



FOR SALE

820-896 South 700 West
Hurricane, UT 84737

±7.68 AC | DEVELOPMENT LAND

Property Specs

SALE PRICE	\$1,920,000.00
TOTAL ACRES	±7.68 Ac
ZONING	RA-1 Res-Agricultural
TYPE	Land Residential
TAX ID	H-3-2-3-4219, H-3-2-3-425, H-3-2-3-4281, H-3-2-3-4221, H-3-2-3-4212

A rare opportunity to acquire nearly 8 acres of premium infill land in one of Hurricane's most desirable residential areas. Surrounded by beautiful custom homes and established neighborhoods, this property is ideally suited for a boutique subdivision or custom home builder seeking a high-end residential project.

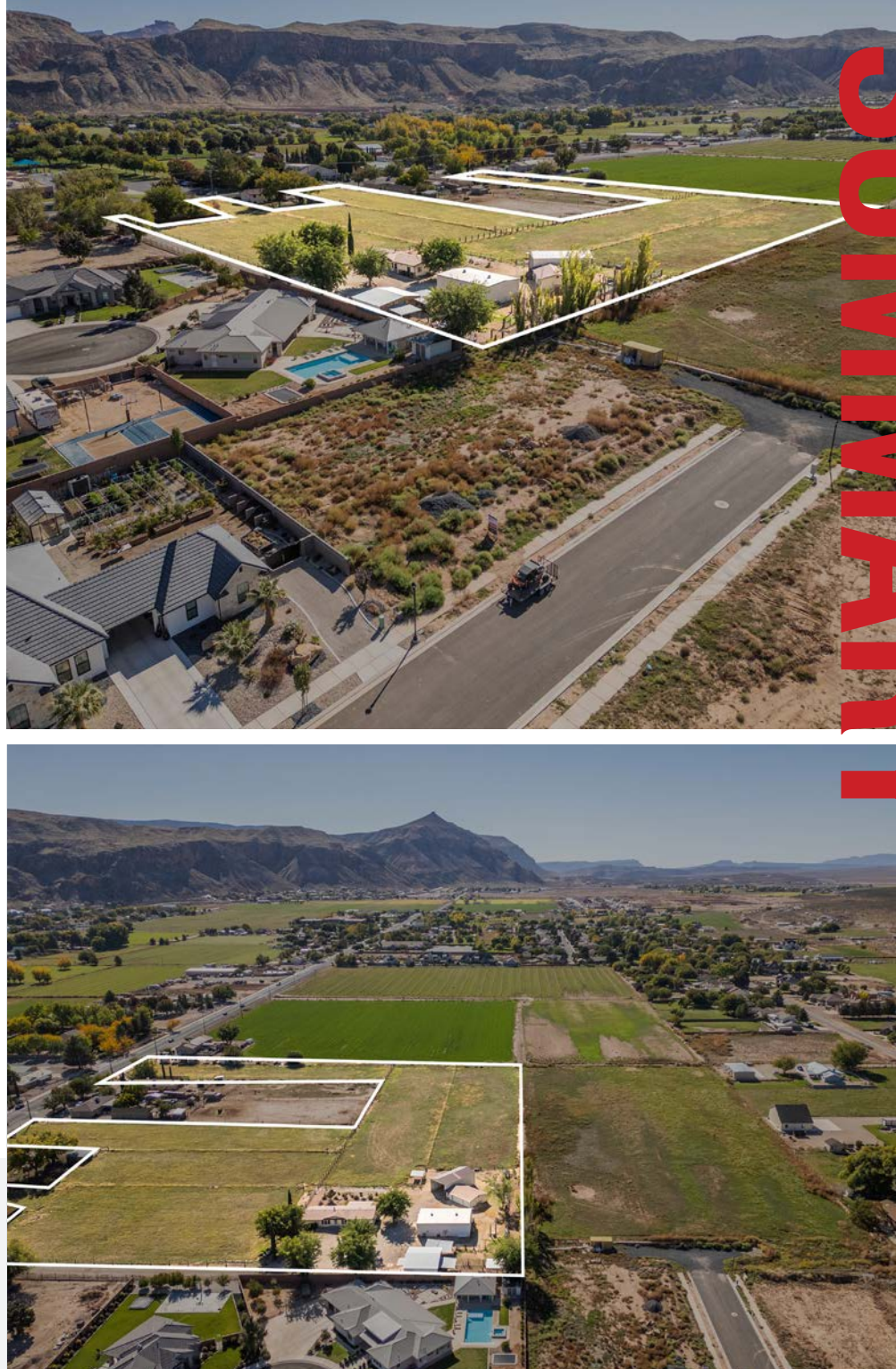
Strategically located at the crossroads of 700 West and 900 South, the site offers exceptional access while maintaining a peaceful, upscale neighborhood setting. The land adjoins both Dratter Estates and Hardcastle Estates to the north and west—two of the area's most sought-after residential communities.

