

**Price Reduced**

Maps and additional information at [hciutah.com](http://hciutah.com)

# Hurricane City - Residential Development Bench Land

357.53 acres on the east bench of Hurricane City, Utah



## EXECUTIVE SUMMARY:

List Price: ~~\$4,399,000~~ **\$3,960,000**

**Mike Nelson | Amy Fromm**  
**801-482-7565 | [mike@hciutah.com](mailto: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](http://www.hciutah.com)

# Washington County Parcel Map

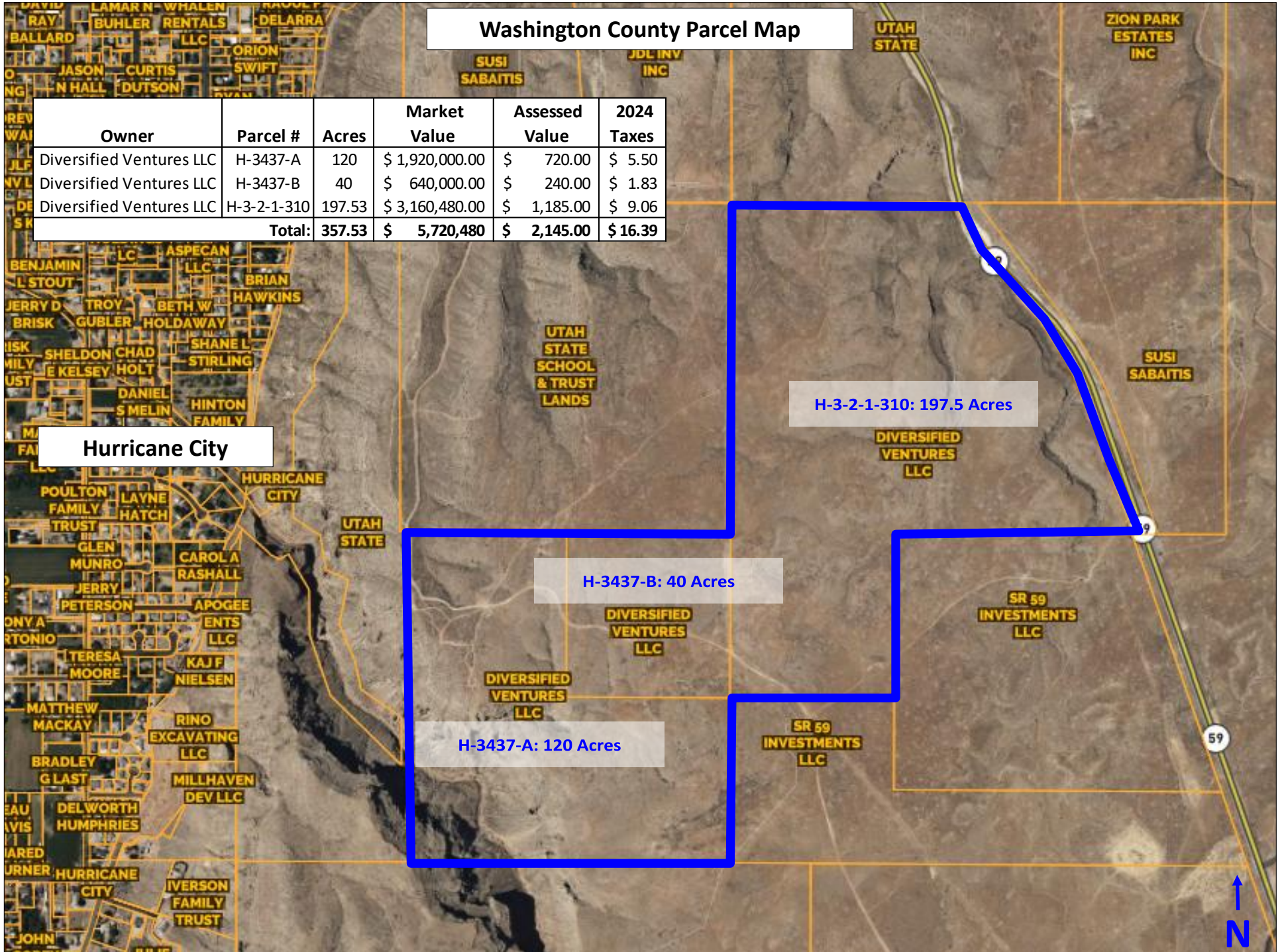
Owner	Parcel #	Acres	Market Value	Assessed Value	2024 Taxes
Diversified Ventures LLC	H-3437-A	120	\$ 1,920,000.00	\$ 720.00	\$ 5.50
Diversified Ventures LLC	H-3437-B	40	\$ 640,000.00	\$ 240.00	\$ 1.83
Diversified Ventures LLC	H-3-2-1-310	197.53	\$ 3,160,480.00	\$ 1,185.00	\$ 9.06
<b>Total:</b>		<b>357.53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

