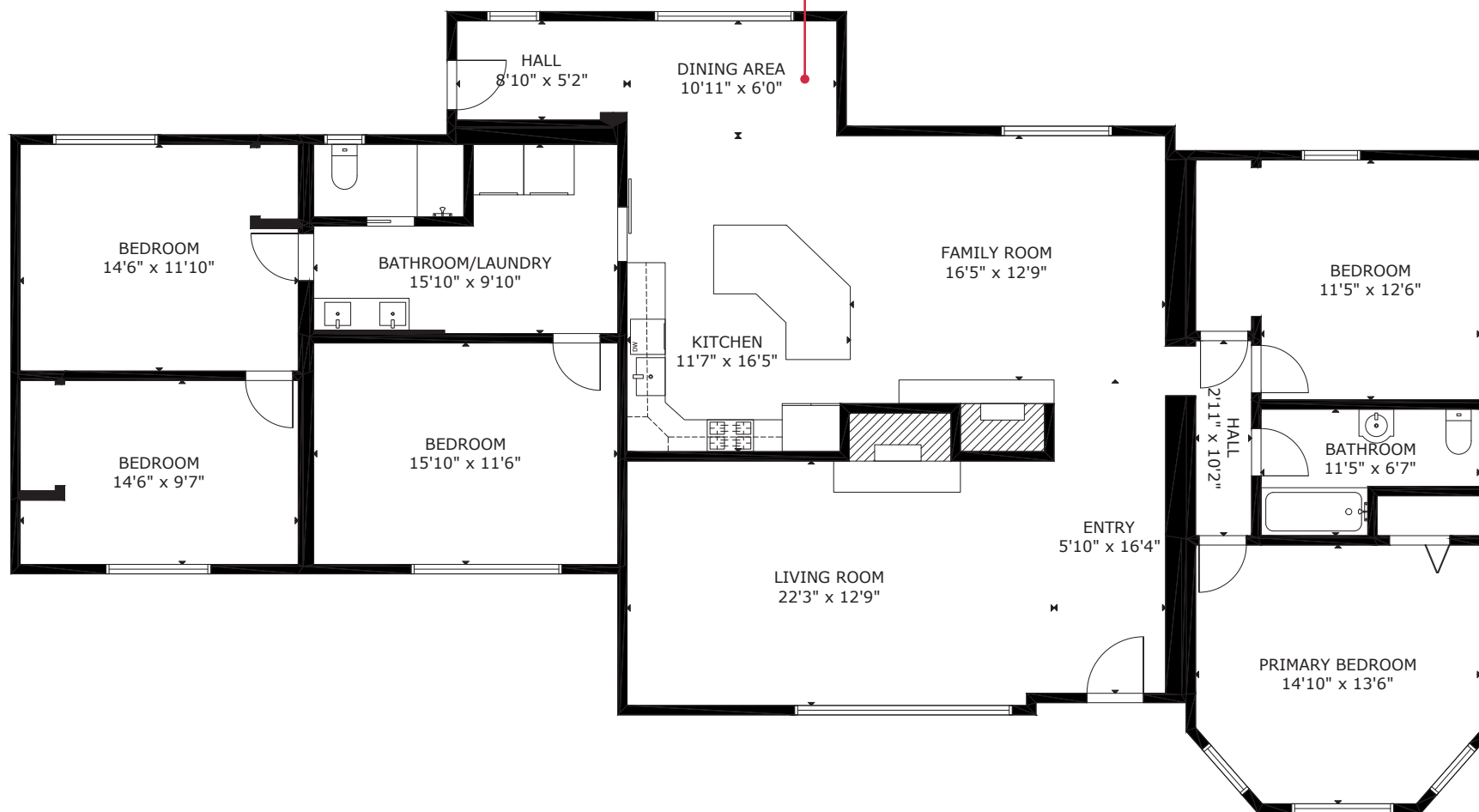




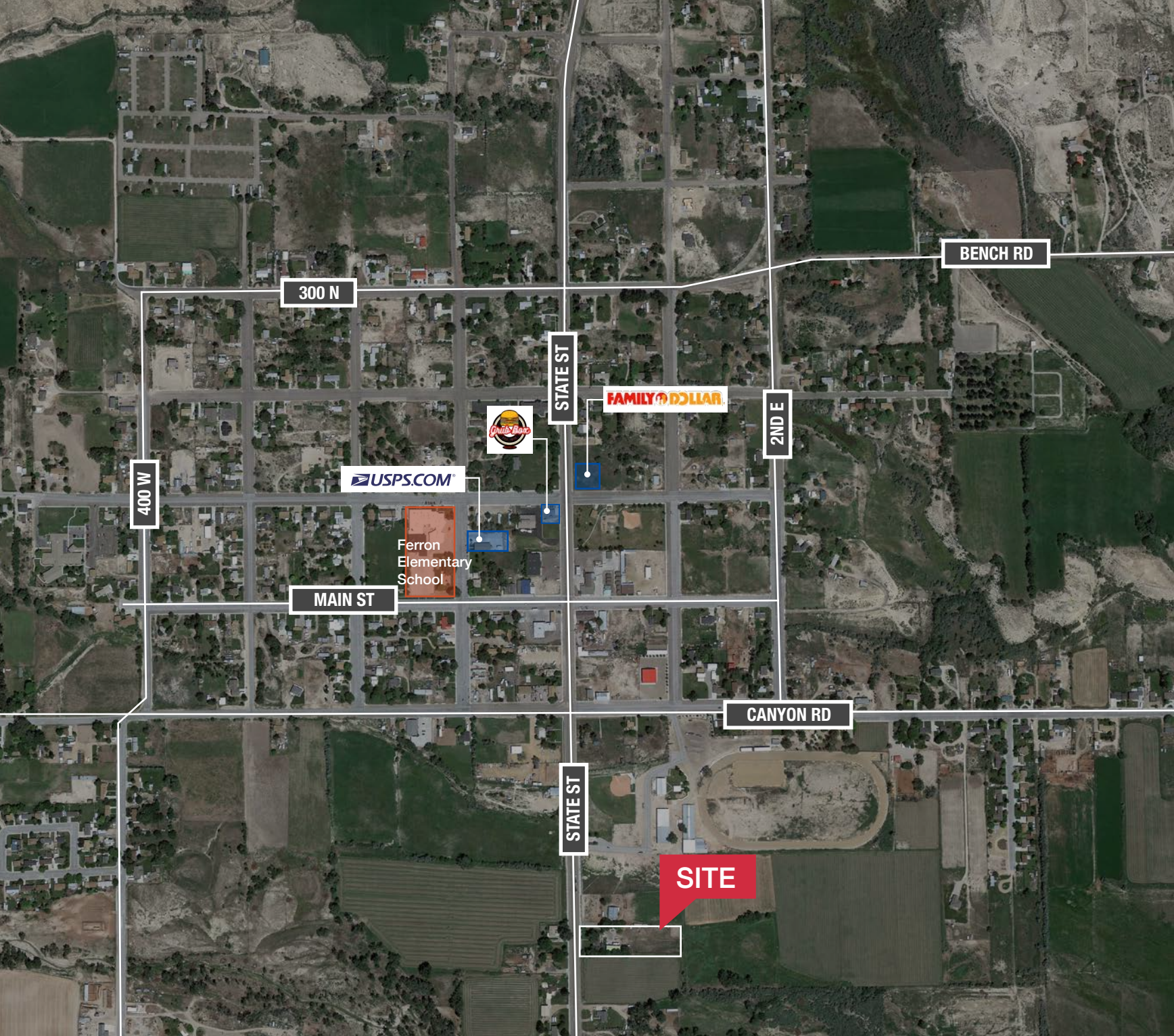
FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

