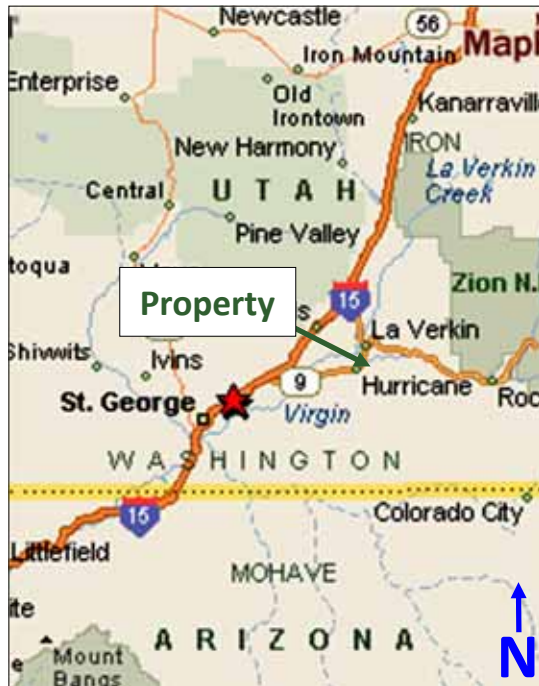


New Listing

Maps and additional information at hciutah.com

Hurricane City - Residential Development Bench Land

357.53 acres on the east bench of Hurricane City, Utah



EXECUTIVE SUMMARY:

List Price: \$4,995,000

Mike Nelson | Amy Fromm
801-482-7565 | mike@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- Well-located 357.53 acres on the east bench of Hurricane City, Utah
- Beautiful & unique development land overlooking Hurricane City with 360° views of Gould Canyon, Sand Hollow, Signal Peak, Red Cliffs Conservation Area, Gooseberry Mesa, & Zion National Park
- Zoned R1-10 (10,000 SF min lot size) in Hurricane City, Utah
- Future Hurricane City plans for roads and residential development
- Washington County parcels: H-3437-A, H-3437-B, & H-3-2-1-310
- Priced below assessed value: \$5,720,480, 2024 taxes: \$16.39
- Located within 20 miles of Sand Hollow Reservoir, St George, Springdale, Interstate 15, SGU Airport, and Zion National Park
- Located 115 miles NE of Las Vegas, NV, 250 miles SW of SLC, UT



2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

www.hciutah.com

Washington County Parcel Map

Owner	Parcel #	Acres	Market Value	Assessed Value	2024 Taxes
Diversified Ventures LLC	H-3437-A	120	\$ 1,920,000.00	\$ 720.00	\$ 5.50
Diversified Ventures LLC	H-3437-B	40	\$ 640,000.00	\$ 240.00	\$ 1.83
Diversified Ventures LLC	H-3-2-1-310	197.53	\$ 3,160,480.00	\$ 1,185.00	\$ 9.06
Total:		357.53	\$ 5,720,480	\$ 2,145.00	\$ 16.39

