



# FOR SALE

Multiple Parcels  
Bryce Canyon, UT 84764

**± 469 Acres**  
**Land | Retail/Office**

## Property Specs

### MIDDLE PARCELS

LAND SIZE	<b>± 237 ACRES</b>
PARCEL ID	15-0075-0194 15-0075-0208 & 15-0075-0243
PRICE PER ACRE	\$7,531.65
WATER RIGHTS	7 Acre Feet
SALE PRICE	<b>\$1,785,000</b>

### EAST PARCELS

LAND SIZE	<b>± 232 ACRES</b>
PARCEL ID	15-0075-0187 15-0075-0209 & 15-0075-0211
PRICE PER ACRE	\$15,495.69
WATER RIGHTS	10 Acre Feet
SALE PRICE	<b>\$3,595,000</b>

Additional water available for an additional cost.  
Water Right #61-3042.



# SUMMARY

## Prime Highway 12 Investment Opportunity Near Bryce Canyon

Located on scenic Highway 12, just minutes from the turnoff to Bryce Canyon National Park, this property offers outstanding visibility in a high-traffic tourism corridor. The majority of the acreage is zoned agriculture, providing space and flexibility for farming, ranching, grazing, recreation or a private retreat. Parcel 15-0075-0187, with frontage on Highway 12, is zoned commercial, creating a prime opportunity to establish a business along one of Utah's most visited corridors. Water is available, adding to the property's versatility and development land potential.



OR TEXT 23605 TO 39200

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

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)

