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FOR LEASE | LAND

# 740 South Main

Richfield, UT 84701

## NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# Property Summary

FOR SALE | LAND

ADDRESS **740 South Main  
Richfield, UT 84701**

LOT SIZE | ACRES **.76±**

LOT SIZE | SQFT **33,105±**

- Land Lease or Build-to-Suit
- Built-to-Suit Price Negotiable Depending on Tenant Needs
- Owner Agent
- Restaurant, Retail, Medical, & Many Other Possible Uses

OFFERING TERMS

LEASE PRICE

**\$1,500/MO**

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FOR LEASE | LAND

### Population/Economy

- Sevier County — 7,551
- LOCATION: Situated along I-70 & within 30 minutes of I-15. Approx. 159 miles from Salt Lake City & 164 miles from St. George
- LAND AREA: 5.3 Square Miles
- ECONOMY: Median Income of \$43,179 with a Cost of Living Index of 96 & an Unemployment Rate of 3.80%
- HOUSING: Median house value of \$158,900
- ALTITUDE: 5,354 feet above sea level

### Location Information

RICHFIELD is the county seat in Sevier County, located in west central Utah. It is the largest city in the county & lies in a fertile valley surrounded by beautiful red rock mountains & snow covered peaks. The county can be best described as “rural diversified” due to the convergence of agricultural, retail & industrial activities. With a population of 7,551, residents can enjoy a quality of life free from traffic congestion, pollution, & noise. Richfield is part of Panorama land, & is a popular thoroughfare to several nearby National Parks & Forests, all providing abundant recreational activities. The area has been long known for its outdoor recreational opportunities, such as hiking, fishing, hunting, mountain biking, & All Terrain Vehicle (ATV) riding.

### Distance to Major Cities

|                         | FROM RICHFIELD |
|-------------------------|----------------|
| Salt Lake City, Utah    | 159 MILES      |
| Las Vegas, Nevada       | 286 MILES      |
| Los Angeles, California | 553 MILES      |
| San Diego, California   | 615 MILES      |
| Denver, Colorado        | 466 MILES      |
| Phoenix, Arizona        | 493 MILES      |

### Regional Parks Visitation

|                            | 2016      | 2011      | 2007      | Distance  |
|----------------------------|-----------|-----------|-----------|-----------|
| Zion National Park         | 4,317,028 | 2,847,403 | 2,679,181 | 140 MILES |
| Bryce Canyon National Park | 2,365,110 | 1,285,492 | 1,012,563 | 100 MILES |
| Canyonlands National Park  | 776,218   | 435,908   | 417,560   | 182 MILES |
| Capitol Reef National Park | 1,064,904 | 662,661   | 554,907   | 67 MILES  |
| Arches National Park       | 1,585,718 | 1,014,405 | 860,181   | 170 MILES |
| Grand Canyon National Park | 5,969,811 | 4,298,178 | 4,413,668 | 224 MILES |



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