Hurricane City

H-3-2-1-310: 197.5 Acres

H-3437-B: 40 Acres

H-3437-A: 120 Acres





Southeasterly view towards Gooseberry Mesa



Northeasterly view



Northwesterly view



Westerly view towards Hurricane City



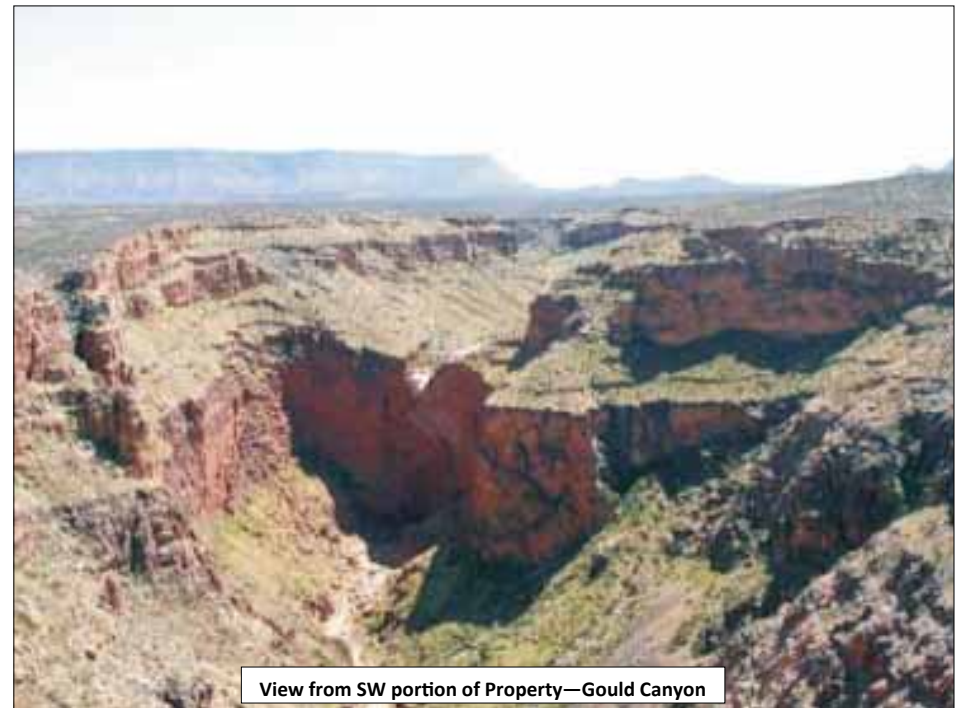