- Size: 7.68 acres (5 tax parcels)
- Current Zoning: RA-1 (Residential Agriculture, 1-acre minimum)
- Master Plan Use: RA-.5 (½-acre residential lots)
- Infrastructure: City has indicated expectation for full improvements along half of 900 South
- Water Shares: None currently connected

Existing Improvements:

A well-maintained 1,790 SF, 3-bedroom home, plus a 4-car detached garage, RV storage building, metal barn/workshop, tack shed, and animal shelter are located on-site.

These improvements offer potential to subdivide and resell a smaller homesite or generate interim income during entitlement or development.



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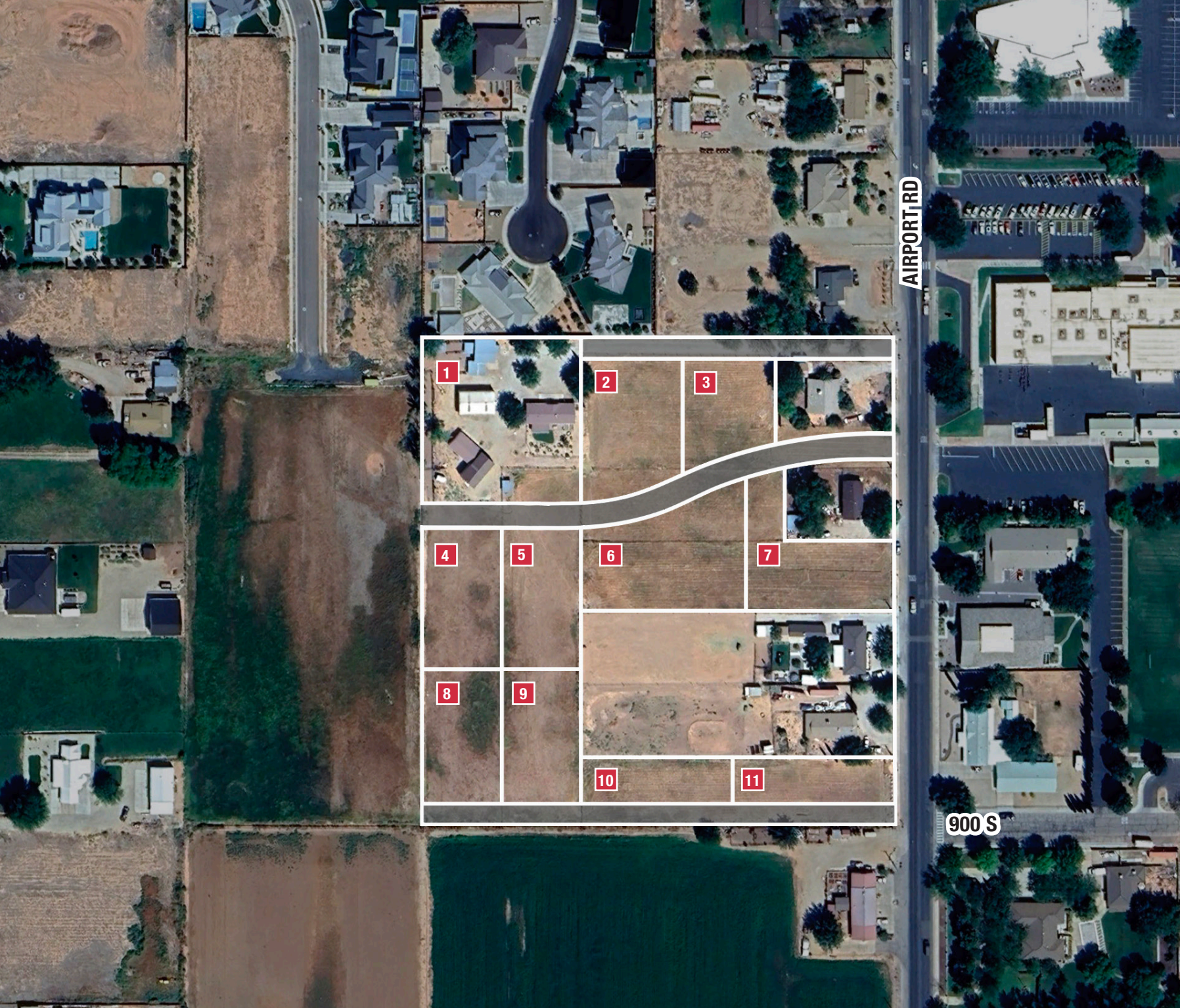
PHOTOS

- A prime opportunity for residential development or ranch.
- Surrounded by large custom homes, scenic views and easy access from 700 W.
- Existing home onsite with city utilities.