# SUMMARY



# EAST SIDE





# EASTSIDE

**10**

ACRE FEET  
OF WATER

**\$19,357**

PRICE PER ACRE

**±232**

ACRES AVAILABLE





# MIDDLE LAND



**7**  
ACRE FEET  
OF WATER

**\$11,354**  
PRICE PER ACRE

**±237**  
ACRES AVAILABLE



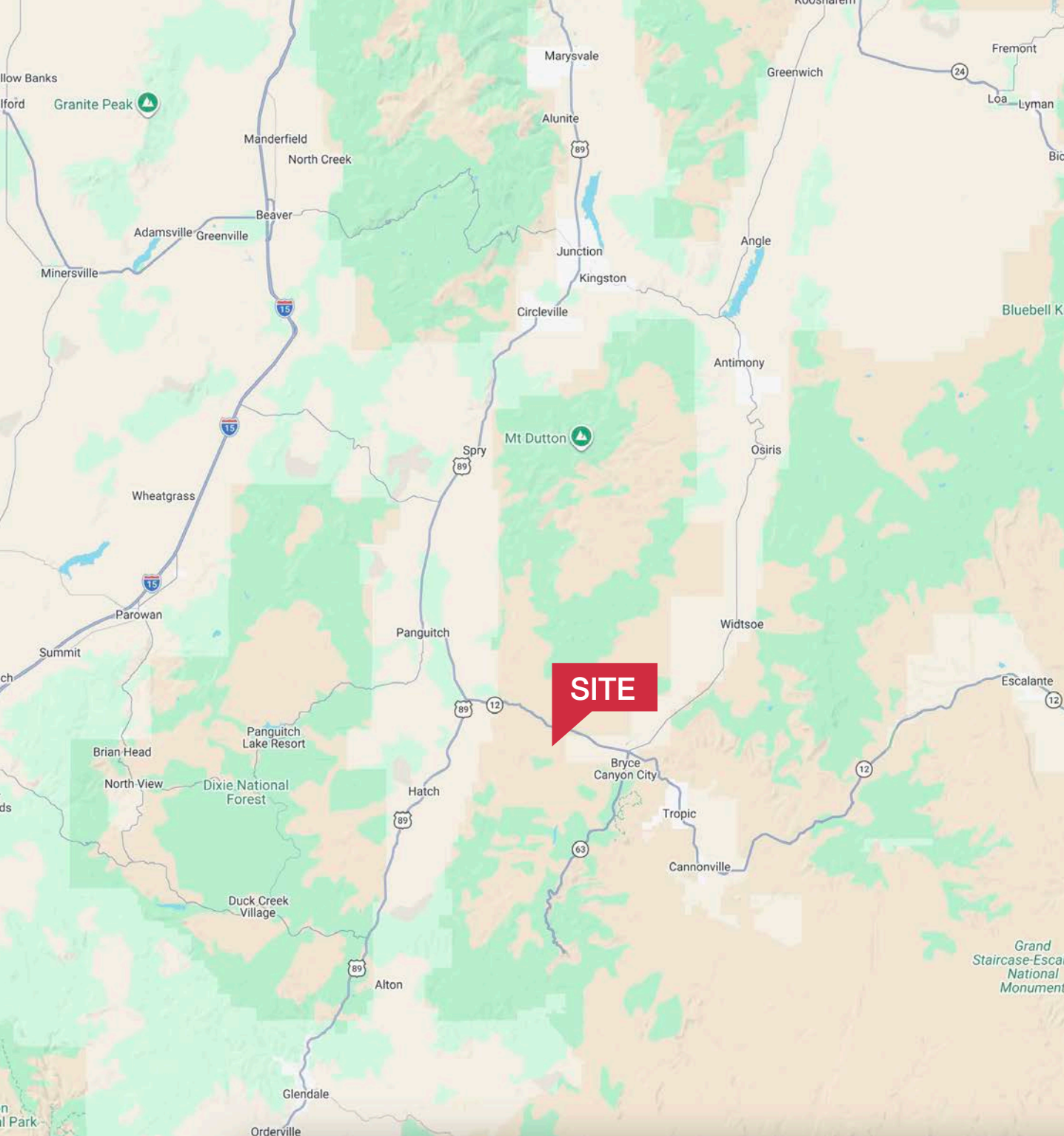
**MIDDLE  
LAND**

# AREA MAP



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

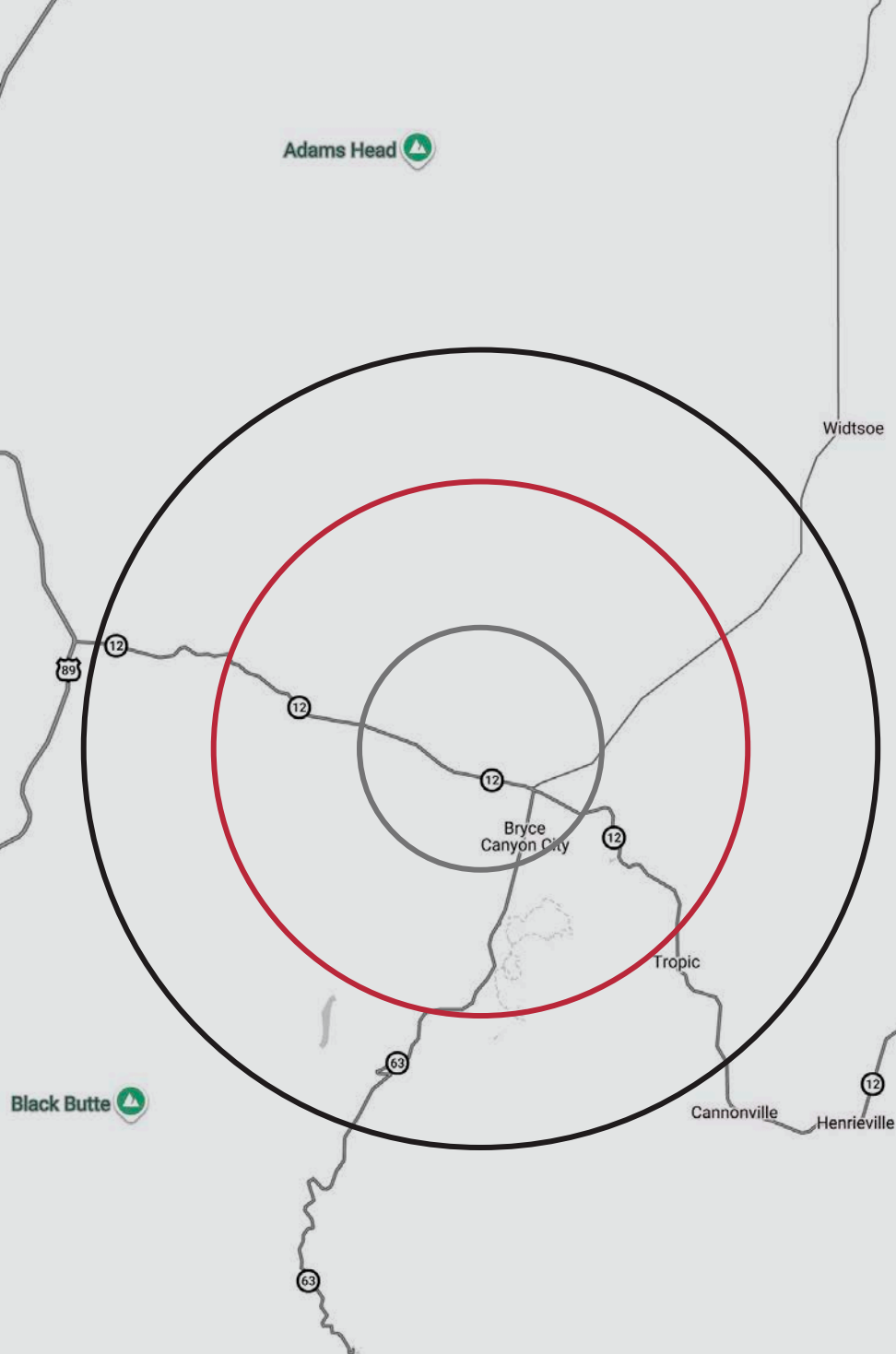
# AREA MAP



## Cities Nearby

Bryce Canyon City, Utah	3 miles
Tropic, Utah	9 miles
Panguitch, Utah	18 miles
Hatch, Utah	19 miles
Panguitch, Utah	19 miles
Bryce Canyon City, Utah	3 miles

# DEMOGRAPHICS



	3-mile	5-mile	10-mile
<b>POPULATION</b>			
2025 Population	360	372	870
<b>HOUSEHOLDS</b>	1-mile	3-mile	5-mile
2025 Households	84	87	264
<b>INCOME</b>	1-mile	3-mile	5-mile
2025 Average HH Income	\$77,015	\$77,015	\$77,015

## Regional Parks Visitation

	2025	2023	2020	Distance
<b>Bryce Canyon National Park</b>	1,967,367	2,461,269	1,464,655	4 miles
Zion National Park	4,984,525	4,623,238	3,591,254	78 miles
Canyonlands National Park	796,058	800,322	493,914	278 miles
Capitol Reef National Park	1,388,476	1,268,861	981,038	111 miles
Arches National Park	1,511,740	1,482,045	1,238,083	266 miles
Grand Canyon National Park	4,430,653	4,733,705	2,897,098	259 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.

## 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 Excel. 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.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**  
OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

 LEARN MORE AT  
[naiexcel.com](https://naiexcel.com)

**NAI Excel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE  
243 E St. George Blvd Ste 200  
St. George, Utah 84770  
435.628.1609 | [naiexcel.com](https://naiexcel.com)

**Neil Walter, CFA**  
NAI Excel  
435.627.5720  
[nwalter@naiexcel.com](mailto:nwalter@naiexcel.com)

**Brayden Gardner**  
ERA Brokers  
435.201.2150  
[bgardner@erabrokers.com](mailto:bgardner@erabrokers.com)

  
**BROKERS CONSOLIDATED**  
745 S Main Street  
Richfield, UT 84701  
[erabrokers.com](https://erabrokers.com)

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. 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. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>