

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

301 EAST HIGHWAY 89 KANAB, UT

COMMERCIAL LOTS FOR SALE, GROUND LEASE, OR BUILD TO SUIT FOR SALE/LEASE

PROPERTY SUMMARY

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Property Address	301 E Highway 89 Kanab, UT
Sales Price	\$10/SF
Lots Available	5
Parcel Number	K-210-3

Commercial Lots For Sale, Ground Lease, or build to suit For Sale/Lease

- Secured highway 89 access from UDOT, power, sewer, and water connection for the development from Kanab City.
- 3 access points along our acreage for future commercial development as well.
- There is a development breaking ground the the east that has 400-500 residential lots that will be connected to the frontage road.



LOTS CURRENTLY **AVAILABLE**

Peak Collective Real Estate with KW Commercial is pleased to present 5 lots for sale at **301 E Highway 89 in Kanab, UT**

These commercial lots are currently for sale, built to suit for sale/lease or available as a ground lease, with spaces ranging from .75 AC to 4.39 AC, offering a wide range of space for various business needs.

This prime location is conveniently located near Kanab's amenities, providing easy access to shops, restaurants, and local services.

This lot is ideal for owner users, developers and tenants looking to capitalize on the growing appeal of Kanab as a prime location for tourism and residential living.

[Click Here to View Impact Fees](#)

Future development expansion in the area includes residential and the potential for more commercial and hospitality ventures.



