



Pine Valley Mountain

560 North 1380 West
Hurricane, Utah 84737



Brokers
CONSOLIDATED



ZION CANYON REAL ESTATE

INTRODUCING

560 North 1380 West
Hurricane, Utah

Listed by:

Marcia Pierce Rasmussen

& April Gates

with The April Gates Group

at ERA Brokers Consolidated

TEXT **LAND5**

TO 39200

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property website*





HURRICANE'S 600 NORTH CORRIDOR: 13- ACRE GOLDMINE FOR MIXED-USE DEVELOPMENT

A rare development opportunity is now available in the heart of Hurricane's fastest-growing commercial corridor. With just under 13 acres of potential, including a 5.46-acre parcel recently rezoned to Planned Commercial (67% commercial / 33% residential), this site is primed for a high-impact mixed-use project.

Strategically located on 600 North, the property offers frontage on a main arterial with existing zoning for restaurants, hotels, retail spaces, and multi-family housing. Combine this lot with two adjacent parcels for a master-planned destination totaling nearly 13 acres.

Adding value is a 1,907 sq ft home featuring 3 bedrooms, 2.5 bathrooms, a spacious kitchen, large living area, and a massive 1,858 sq ft garage—perfect for temporary housing, office use, or phased development flexibility.

Prime Commercial Zoning
Stunning Views + Mature Trees
Utilities & Access in Place
Seller Financing Available

This is more than land—it's leverage for your next big project in Southern Utah.



HIGH-IMPACT FEATURES FOR FUTURE GROWTH

Located on Hurricane's key commercial growth corridor with high visibility and traffic.

Potential for bed & breakfast or boutique hotel development.

Ideal for combining commercial storefronts with multi-family residential above.

1,858 sq ft garage adds value for staging, storage, or contractor use.

Gently sloped terrain simplifies future construction and layout.

Adjacent parcels offer scalability for a larger, master-planned project.

LOT SIZE 5.46

ZONING Planned Commercial

LIST PRICE \$1,750,000

PARCEL H-3-1-33-1142





AREA STATISTICS

Distance to Major Cities

St. George, Utah	19	miles
Zion National Park, Utah	24	miles
Cedar City, Utah	41	miles
Las Vegas, Nevada	136	miles
Salt Lake City, Utah	291	miles

SOUTHERN UTAH'S NEXT SMART PLAY: PRIME DEVELOPMENT LAND WITH BUILT-IN GROWTH POTENTIAL

Why savvy investors are eyeing Hurricane's 600 North corridor for their next big move.

In the high-desert heart of Washington County, just 25 minutes from St. George and a stone's throw from Zion National Park, a rare window of opportunity has opened. A 5.46-acre parcel—recently rezoned to Planned Commercial—sits ready for transformation along Hurricane's 600 North commercial corridor, with up to **13 acres available** when combined with adjacent parcels.

But it's not just about the acreage. It's about **connectivity**.

This site offers unmatched regional access: just 25 minutes to St. George, 40 to Cedar City, and under three hours to Las Vegas. Zion National Park—drawing millions of visitors annually—is only 24 miles away. Even Salt Lake City is reachable in under five hours, making this a rare hub for tourism, commerce, and growth.

With flexible zoning for retail, restaurants, hospitality, and residential, the land is ideal for a dynamic, walkable development—think boutique hotel, local dining, and mixed-use housing.

An existing 1,907 sq ft home with 3 bedrooms, 2.5 baths, and an 1,858 sq ft garage offers move-in-ready space for offices, employees, or staging.

Add in scenic views, mature trees, utilities, and seller financing—and you're looking at more than land. You're looking at lift-off.

Southern Utah's on the rise. Stake your claim now.









ZION CANYON REAL ESTATE

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