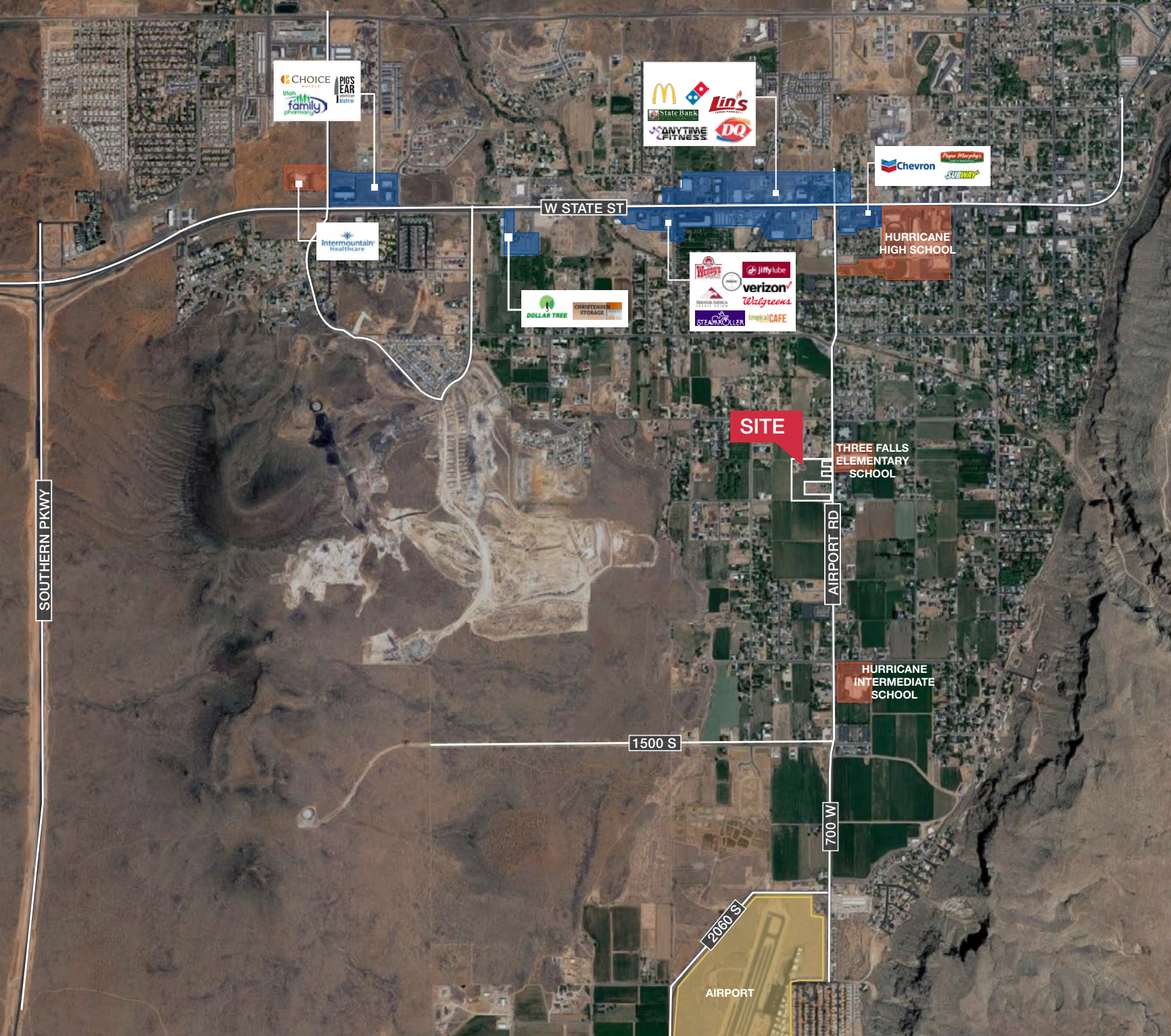




CONCEPT PLAN



AREA MAP



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

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DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	4,885	16,185	27,497
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,476	5,693	9,918
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$115,974	\$100,410	\$95,146

Traffic Counts

STREET	AADT
South 700 West	1,097
State Street	41,335

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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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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