



# FOR SALE

164-198 Zion View Dr  
Brian Head, UT 84719

- Located Near Brian Head Ski Resort
- Scandinavian Flat Log Cabins with Modern upgrades
- 20 Prime Cabin Sites Available

**±3.1 ACRES**

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

LIST PRICE	<b>\$1,760,000.00</b>
TOTAL AVAILABLE	<b>± 3.1 Acres</b>
YEAR BUILT	<b>2025</b>
ZONING	<b>R-3-M</b>
TAX ID	<b>A-1222-0002-0000</b>
TYPE	<b>Residential   Multi-Family</b>

- Each cabin features 20-foot cathedral ceilings, hardwood floors, modern finishes, a spacious deck, and more.
- The homes offer 3 bedrooms, 2 bathrooms, and a loft.
- Located just southeast of the Brian Head Ski Lifts, these sites offer flexible selling terms and year-round access.
- Surrounded by the stunning National Forest and close to multiple National Parks, this is the perfect location for nature lovers and outdoor enthusiasts.



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# SUMMARY



20 ft high ceilings and a loft overlooking the first floor.



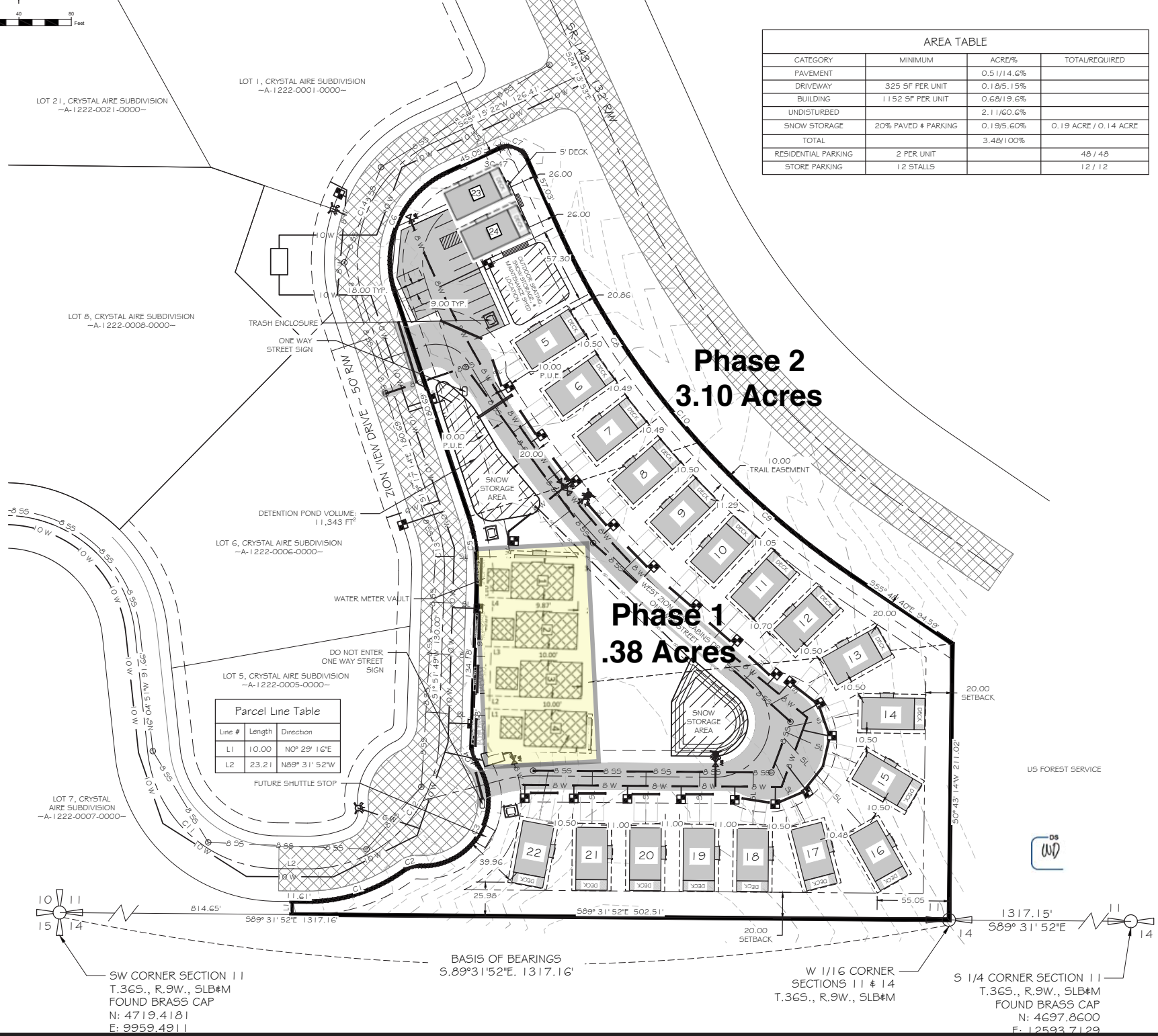


# PHOTOS



# SITE PLAN

AREA TABLE			
CATEGORY	MINIMUM	ACRE%	TOTAL REQUIRED
PAVEMENT		0.51/14.6%	
DRIVEWAY	325 SF PER UNIT	0.18/5.15%	
BUILDING	1152 SF PER UNIT	0.68/19.6%	
UNDISTURBED		2.11/60.6%	
SNOW STORAGE	20% PAVED + PARKING	0.19/5.60%	0.19 ACRE / 0.14 ACRE
TOTAL		3.48/100%	
RESIDENTIAL PARKING	2 PER UNIT		48 / 48
STORE PARKING	12 STALLS		12 / 12