Westerly view towards Hurricane City



Southerly View



Westerly view towards Hurricane City



View from SW portion of Property—Gould Canyon



Northerly View



Westerly view towards Hurricane City

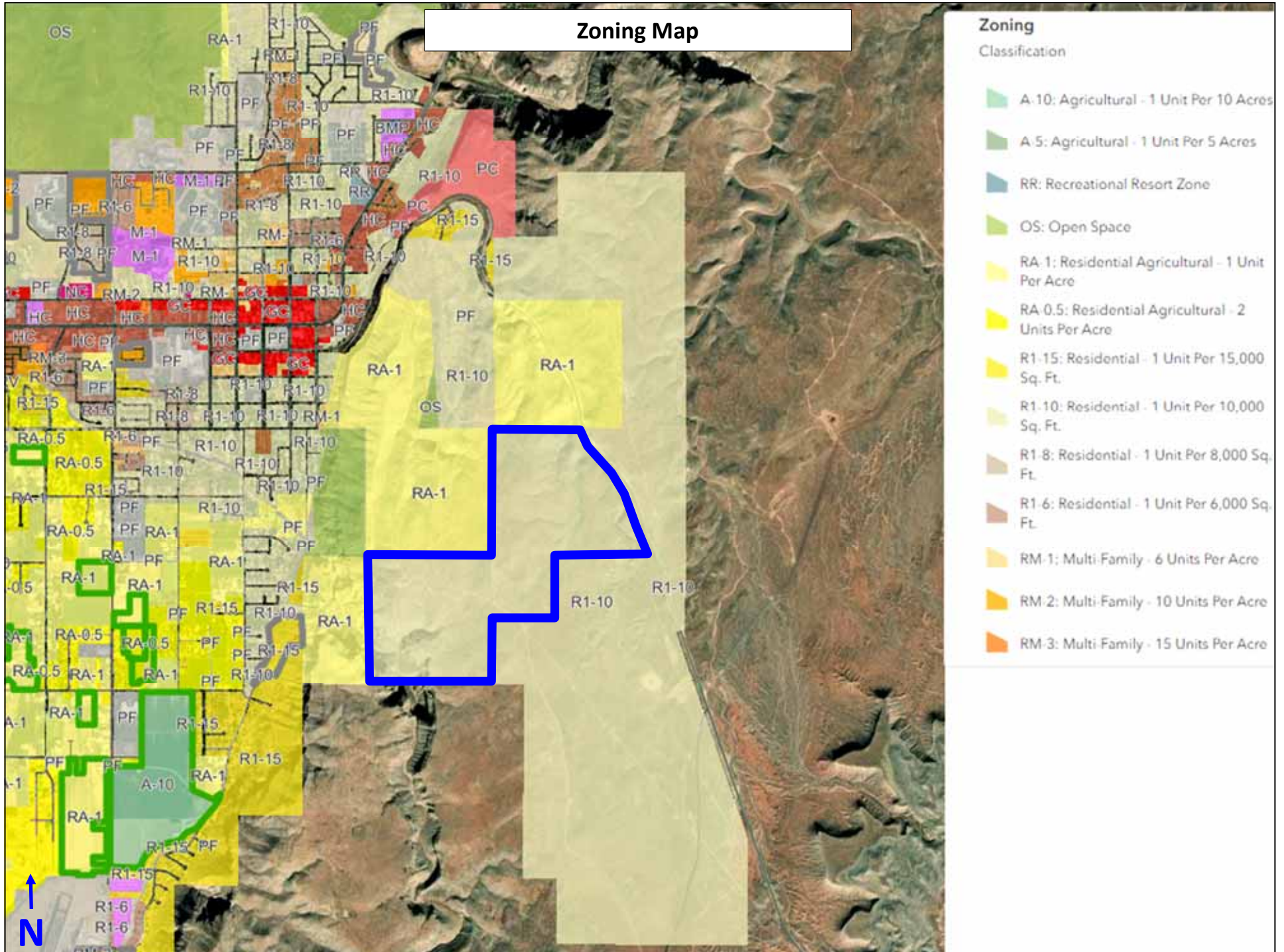


