



Approximate
Boundaries

5.14 ACRES SAND HOLLOW HURRICANE, UT 84737

THE WRIGHT TEAM

BUY SELL BUILD INVEST

MyStgHome.com

kw ST. GEORGE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
Luxury



**Approximate
Boundaries**

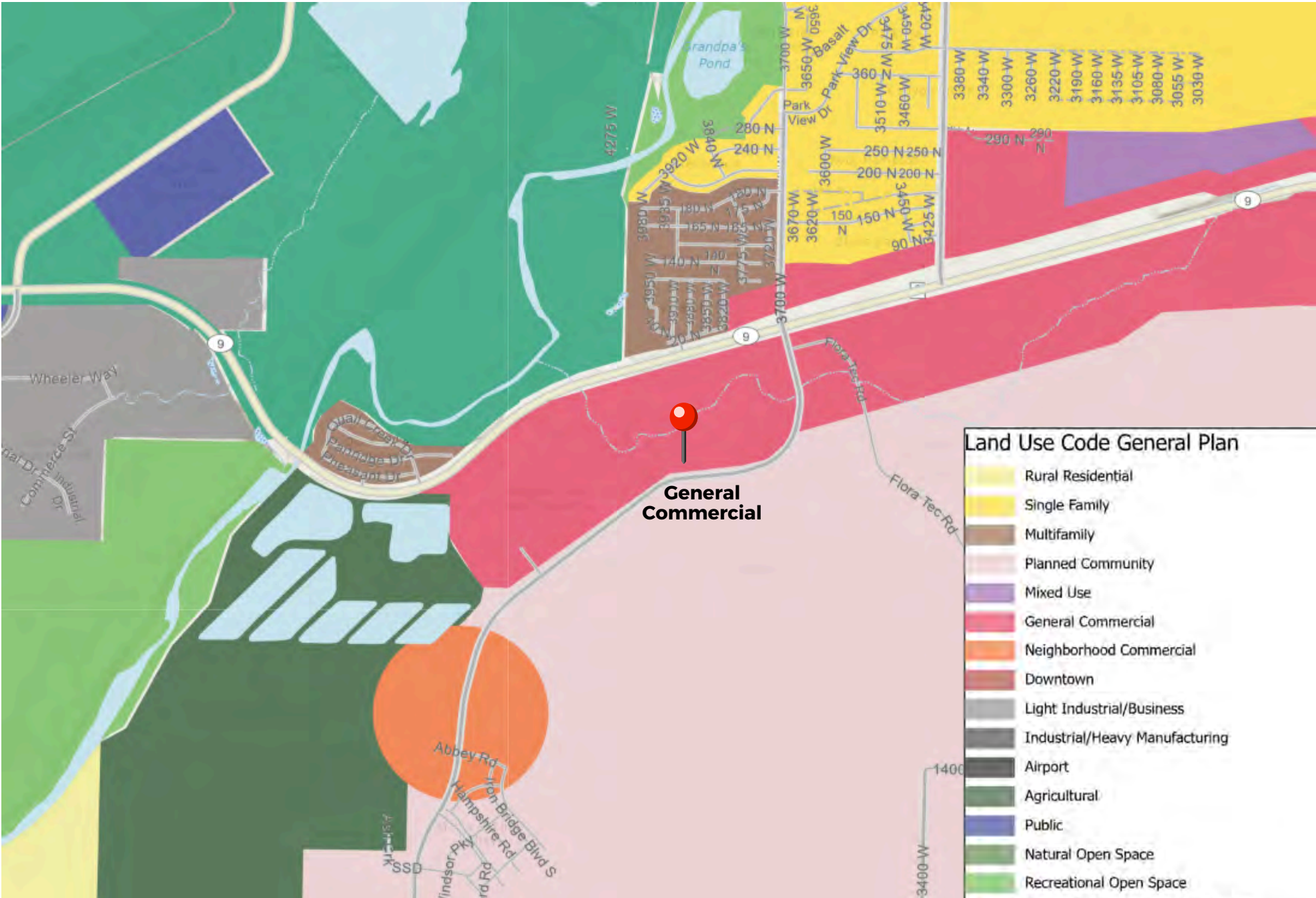


PROPERTY DETAILS

OFFER PRICE	\$2,687,000
ACREAGE	5.14 ACRES
PARCEL #	H-4-2-1-4203-GS1
CITY	HURRICANE
ZONING	GENERAL COMMERCIAL
ELEVATION	2,890 FT

PARCEL OUTLINES ARE APPROXIMATE, ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED, BUYER(S) TO VERIFY ALL.