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

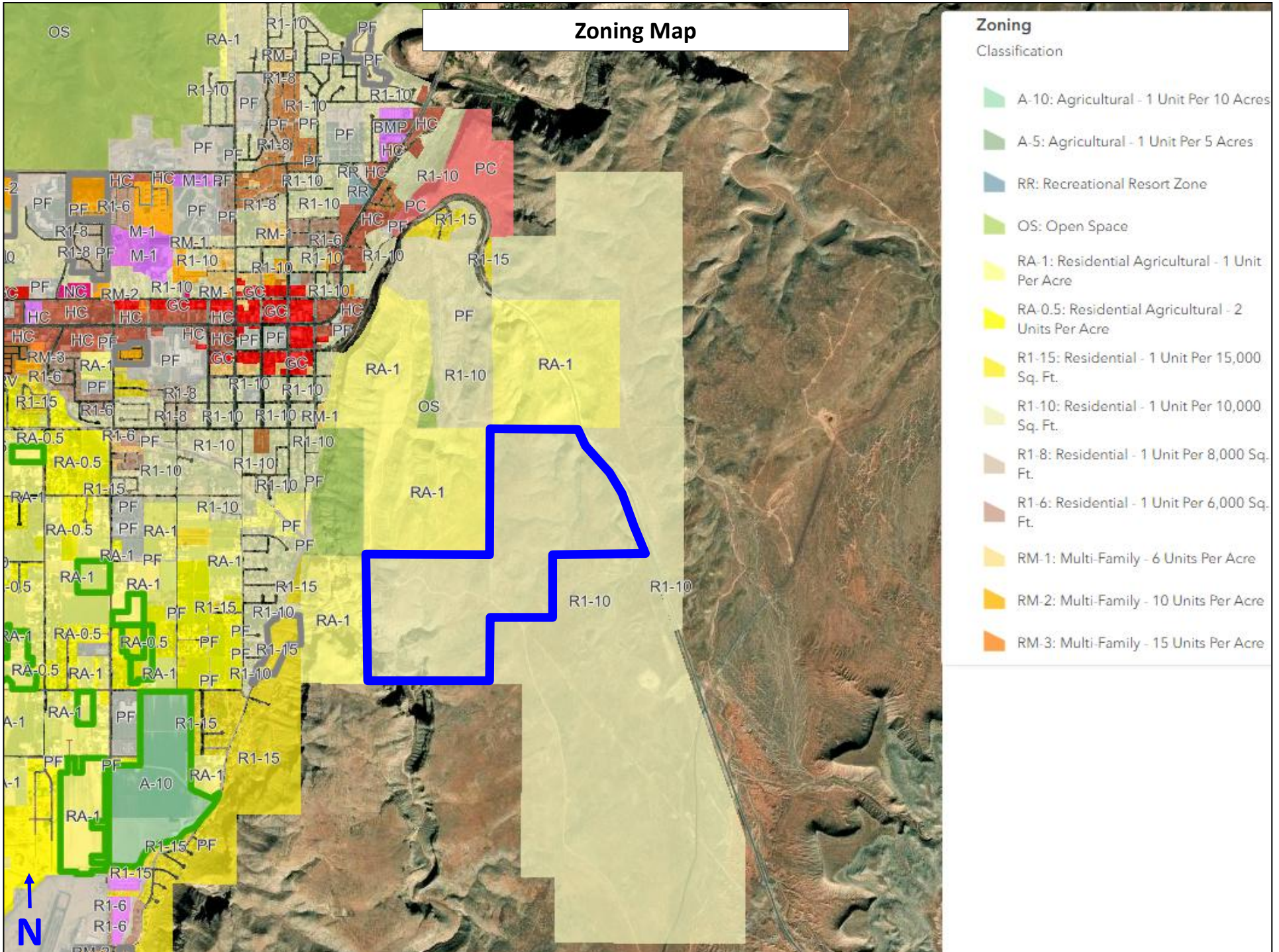