Northwesterly view towards Hurricane City



Westerly view towards Hurricane City

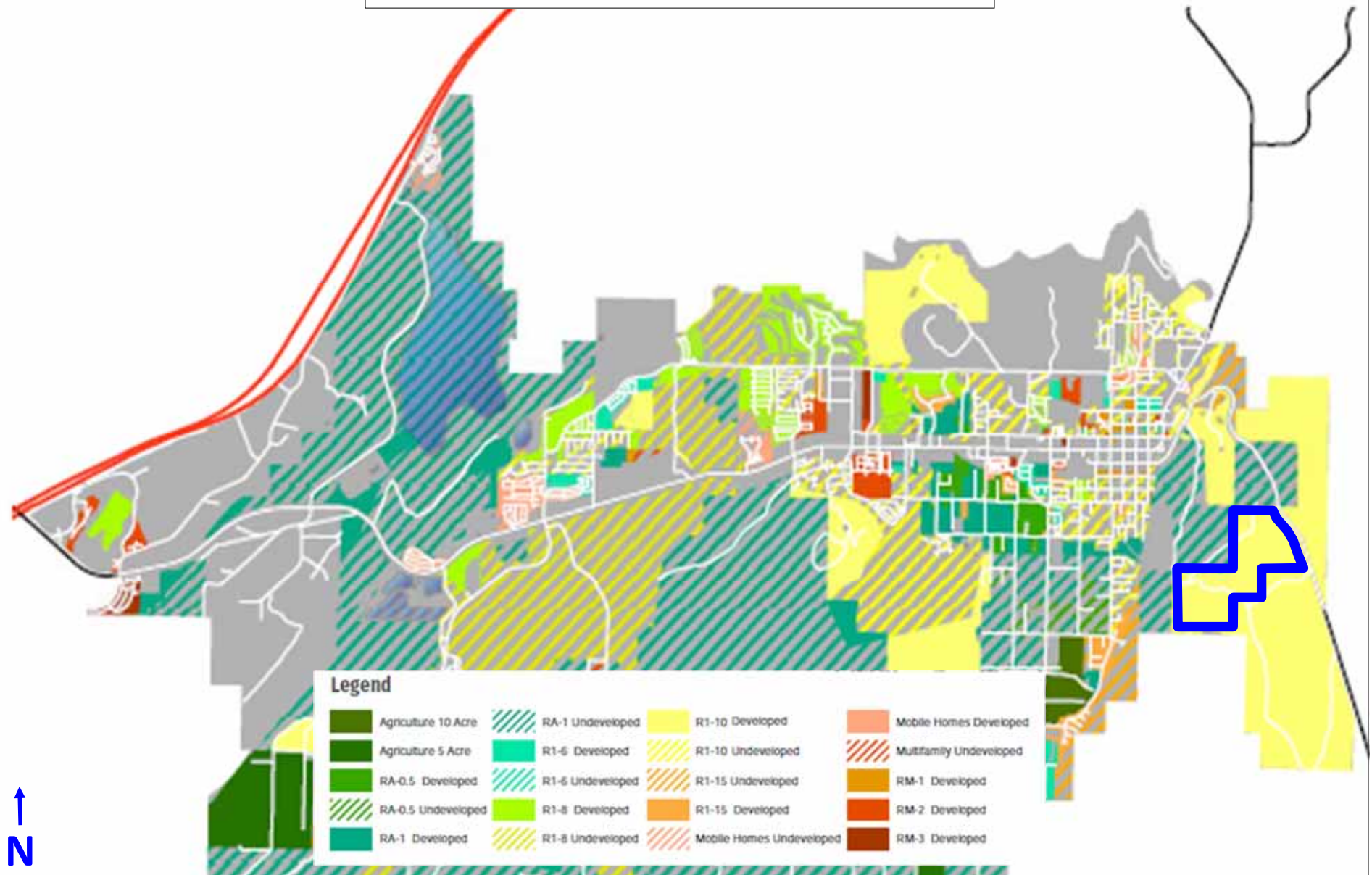
Zoning Map



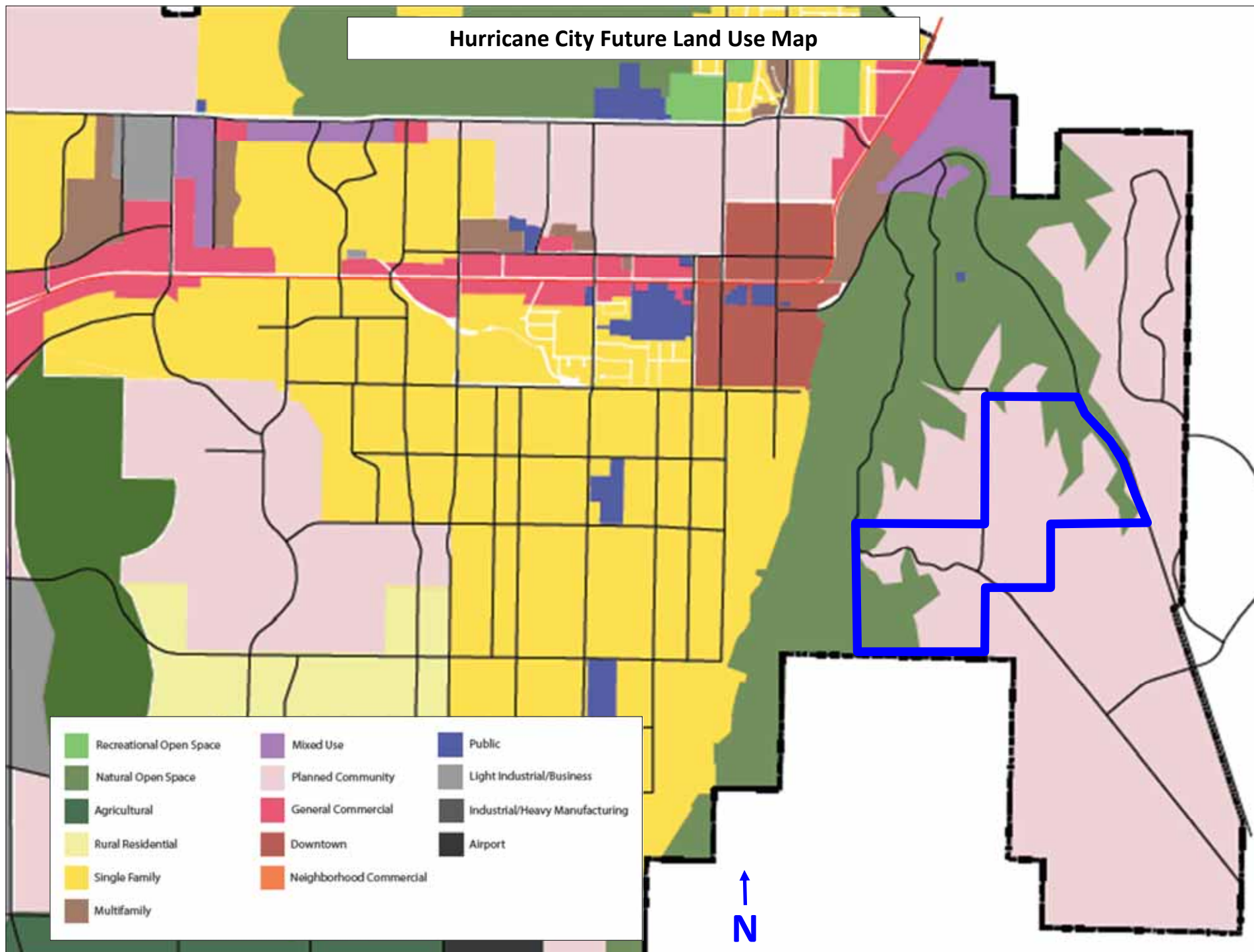
CURRENT AND FUTURE HOUSING AND AGRICULTURE