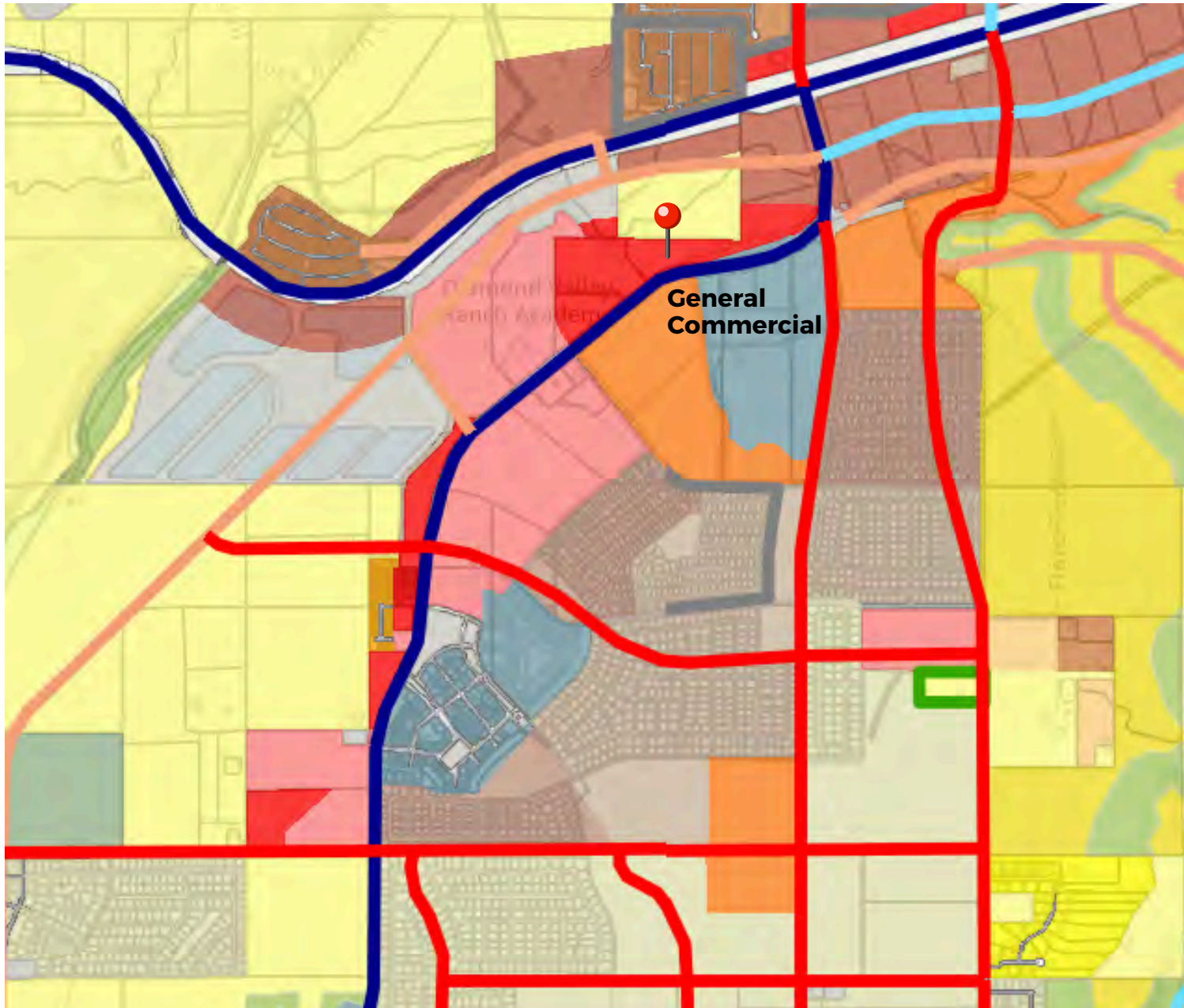
GENERAL PLAN MAP



Land Use Code General Plan

	Rural Residential
	Single Family
	Multifamily
	Planned Community
	Mixed Use
	General Commercial
	Neighborhood Commercial
	Downtown
	Light Industrial/Business
	Industrial/Heavy Manufacturing
	Airport
	Agricultural
	Public
	Natural Open Space
	Recreational Open Space
	Natural & Recreational Open Space

FUTURE PLANNING MAP



Zoning	
Classification	
	A-10: Agricultural - 1 Unit Per 10 Acres
	A-5: Agricultural - 1 Unit Per 5 Acres
	RR: Recreational Resort Zone
	OS: Open Space
	RA-1: Residential Agricultural - 1 Unit Per Acre
	RA-0.5: Residential Agricultural - 2 Units Per Acre
	R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
	R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
	R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
	R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
	RM-1: Multi-Family - 6 Units Per Acre
	RM-2: Multi-Family - 10 Units Per Acre
	RM-3: Multi-Family - 15 Units Per Acre
	MH/RV: Mobile Home - RV
	GC: General Commercial
	PC: Planned Commercial
	HC: Highway Commercial
	NC: Neighborhood Commercial
	BMP: Business/Manufacturing Park
	M-1: Light Industrial
	M-2: Heavy Industrial
	Public Facility

PERMITTED & CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Residential Uses

- Rehabilitation/Treatment Facility

Public and Civic Uses

- Auditorium or Stadium
- Bus Terminal
- Cemetery
- Church or Place of Worship
- Club or Service Organization
- Convalescent Care Facility
- Cultural Service
- Golf Course
- Government Service
- Hospital
- Operations Center
- Park
- Post Office
- Protective Service
- Reception Center
- Utility, Minor
- Utility Substation