Northwesterly view towards Hurricane City



Westerly view towards Hurricane City

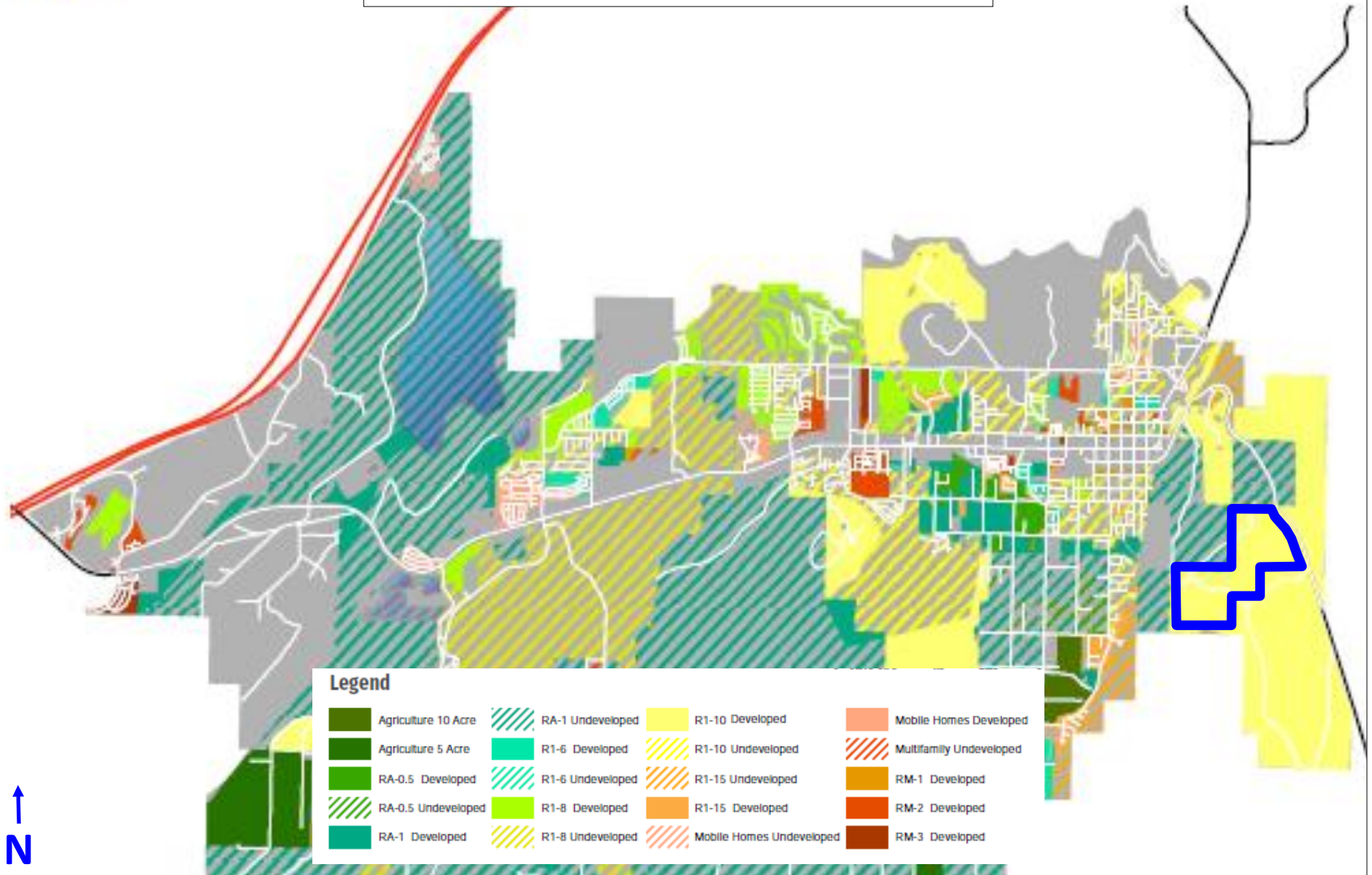
