



**~238 ACRES OFF WARNER VALLEY ROAD
HURRICANE, UTAH 84737**

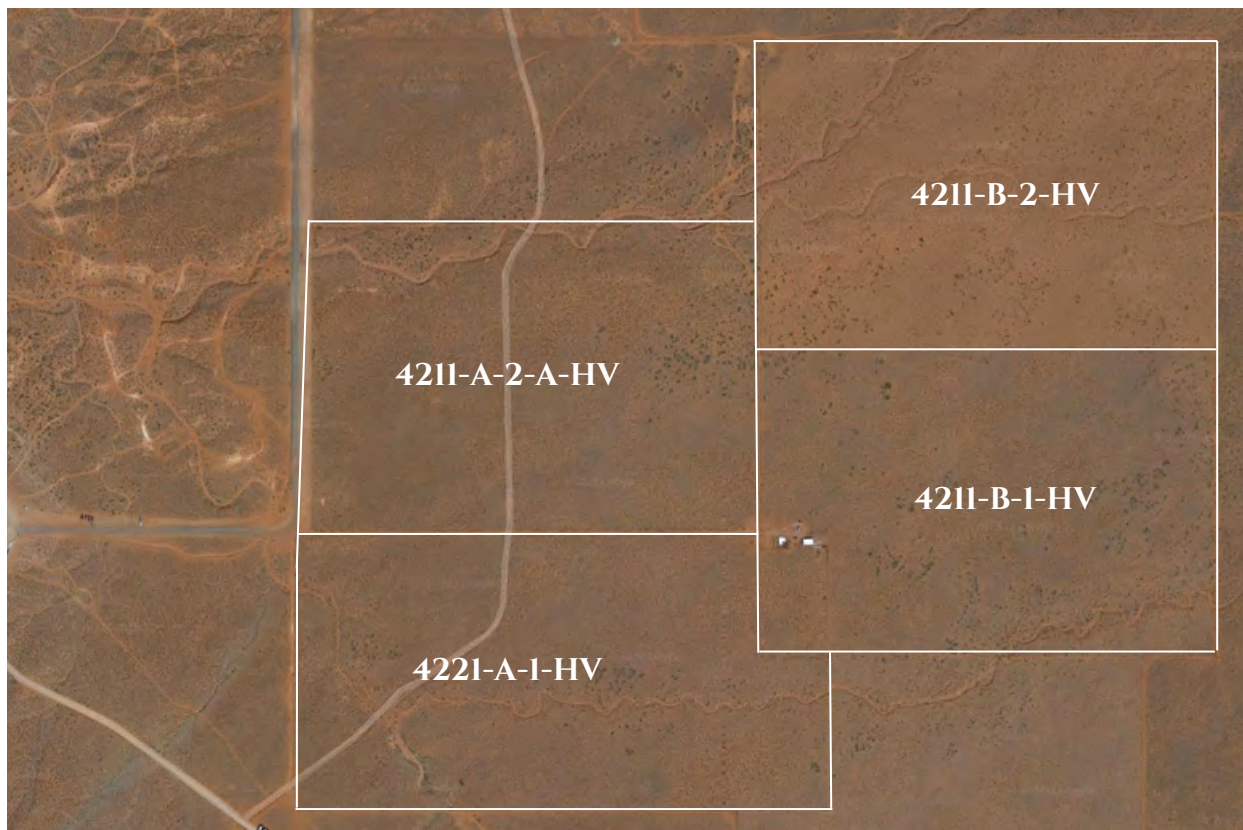
THE WRIGHT TEAM

BUY SELL BUILD INVEST

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kw ST. GEORGE
KELLER WILLIAMS REALTY

KELLER WILLIAMS
Luxury



PROPERTY DETAILS

OFFER PRICE	\$17,000,000
ACREAGE	~238 ACRES
PRICE PER ACRE	\$71,386.58
PARCEL #	4211-A-2-A-HV, 4221-A-1-HV 4211-B-2-HV, 4221-B-1-HV
CITY	TBD *
ZONING	OST-20 THROUGH WASH. COUNTY**
ELEVATION	3,023 FT
WATER RIGHTS	NONE

* It is currently under Washington County jurisdiction. These parcels have not been annexed into a city yet. A person is not required to annex into a city, they can keep the property in the county if they'd like.