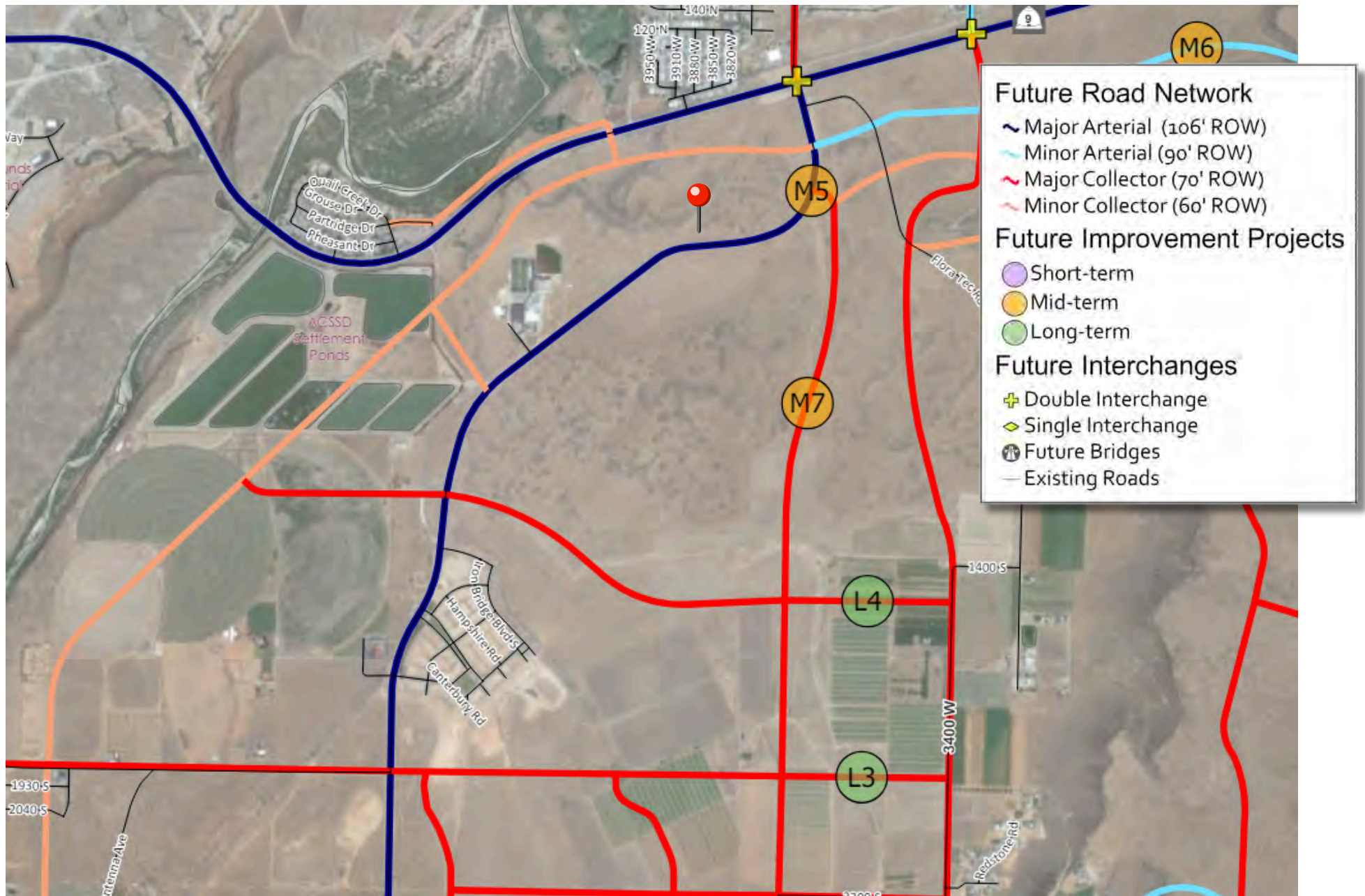
Commercial Uses

- Agricultural Sales and Service
- Animal Hospital
- Bail Bond Service
- Bank or Financial Institution