Parcel Line Table

Line #	Length	Direction
L1	10.00	N0°29'16"E
L2	23.21	N89°31'52"W

# ZONING MAP

## BRIAN HEAD ZONING MAP

BH\_Streets

Brian Head Municipal Boundaries

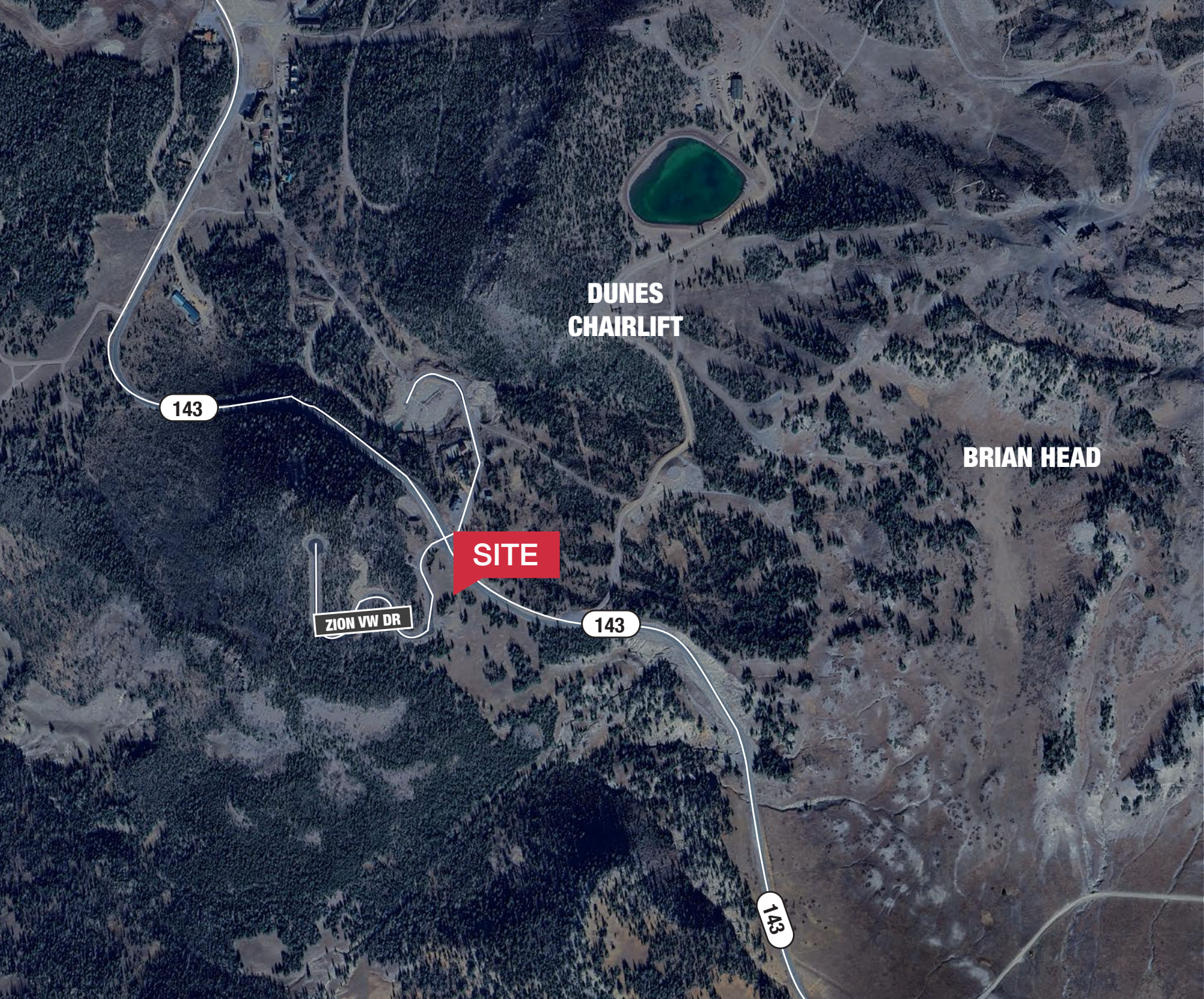
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Zoning Types

- CIVIC
- CONSERVATION OPEN SPACE
- GENERAL COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- RECREATION OPEN SPACE
- VILLAGE COMMERCIAL
- MEDIUM DENSITY RESIDENTIAL
- ANNEXED TRANSITION



# AREA MAP



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

# 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.

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