** If a person chooses to change the zoning, they will need to request a zone change through Washington County and/or the city they decide to annex into, whether that be Washington or Hurricane.

UTILITIES MAP



UTILITIES

DIXIE POWER 

WASHINGTON CITY SEWER 

DOMINION ENERGY NATURAL GAS 

WASHINGTON CITY WATER 



SAND HOLLOW RESERVOIR

FUTURE WARNER VALLEY RESERVOIR

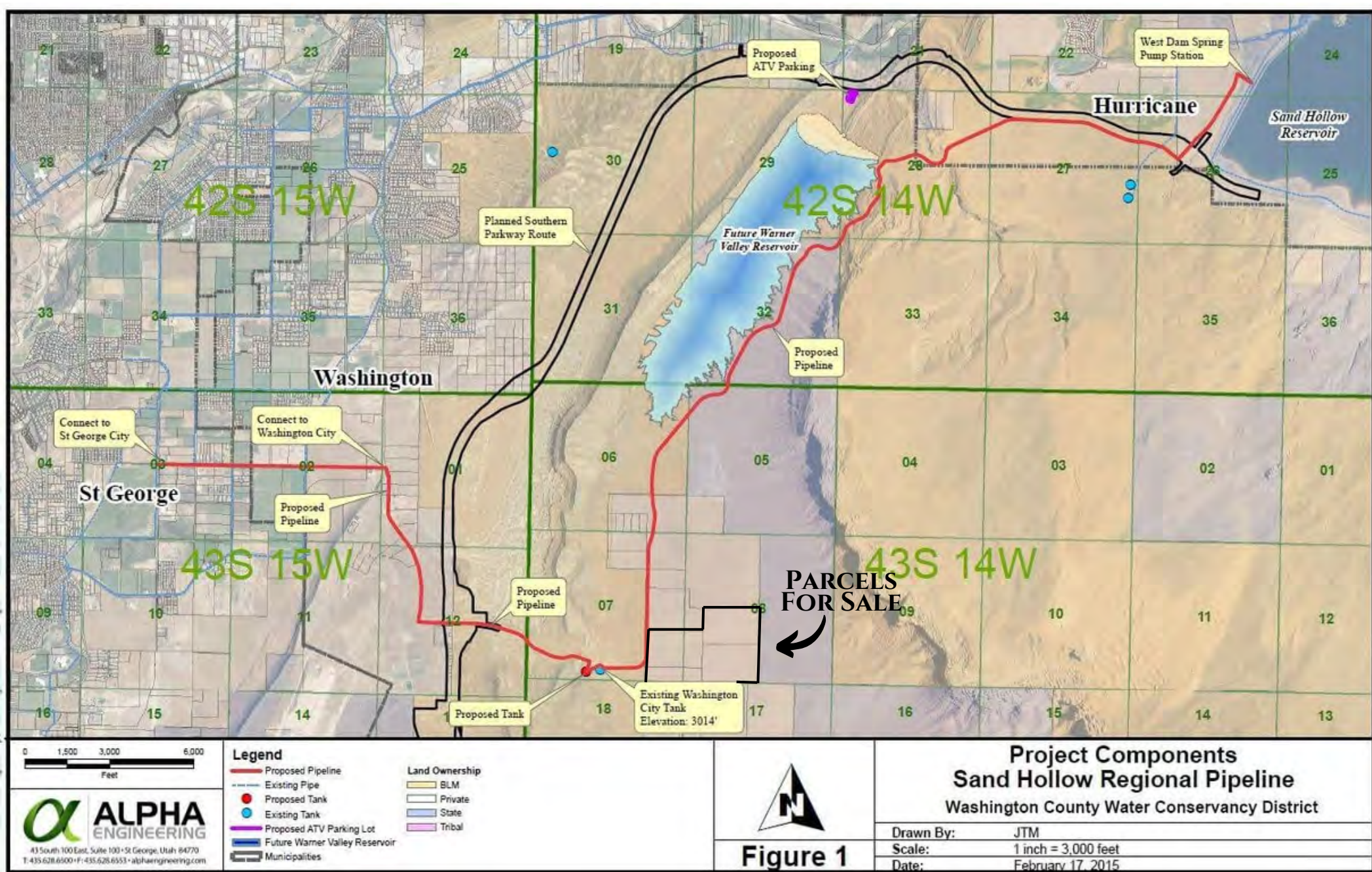
PARCELS FOR SALE

SOUTHERN PARKWAY

ST GEORGE REGIONAL AIRPORT

AREA MAP

PROPOSED RESERVOIR & PIPELINE



DEMOGRAPHICS

POPULATION **Wash. County** **Washington City** **Hurricane**

2022 Population 195,523 33,599 21,744

MEDIAN SALES PRICE **MAR 2021** **MAR 2022**

Washington County \$425,000 \$545,000



WHY SOUTHERN UTAH??