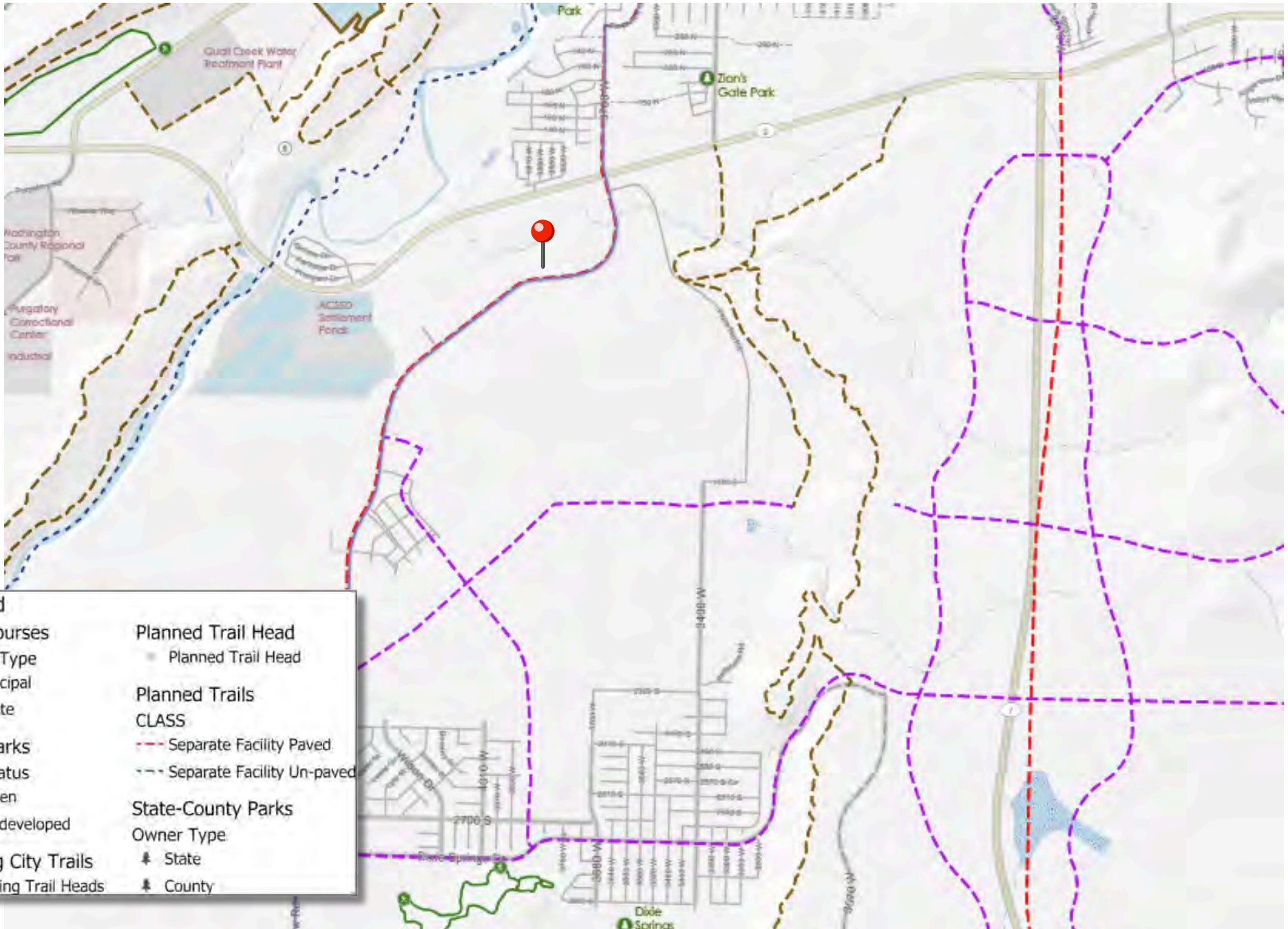
- Bed and Breakfast Inn
- Business Equipment Rental, Services, and Supplies
- Car Wash
- Club, Private
- Construction Sales and Service
- Convenience Store
- Family Childcare Center
- Funeral Home
- Garden Center
- Gasoline Service Station
- Hostel
- Hotel
- Kennel
- Laundry or Dry Cleaning, Limited
- Liquor Store
- Media Service
- Medical or Dental Laboratory
- Medical Service
- Motel
- Office, General
- Parking Garage, Public
- Parking Lot, Public
- Pawnshop
- Personal Care Service
- Personal Instruction Service
- Personal Care Service

- Personal Instruction Service
- Printing and Copying, Limited
- Printing, General
- Produce Stand
- Recreation and Entertainment, Indoor
- Recreation and Entertainment, Outdoor
- Repair Service
- Research Service