301 EAST HIGHWAY 89



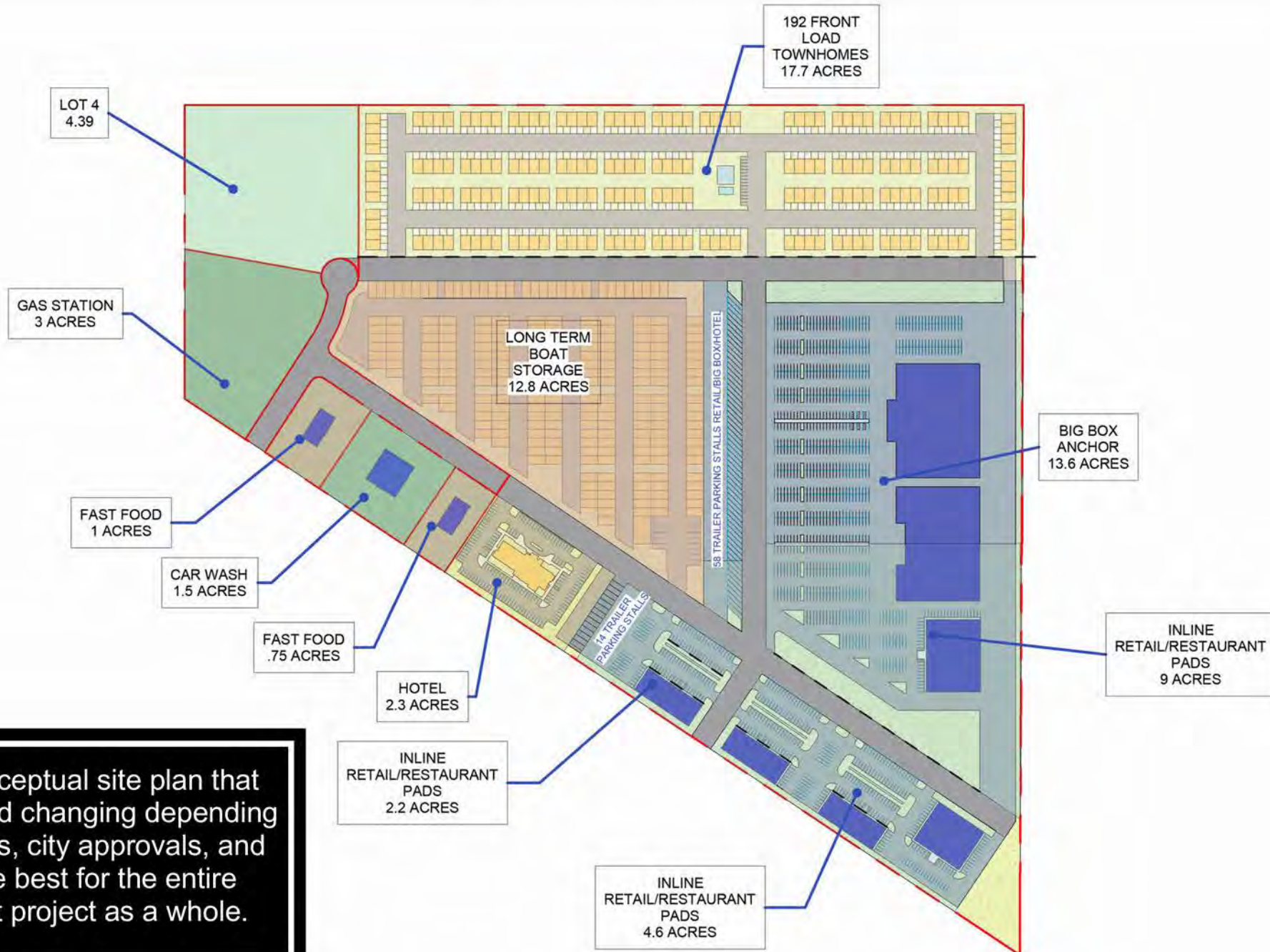
67.07 AC
FUTURE DEVELOPMENT

FUTURE TRAFFIC LIGHT

HIGHWAY 89 - 4,600 ADT

LOT	ACRES	PRICE PER SF	TOTAL PRICE
4	4.39 AC	\$10/SF	\$1,912,284
5	3 AC	\$10/SF	\$1,306,800
6	1.5 AC	\$10/SF	\$653,340
7	1 AC	\$10/SF	\$435,600
8	0.75 AC	\$10/SF	\$326,700

301 EAST HIGHWAY 89



This is a conceptual site plan that will be fluid and changing depending on user needs, city approvals, and what will be best for the entire development project as a whole.

301 EAST HIGHWAY 89



SITE

DEMOGRAPHICS	2 Mile Radius	5 Mile Radius	10 Mile Radius
2023 Population	5,271	6,091	7,864
2028 Proj. Population	6,244	7,188	8,596
2023 Total Households	2,094	2,447	3,109
Avg Household Income	\$78,864	\$77,136	\$74,823
Median Age	42.9	42.9	40.7