# Zoning Map



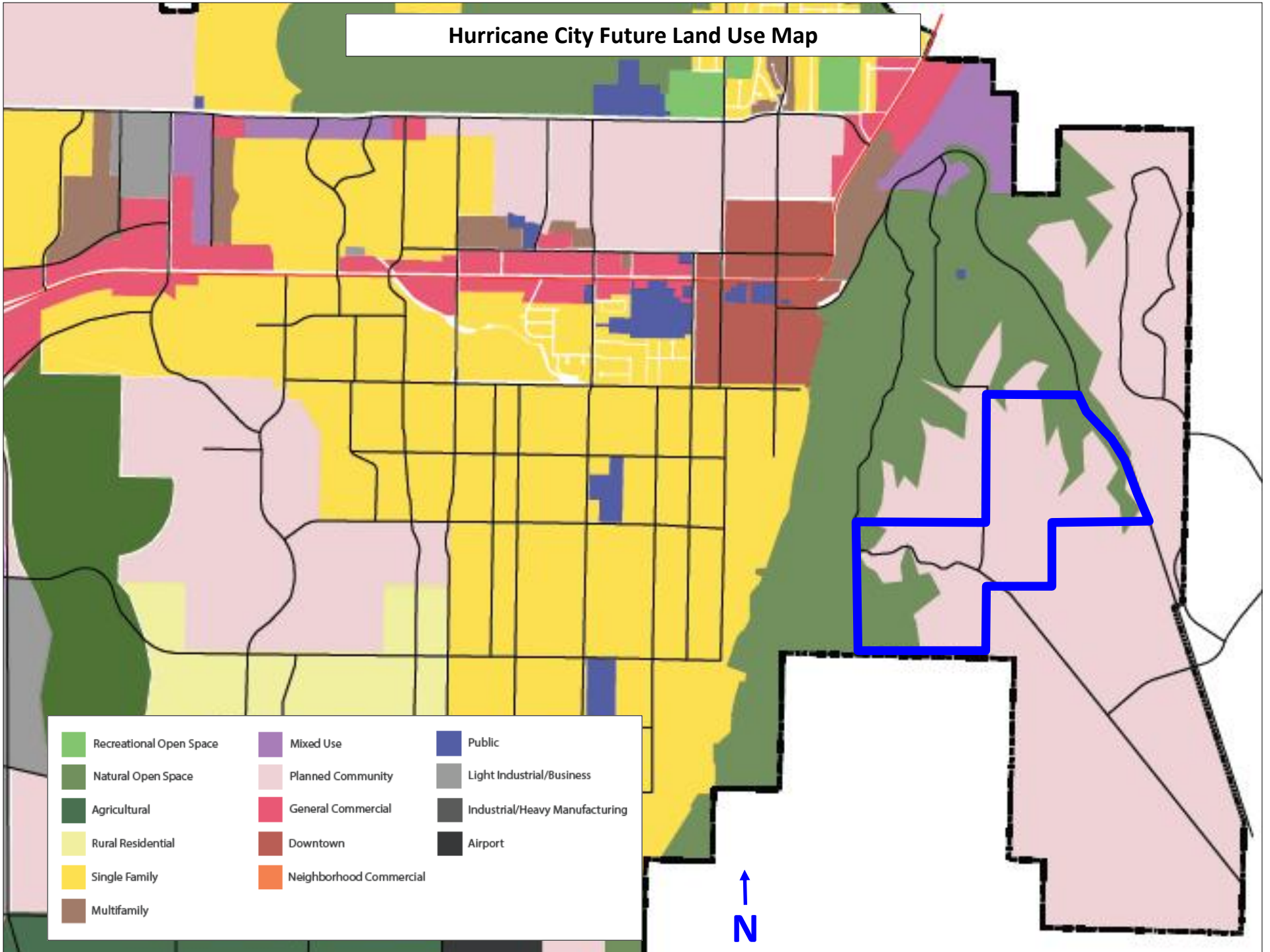
# CURRENT AND FUTURE HOUSING AND AGRICULTURE