*BASED ON HURRICANE CITY'S CURRENT ZONING MAP AND DEVELOPMENT STATUS

Hurricane City Current & Future Housing Map



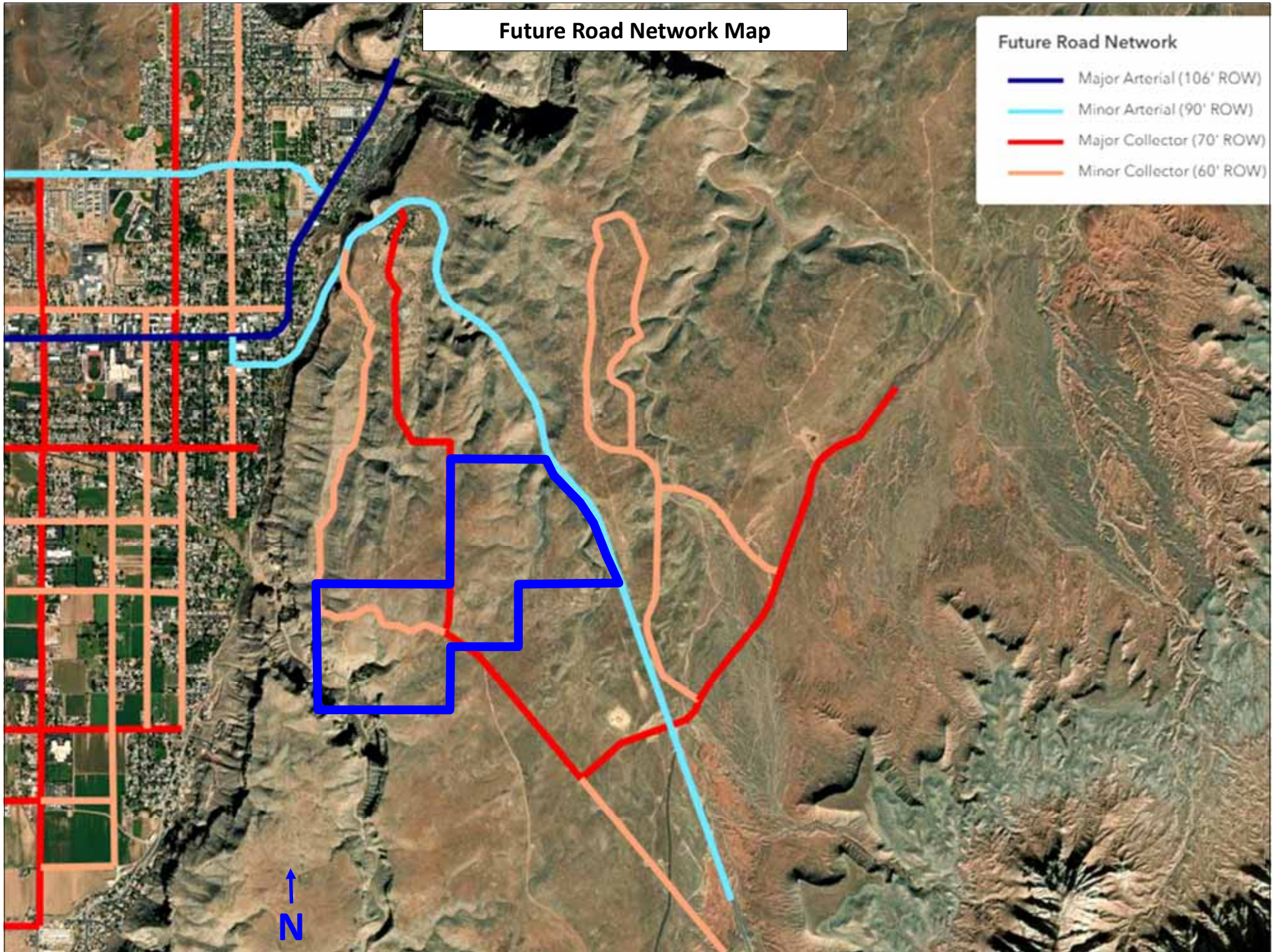
Hurricane City Future Land Use Map



Future Road Network Map

Future Road Network

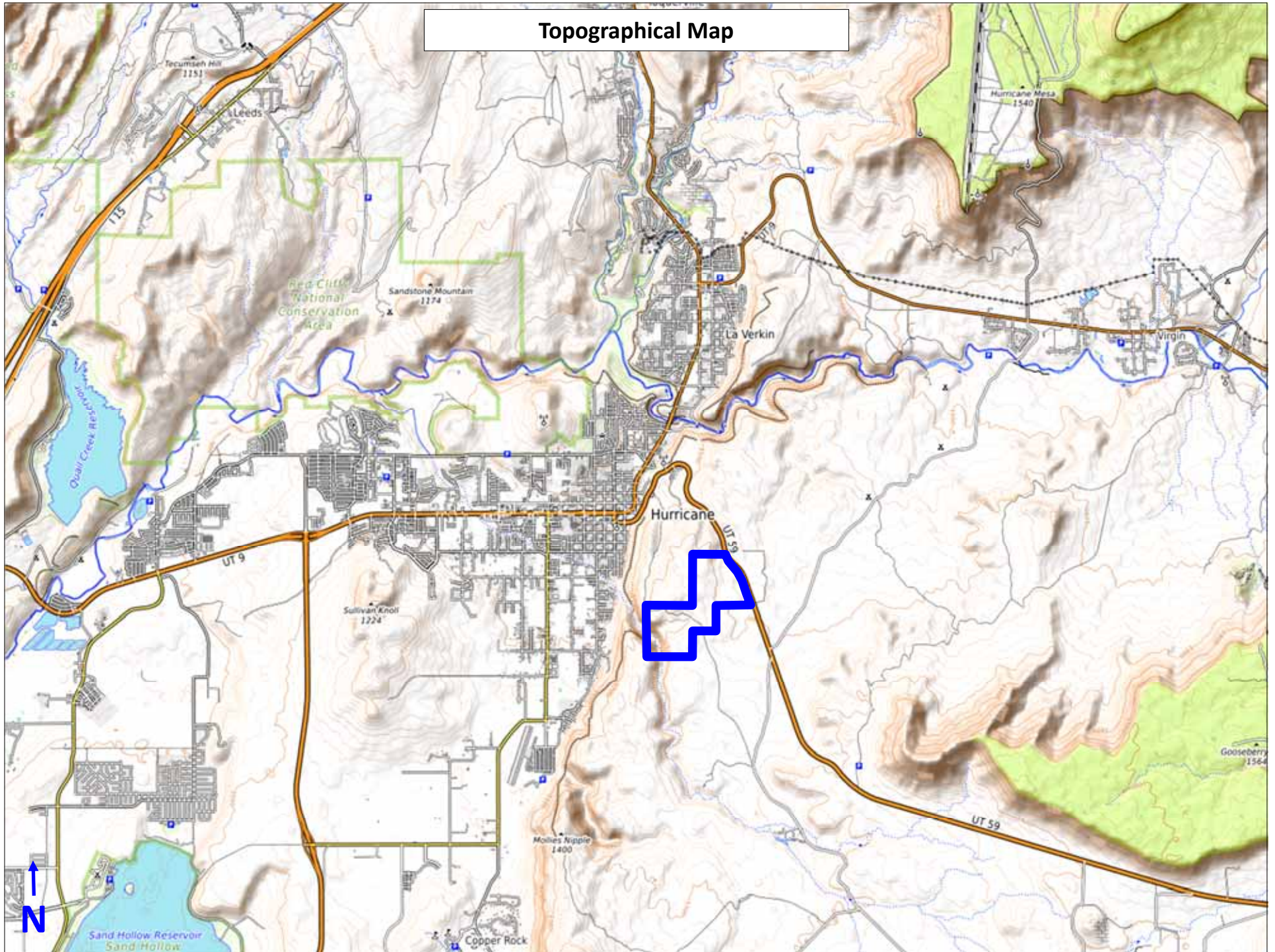
- Major Arterial (106' ROW)
- Minor Arterial (90' ROW)
- Major Collector (70' ROW)
- Minor Collector (60' ROW)