POTENTIAL OPPORTUNITIES



GAS STATIONS



HOTELS



BIG BOX STORES



CAR WASHES

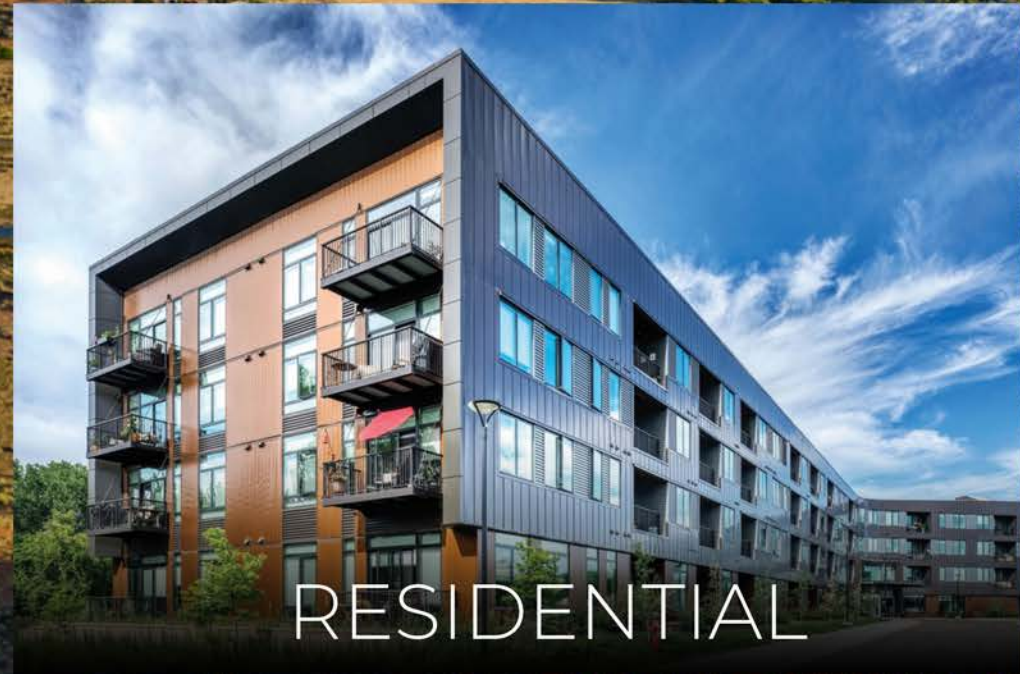


BOAT & RV STORAGE

POTENTIAL OPPORTUNITIES



INLINE RETAIL



RESIDENTIAL



RESTAURANT



FLEX SPACE



FAST FOOD

301 EAST HIGHWAY 89



NATIONAL PARKS	Miles	Minutes	Avg. Visitors
 Buckskin Gulch	47	1 Hr	100,000
 Grand Escalante State Park	119	2 Hr 14 Min	1,300,000
 Coral Pink Sand Dunes	20.4	50 Min	200,000
 North Rim Grand Canyon	79.4	1 Hr 30 Min	6,000,000
 Zions Canyon	41.4	1 Hr 4 Min	4,700,000
 Bryce Canyon	76.5	1 Hr 22 Min	2,000,000
 Horseshoe Bend	76.6	1 Hr 16 Min	2,000,000
 Lake Powell	72	1 Hr 10 Min	2,000,000
 Antelope Canyon	80.4	1 Hr 21 Min	1,000,000





BUILDING SITE PHOTOS





BUILDING SITE PHOTOS







PROPOSED DEVELOPMENT PHOTOS





PROPOSED DEVELOPMENT PHOTOS



KANAB HIGHLIGHTS

North Rim Grand Canyon

Kanab, known as the “Gateway to the North Rim of the Grand Canyon,” is less than a 2-hour drive from the North Rim, which attracts over 6 million visitors annually.



Zions National Park

Less than an hour northwest of Kanab, Zion National Park is one of Utah’s most famous and visited parks. In 2022, it saw nearly 4.7 million visitors, ranking as the third most visited national park in the U.S.



Bryce Canyon

A 1.5-hour drive northeast of Kanab, Bryce Canyon National Park attracts over 2 million visitors annually. The park offers trails with breathtaking views, making it a favorite for photographers, hikers, and nature enthusiasts.



KANAB HIGHLIGHTS

Coral Pink Sand Dunes

The coral pink sand dunes were formed by the continual erosion of the nearby Navajo sandstone cliffs and estimated to be up to 15,000 years old.

The Coral Pink Sand Dunes are 29 minutes from Kanab and see over 200,000 yearly visitors.



Grand Escalante State Park

Throughout this wildly varied landscape rock art and other Native American cultural sites can be found, along with a huge array of dinosaur fossils.

Escalante National Park experiences over 1.3 million visitors each year, and is two hours and 15 minutes away from Kanab.



Buckskin Gulch

59 minutes from Kanab is one of the longest slot canyons in the world. Buckskin Gulch passes through 16 miles of unique formations and Native American petroglyphs.

This stretch of hiking trails sees over 100,000 visitors each year.



KANAB HIGHLIGHTS

Horseshoe Bend

Horseshoe Bend attracts 2 million visitors every year and is one of the most photographed sites in northern Arizona.

This beautiful destination is only an hour and 19 minutes from Kanab, UT.



Lake Powell

Lake Powell is a man-made reservoir nestled between Utah and Arizona, and sees over 3 million visitors each year.

Kanab is an hour and 19 minutes from Lake Powell, making it the perfect destination for anyone looking for adventure and natural beauty.



Antelope Canyon

Kanab is a quick hour and 23 minutes from Antelope Canyon, a slot canyon in the American Southwest, located in Arizona near the Utah border, that attracts more than a million visitors each year.





KANAB, UTAH

Kanab is the commercial center of a large farming, ranching and recreational community. The city of Kanab, county seat of Kane County, is often called "Little Hollywood" because of its film-making history over the years.

This town sits at the hub of the southwest's national parks and offers exciting vacation opportunities year round. Kanab is located 7 miles north of the Arizona border on U.S. Alternate 89, and is centrally located between Las Vegas, NV, Phoenix, AZ, Albuquerque, NM, Denver, CO and Salt Lake City, UT.

Kanab is considered a popular hub location for visits to Zion, Bryce and Grand Canyon National Parks, Grand Staircase/Escalante National Monument and Lake Powell. Other close-by national monuments and colorful state parks make Kanab a natural center with quality services for a week-end-get-away or an extended vacation to experience these exciting destinations and typical "Southwestern" recreational activities.



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