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

Hurricane City Current & Future Housing Map



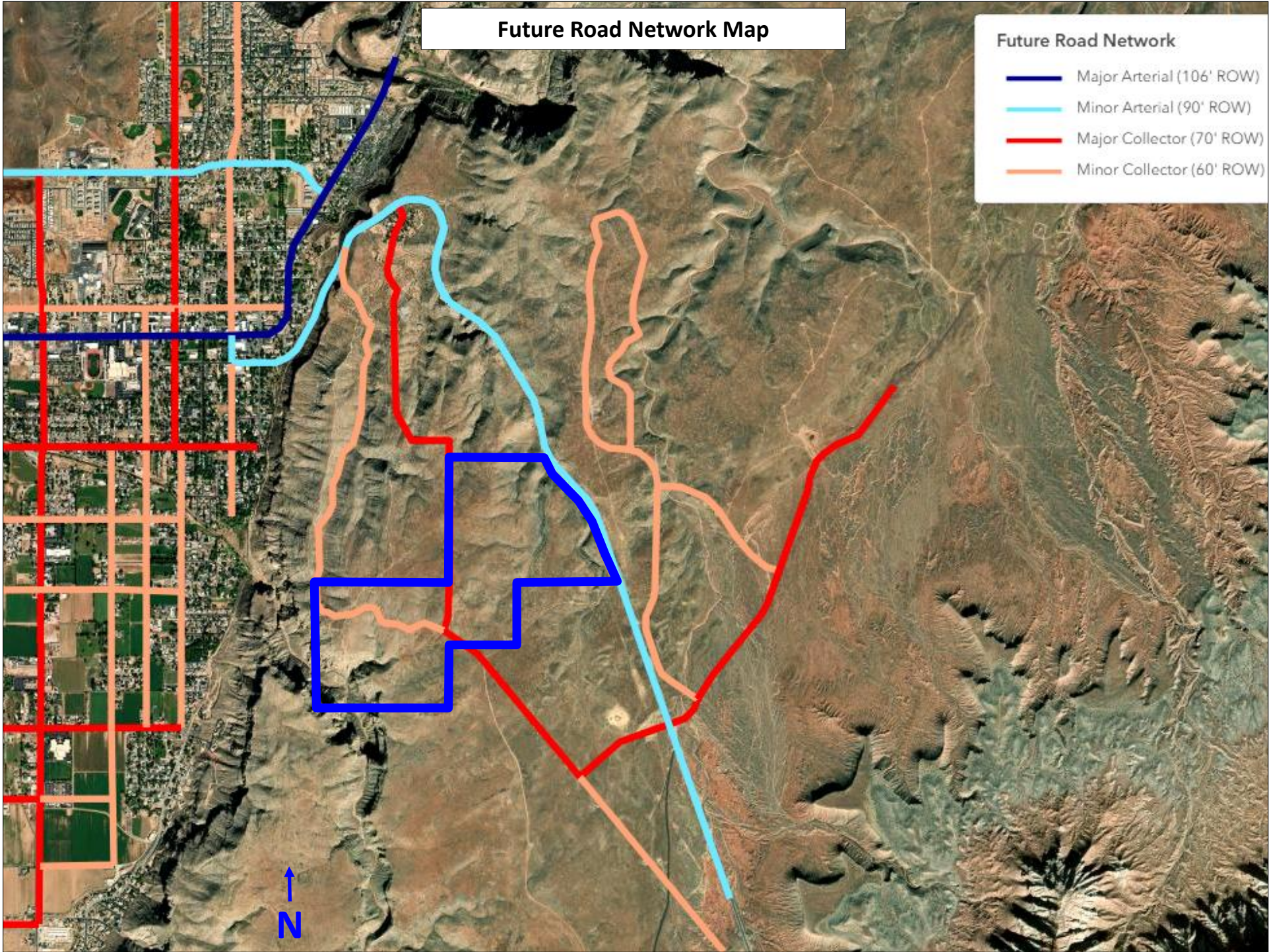
# Hurricane City Future Land Use Map



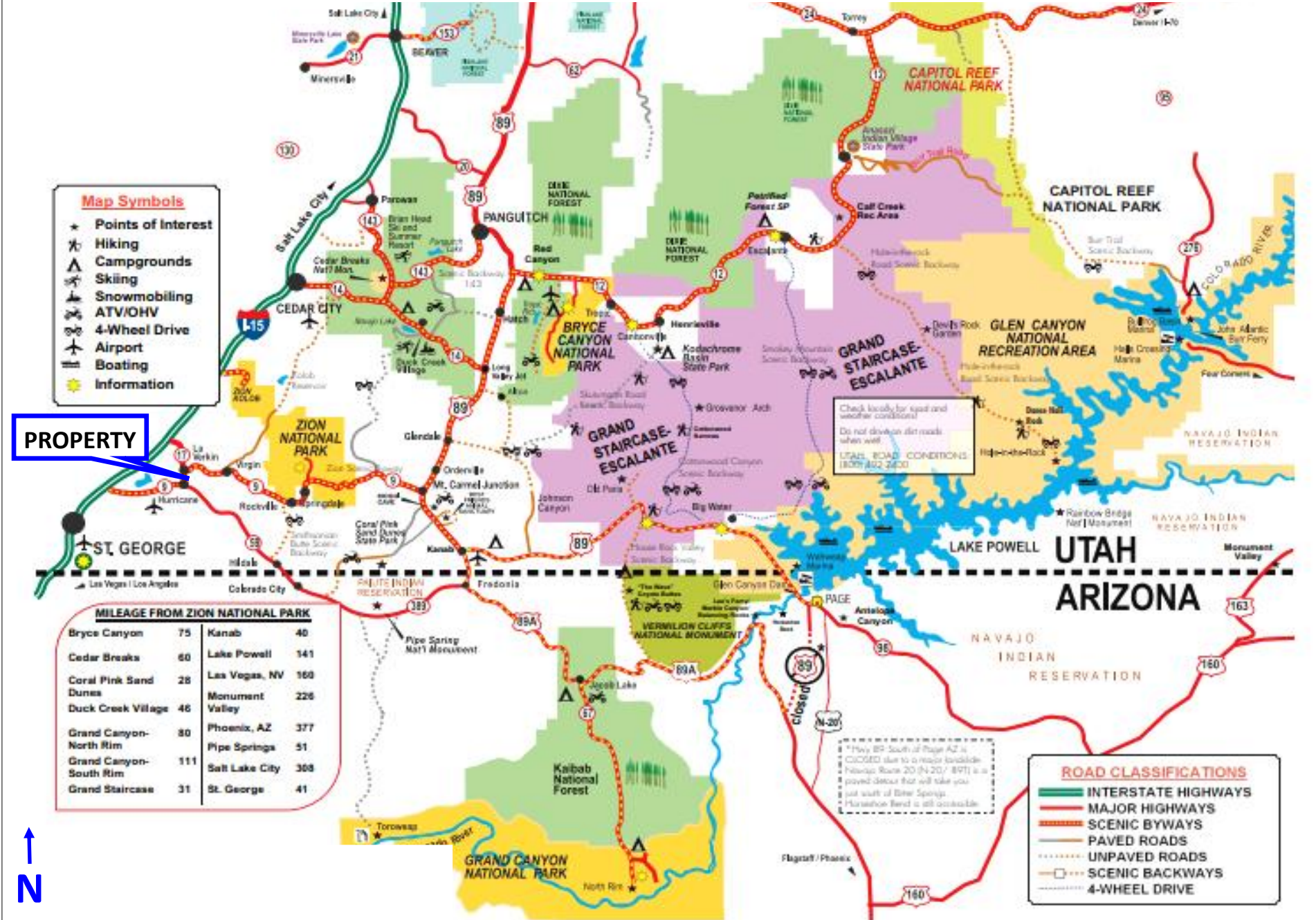
- |                         |                         |                                |
|-------------------------|-------------------------|--------------------------------|
| Recreational Open Space | Mixed Use               | Public                         |
| Natural Open Space      | Planned Community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

# 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



**Map Symbols**

- ★ Points of Interest
- ✎ Hiking
- ▲ Campgrounds
- ⛷ Skiing
- ❄ Snowmobiling
- 🚙 ATV/OHV
- 🚗 4-Wheel Drive
- ✈ Airport
- 🚢 Boating
- ⓘ Information

**PROPERTY**

Check locally for spot and weather conditions!  
Do not deviate off roads when wet!  
UTAH ROAD CONDITIONS  
801-852-2400

**MILEAGE FROM ZION NATIONAL PARK**

Bryce Canyon	75	Kanab	40
Cedar Breaks	60	Lake Powell	141
Coral Pink Sand Dunes	28	Las Vegas, NV	160
Duck Creek Village	46	Monument Valley	226
Grand Canyon-North Rim	80	Phoenix, AZ	377
Grand Canyon-South Rim	111	Pipe Springs	51
Grand Staircase	31	Salt Lake City	308
		St. George	41