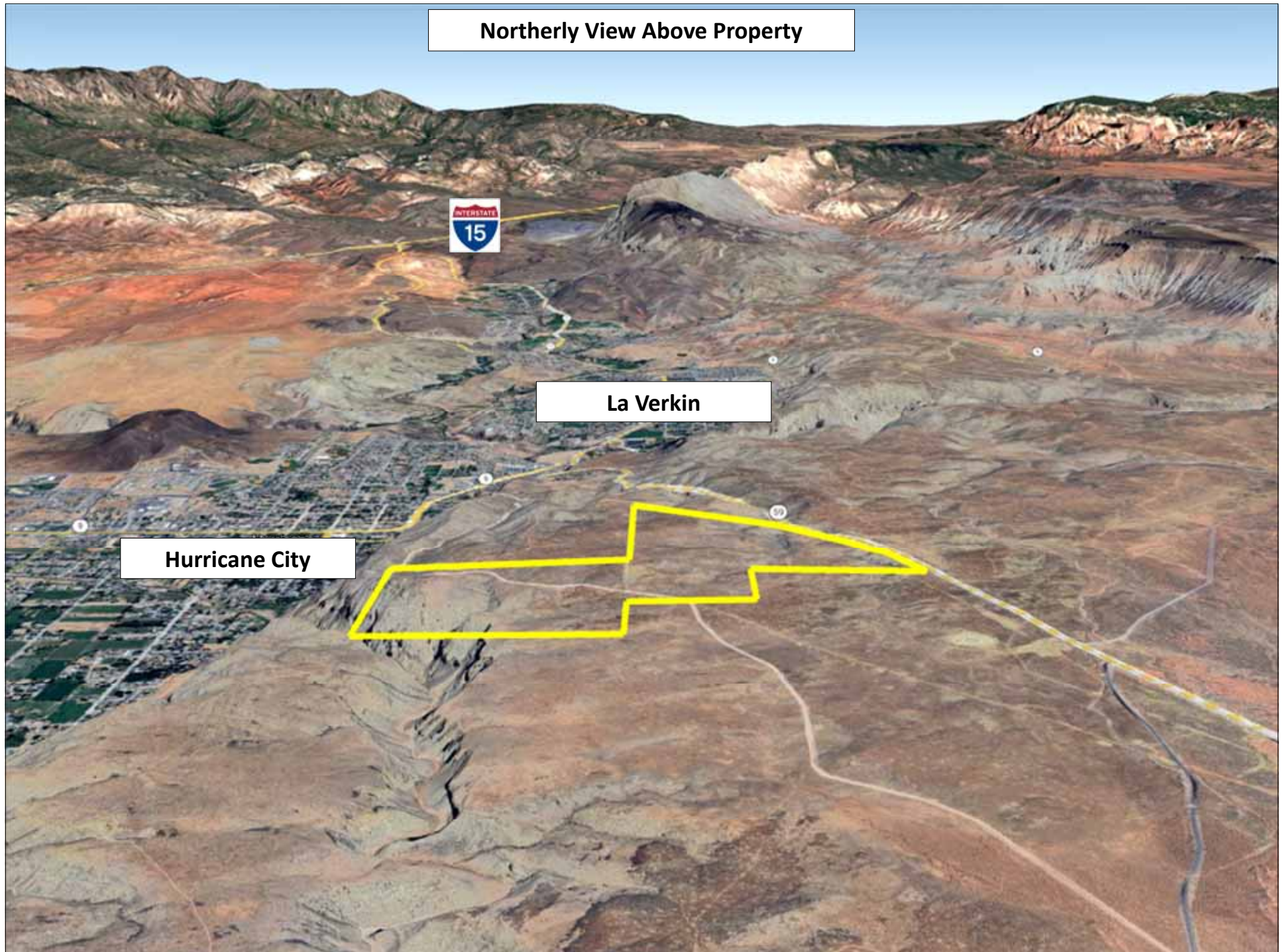
Area Recreation Map



Topographical Map



Northerly View Above Property



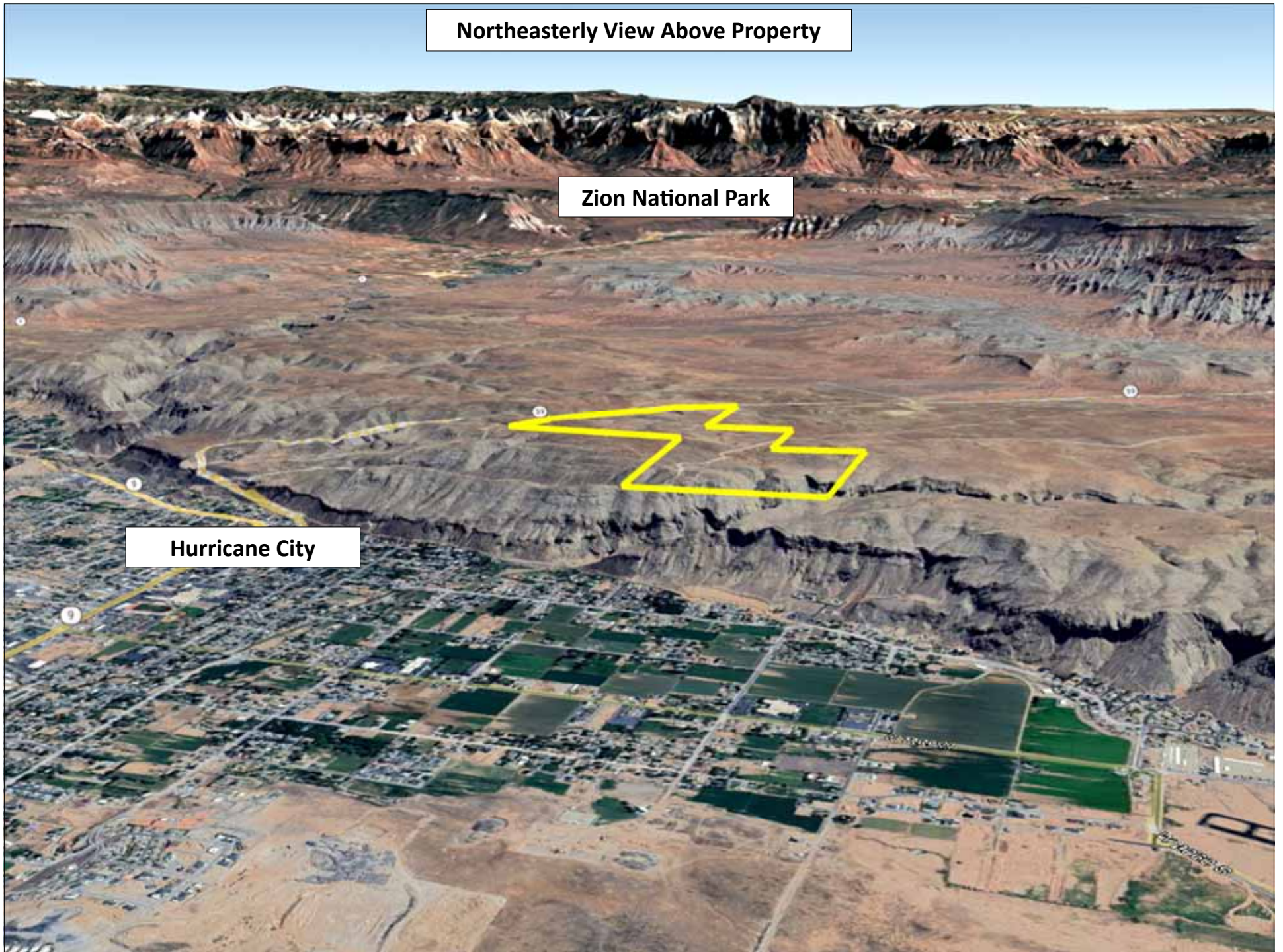
La Verkin

Hurricane City

