

# 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**



**2.48 ACRES** 



NEIGHBORHOOD COMMERCIAL



LAND | RETAIL OFFICE



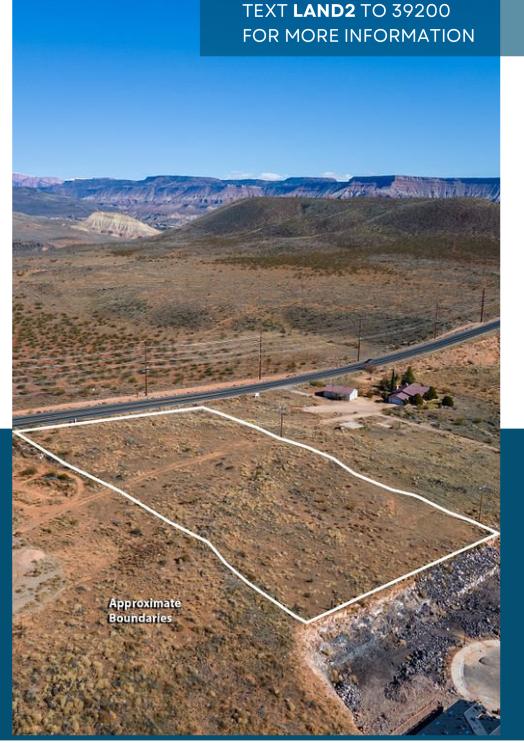
\$999,000

PARCEL#

H-3-1-33-1443

**ACCESS** 

PLEASE DISCUSS UTILITIES AND ACCESS WITH AGENT







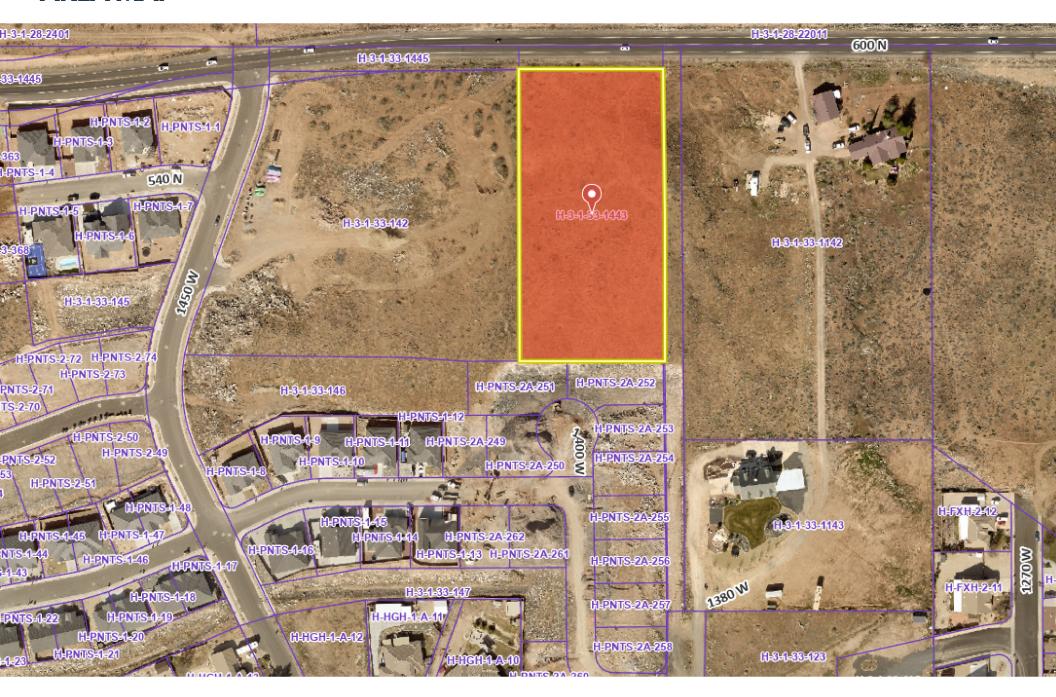




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### **AREA MAP**



# **HURRICANE CITY STATISTICS**

#### **DISTANCE TO MAJOR CITIES**

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

2022 POPULATION	23,077
AVERAGE INCOME	\$74,712
MEDIAN INCOME	\$57,409
AVERAGE DAILY TRAFFIC COUNT	37,000

