

FOR SALE 2.48 Acres

600 North
Hurricane, UT 84737

Approximate
Boundaries



Presented By:
April Gates &
Marcia Pierce-Rasmussen



RARE DEVELOPMENT OPPORTUNITY FOR MIXED USE DEVELOPMENT!

Incredible development opportunity for a mixed-use development on up to 13 acres in a prime location on Hurricane's 600 north commercial corridor.

This 2.48 acre lot, zoned Neighborhood Commercial, offers direct access from 600 North with approved improvements via 1380 West - which is a master planned road and is conveniently situated across from a tortoise reserve - providing a tranquil and picturesque backdrop.

Additionally, the proximity to two other available and adjacent parcels opens up the potential for a mixed-use development spanning nearly 13 acres.

This property is key to this potential opportunity and has the potential to become a thriving commercial and residential hub in the community.

Don't miss out on this rare chance to create a dynamic and sustainable development in a highly desirable area.

Utilities will come from 1380 West at the 1400 West juncture. Power lines run along the eastern border of the parcel. There is also a potential for a secondary access through the parcel to the west off 1450 West. Major turn lanes have already been improved off 600 North in this area.

PROPERTY SUMMARY



LOT SIZE

2.48 ACRES



ZONING

**NEIGHBORHOOD
COMMERCIAL**



TYPE

LAND | RETAIL OFFICE



LIST PRICE

\$999,000

PARCEL #

H-3-1-33-1443

ACCESS

PLEASE DISCUSS UTILITIES
AND ACCESS WITH AGENT

TEXT **LAND2** TO 39200
FOR MORE INFORMATION



Approximate
Boundaries



HURRICANE CITY STATISTICS

DISTANCE TO MAJOR CITIES

<u>Mesquite, Nevada</u>	56 miles
<u>Las Vegas, Nevada</u>	121 miles
<u>Salt Lake City, Utah</u>	302 miles
<u>Los Angeles, California</u>	388 miles
<u>Phoenix, Arizona</u>	422 miles
<u>San Diego, California</u>	450 miles
<u>Denver, Colorado</u>	674 miles

2022 POPULATION 23,077

AVERAGE INCOME \$74,712

MEDIAN INCOME \$57,409

AVERAGE DAILY TRAFFIC COUNT 37,000

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