- Restaurant, Fast Food
- Restaurant, General
- Retail, General
- Secondhand Store
- Shopping Center
- Tattoo Establishment
- Tavern
- Temporary Trailer
- Transportation Service
- Vehicle and Equipment Rental or Sale
- Vehicle and Equipment Repair, General
- Vehicle Repair, Limited
- Veterinary Service
- Warehouse, Self-Service Storage

HURRICANE CITY TRANSPORTATION MASTER PLAN 2019



HURRICANE CITY TRAILS MASTER PLAN





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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.

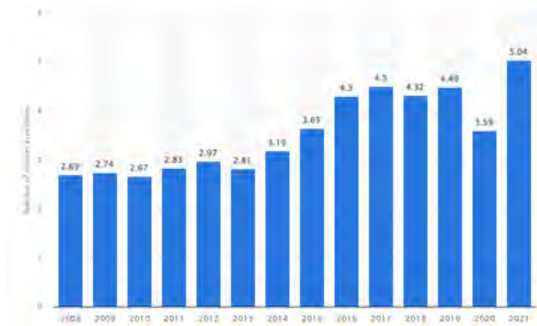


Zion National Park is a park in the desert of Utah that boasts a variety of plants and animals as well as archaeological sites. Many visitors to the park engage in hiking,

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.