There's a reason people are ending up in Southern Utah. Or, lots of reasons, really.

Brigham Young sent Mormon settlers down south to grow crops in the big sun. Your uncle and aunt retired there for the premium warm-weather golfing. Your outdoorsy friends love Zion National Park and the surrounding state parks' year-round adventures. Your city-slicker friends just want to be warm and comfortable and have a million restaurant options. Did we mention the moderate winters? Located in the southwest corner of Utah, just 90 minutes from Las Vegas, in St. George you will experience a much warmer climate than our friends that have the greatest snow on earth up north!

Whatever brings you to St. George, be open to getting sidetracked. If you're outdoorsy, drawn by the fresh air and red rocks, branch out and get a spa treatment or see a play or go shopping or eating or gallery-hopping.

If you're indoorsy... Come on. HAVE YOU LOOKED OUTSIDE?! Hike Snow Canyon! Boat and ride ATVs at Sand Hollow. Bike the Anasazi Trail (for single-trackers), Gooseberry Mesa (for technical tricksters), or the Snow Canyon Paved Loop (for the rest of us). Ride a horse, fish a river, or canyoneer a... you know... a canyon.

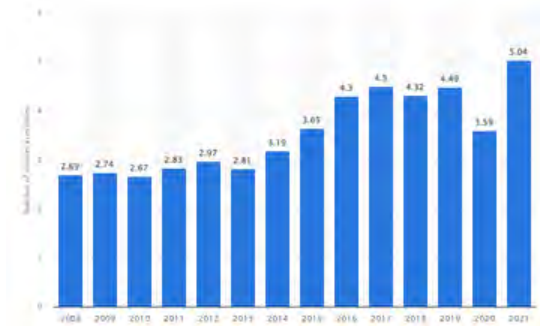


Zion National Park is a park in the desert of Utah that boasts a variety of plants and animals as well as archaeological sites. Many visitors to the park engage in hiking,

climbing and camping within the park. In 2020, Zion National Park was among the top 3 most visited parks in the United States. The U.S. national parks are hugely popular and there has been a general growth in attendance since 2008.

The number of visitors to Zion National Park has been increasing in recent years. In 2021, the park saw an increase in the number of visitors with over **five million** visitors, compared to the 3.59 million visitors welcomed in 2020. In 2021, the park exceeded pre-pandemic levels of attendance, recovering from the dip in attendees experienced during the global health crisis in 2020.

NUMBER OF RECREATIONAL VISITORS TO ZION NATIONAL PARK IN THE UNITED STATES FROM 2008 TO 2021 ----->



This year, St George hosted two Ironman World Championships, which has an estimation of



20-\$25 million each race in total economic impact. In 2021, The Ironman 70.3 World Championship ended, but the economic impact of the race has resonated throughout Washington County for months.

Before the race started, planners and city officials hoped the international event would generate somewhere between \$15 million and \$18 million, and early returns suggested that goal was achieved. "Data collected from athlete surveys confirms that the county realized nearly \$18 million in direct economic impact from participants and visitors who came for the event," Kevin Lewis, director of Greater Zion Convention & Tourism Office, wrote.



Snow Canyon State Park

Often obscured by the shadow of Utah's most iconic park, this hidden gem located about an hour west of Zion shares much in common with it's

more celebrated cousin. Unfurling a rugged landscape of dramatic sandstone cliffs and ancient lava flows, this high-desert mini-Zion rolls out the red carpet for explorers with 18 hiking trails, 30 campsites, and a fraction of the people.

In 2021, the park saw a 59% increase in visitors, totaling 796,051 people, compared to 2020 with 499,195 people.

DID YOU KNOW??

ST. GEORGE, Utah and the rest of Washington County have once again ranked as the fastest-growing metro area in America. A new report from the U.S. Census showed the local population growing by nearly 10,000 new residents between July 1 of 2020 and July of 2021, a 5.1% increase.