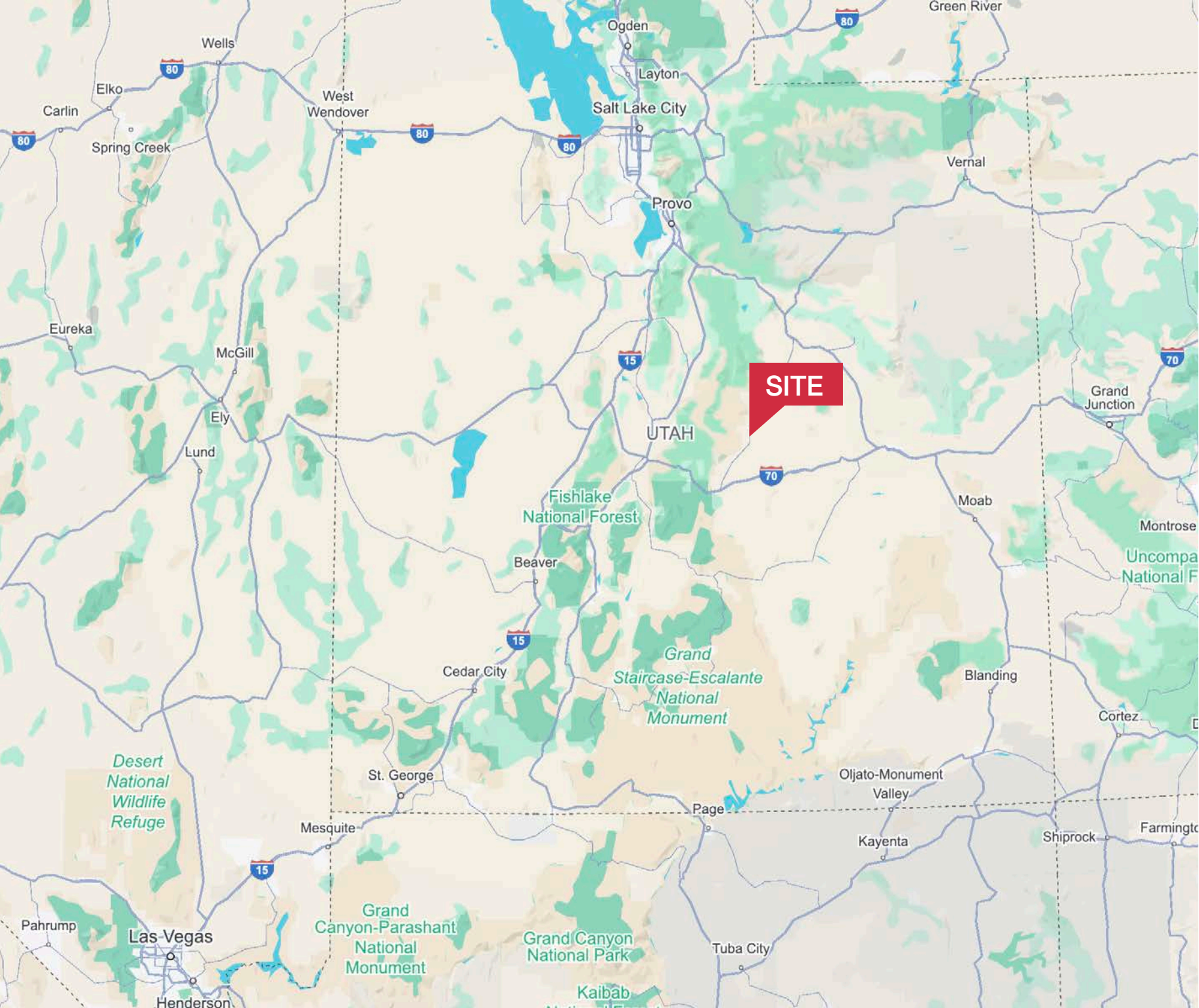


AREA MAP



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

AREA MAP





DEMOGRAPHICS

POPULATION	Town
2024 Population	1,361
HOUSEHOLDS	Town
2024 Households	512
INCOME	town
2024 Average HH Income	\$68,324

Traffic Counts

STREET	AADT
State St	6,202
Ferron Canyon Rd	960

Nearby Cities

Provo, Utah	117 miles
Salt Lake City, Utah	160 miles
Parowan, Utah	174 miles
St George, Utah	243 miles
Las Vegas, Nevada	362 miles

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.

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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 Vegas. 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.

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No Obligation

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1.1 BIL

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