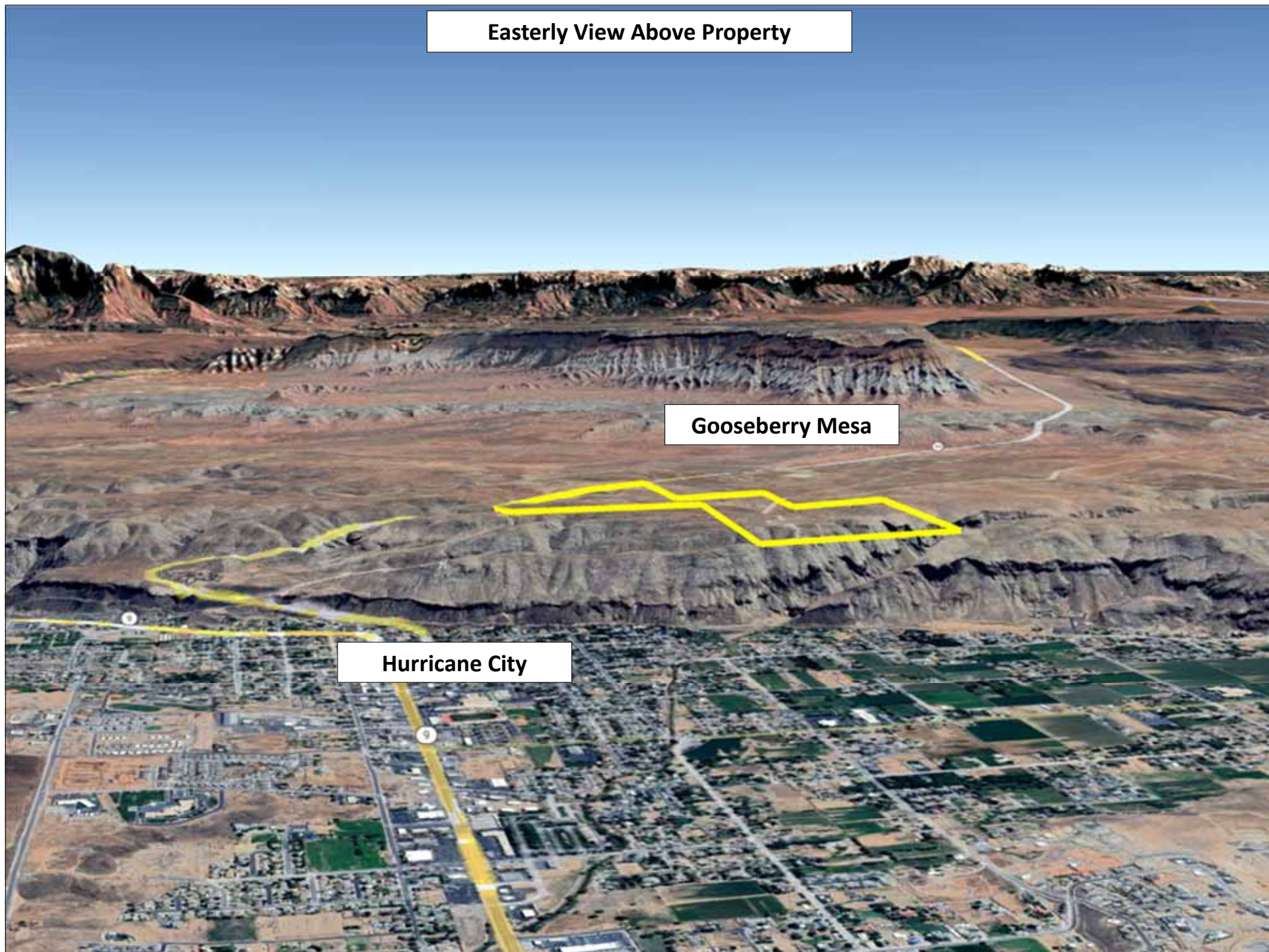
Northeasterly View Above Property

Zion National Park

Hurricane City



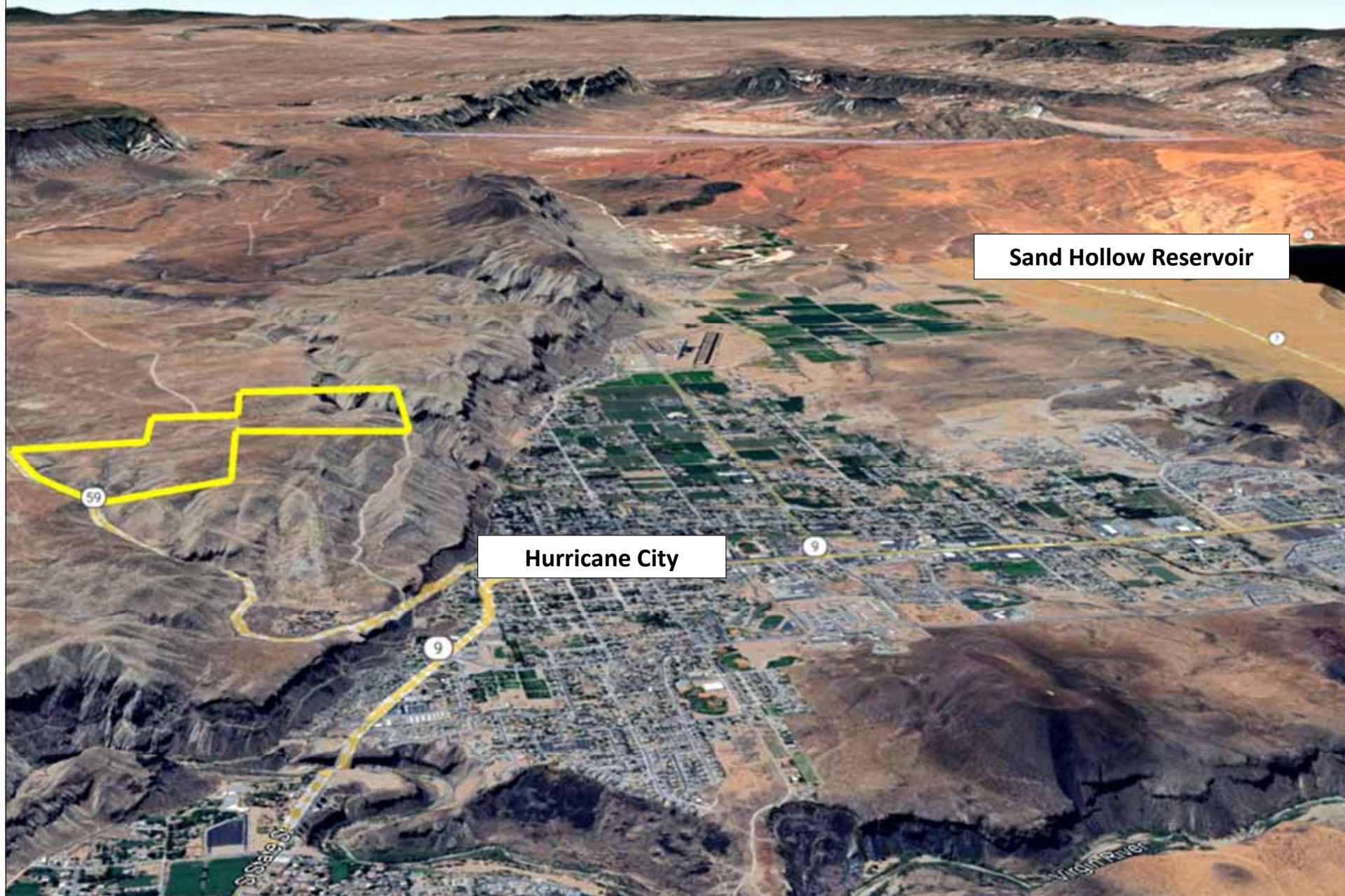
Easterly View Above Property



Gooseberry Mesa

Hurricane City

Southerly View Above Property



Sand Hollow Reservoir

Hurricane City

Westerly View Above Property

St George City

Sand Hollow Reservoir

Hurricane City



Previous Development Rendering

