



TRACEY WHEELER Cell: (435) 272-3205

Email: tracey@traceywheeler.com

Website: traceywheeler.com



UTAH PROPERTIES

COMMERCIAL DIVISION

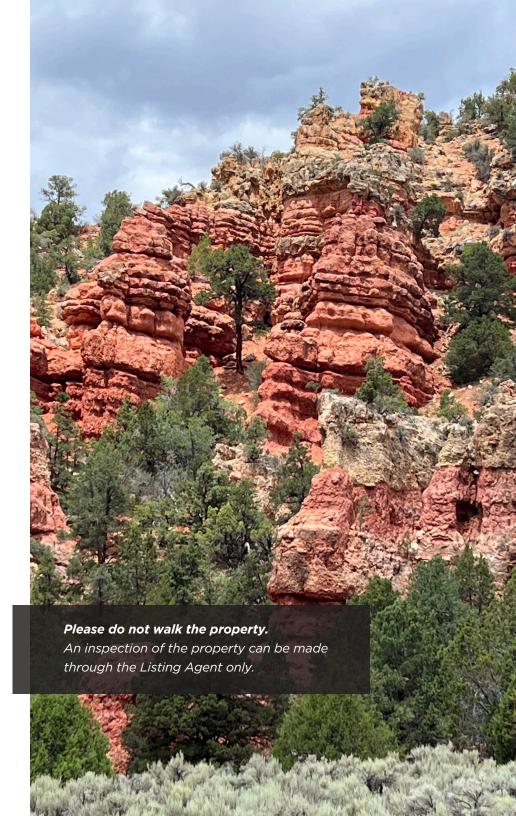
Private Canyon | Parowan, Utah

Ideal for Resort, Hospitality & Multi-Use Commercial Development

Unlock the potential of 160 acres in a private canyon, perfectly suited for luxury resort development, destination retreat centers, vacation-rental communities, adventure lodging, event venues, or a private ranch estate. Property includes 3 acre-feet of water rights.

Set in one of Southern Utah's most desirable recreation corridors, this expansive site offers seclusion, dramatic landscapes, and convenient access to top regional attractions—all within 40 minutes: Brian Head Ski Resort, Yankee Meadows Reservoir, Panguitch Lake, Cedar Breaks National Monument, Zion National Park, and Bryce Canyon.

Video Link: https://www.youtube.com/watch? v=5-WeWNpR3ow

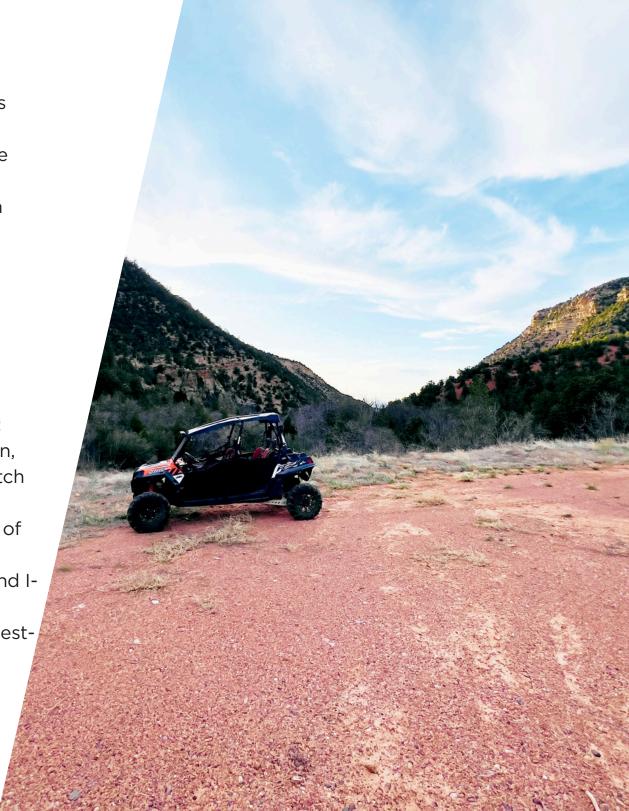


PROPERTY HIGHLIGHTS

- 160 acres in a private, secluded canyon
- Includes well + 3 acre-feet of water rights
- Ideal for commercial resort, hospitality, vacation rentals, retreat center, adventure lodging, or private ranch
- Varied topography with dramatic canyon views
- Strong tourism demand and year-round recreation
- Price: \$2,950,000

LOCATION HIGHLIGHTS

- All major destinations within 40 minutes:
 Brian Head Ski Resort, Cedar Breaks, Zion,
 Bryce Canyon, Yankee Meadows, Panguitch
 Lake
- Less than 1 mile from the charming town of Parowan, UT that includes all services
- Easy access from Parowan, Cedar City, and I-15
- Positioned in one of Southern Utah's fastestgrowing recreation markets
- High regional visibility and expanding tourism infrastructure
- 1 hour St. George, 3 hours Las Vegas,
 3 hours Salt Lake City











AREA **OVERVIEW**



SALE **COMPARABLES**

	ADDRESS	ACRES	SALE PRICE	STATUS	WATER
	Property For Sale 160 AC Township 34, Range 8 West, Parowan, UT 84761	160	\$2,950,000	ACTIVE	YES
	6000 North 150.78 Acres, Enoch, UT 84721	150.75	\$2,800,000	PENDING	YES
The Riddle Andrew	Hwy 91, Paragonah, UT 84760	180	\$2,500,000	ACTIVE	NO
	253.26 acres south west of Kanarra, Kanarraville, UT 84742	253.53	\$3,149,010	ACITVE	YES
	227.07 Ac Main Street, Apple Valley, UT 84737	227.00	\$2,700,000	CLOSED	YES

AREA ATTRACTIONS

	Attraction	Туре	Distance from Property
	Cedar Breaks National Monument	National Monument	20 mi
	Bryce Canyon National Park	National Park	58 mi
7	Zion (Kolob Canyons)	National Park	47 mi
	Dixie National Forest	National Forest	0-5 mi
	Ashdown Gorge Wilderness	Wilderness	18 mi
The last	Pine Valley Wilderness	Wilderness	59-65 mi
	Brian Head Ski Resort	Recreation	14 mi
1	Yankee Meadows Reservoir	Outdoor	17 mi
THE PERSON NAMED IN	Panguitch Lake	Outdoor	45 mi
	Red Canyon (Highway 12)	National Scenic Area	52 mi
機器と	Parowan Gap Petroglyphs	Archaeological Site	8 mi
THE REAL PROPERTY.	Kanarra Falls	Slot Canyon	32 mi