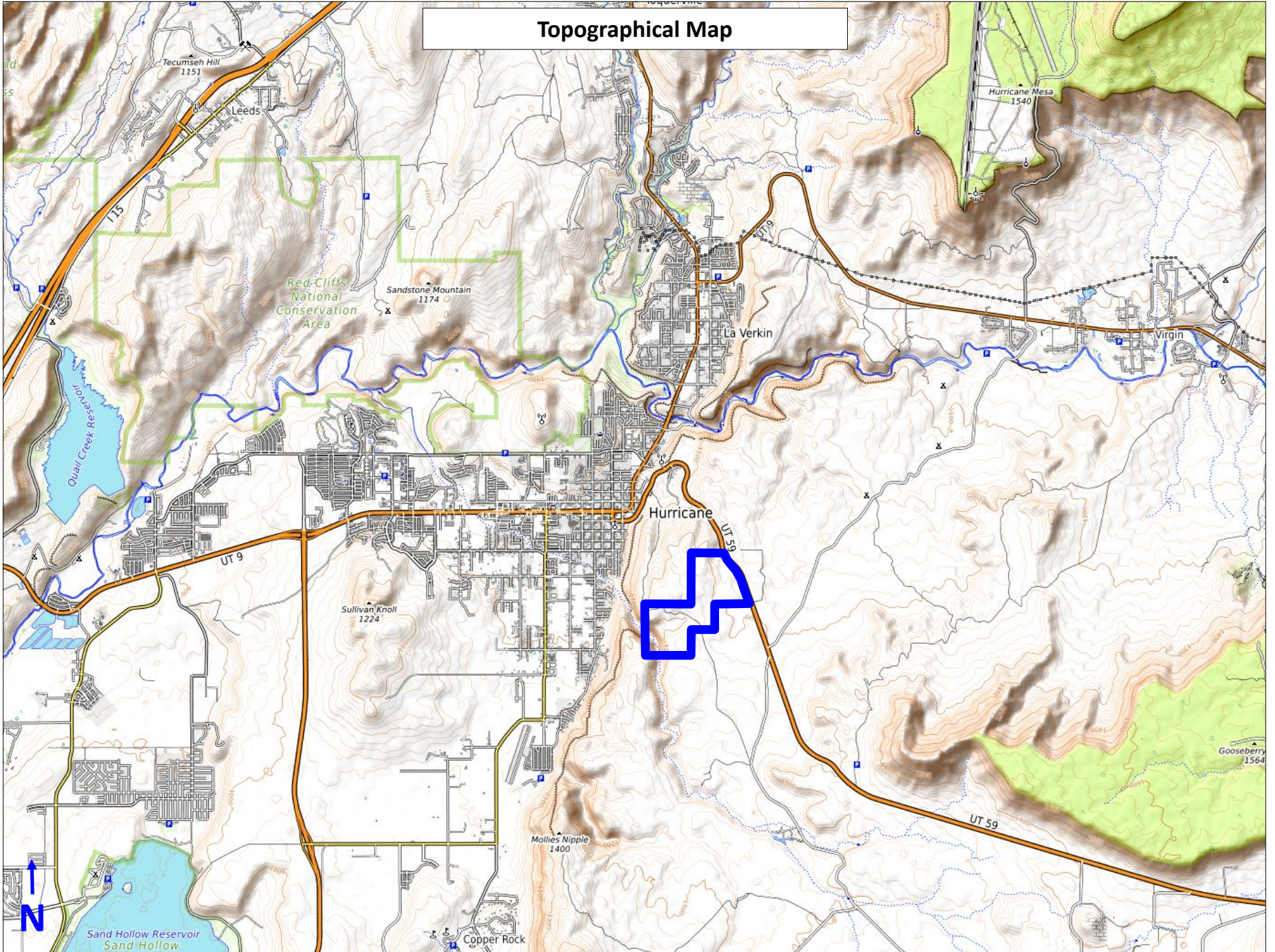
**ROAD CLASSIFICATIONS**

- INTERSTATE HIGHWAYS
- MAJOR HIGHWAYS
- SCENIC BYWAYS
- PAVED ROADS
- UNPAVED ROADS
- SCENIC BACKWAYS
- 4-WHEEL DRIVE

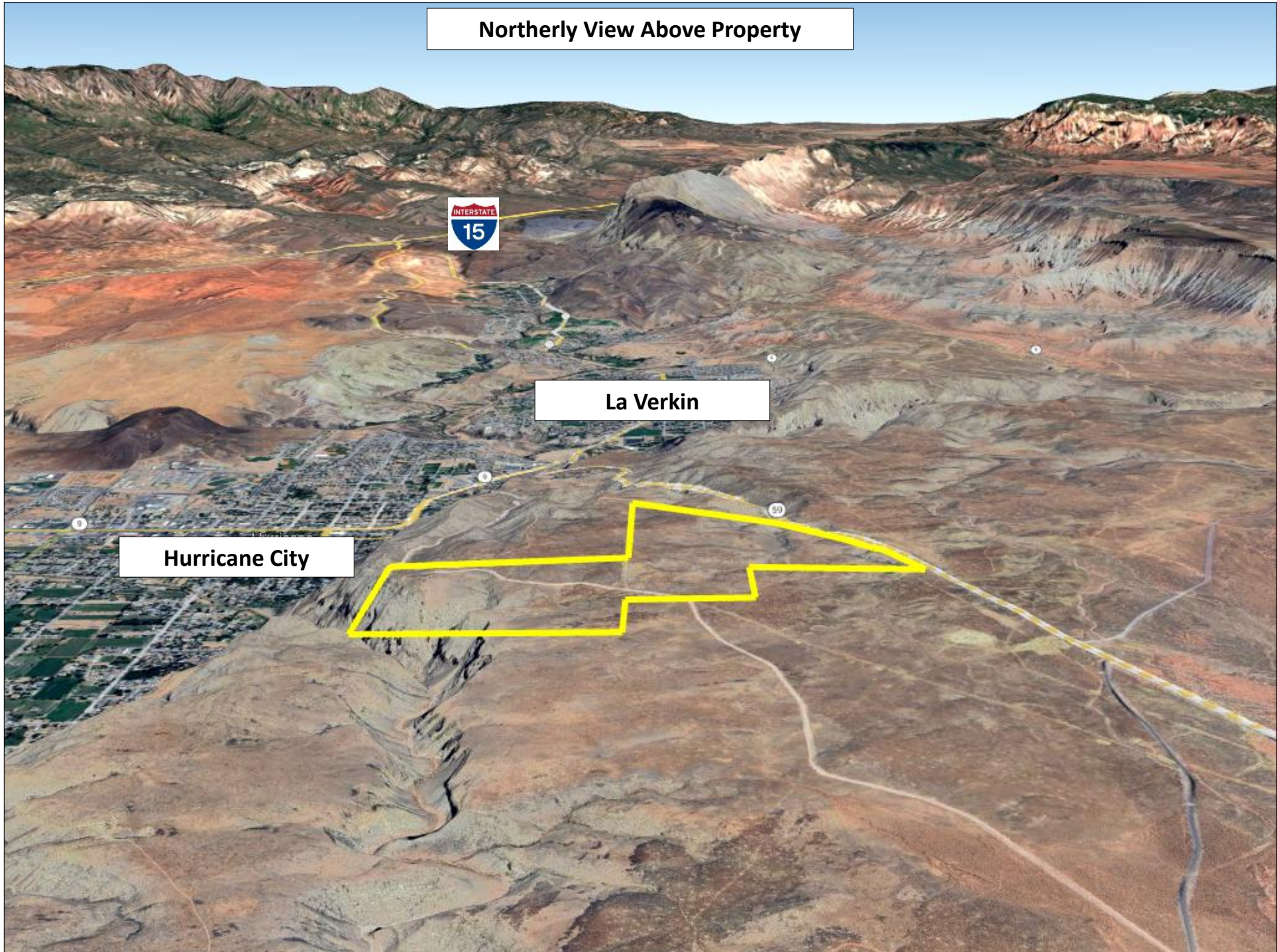


\* Hwy 89 South of Page AZ is CLOSED due to a major landslide. Please use Route 20 (N-20 / 89T) as a paved detour that will take you just south of Pipe Springs. Marathon Bend is still accessible.

# Topographical Map



**Northerly View Above Property**



**La Verkin**

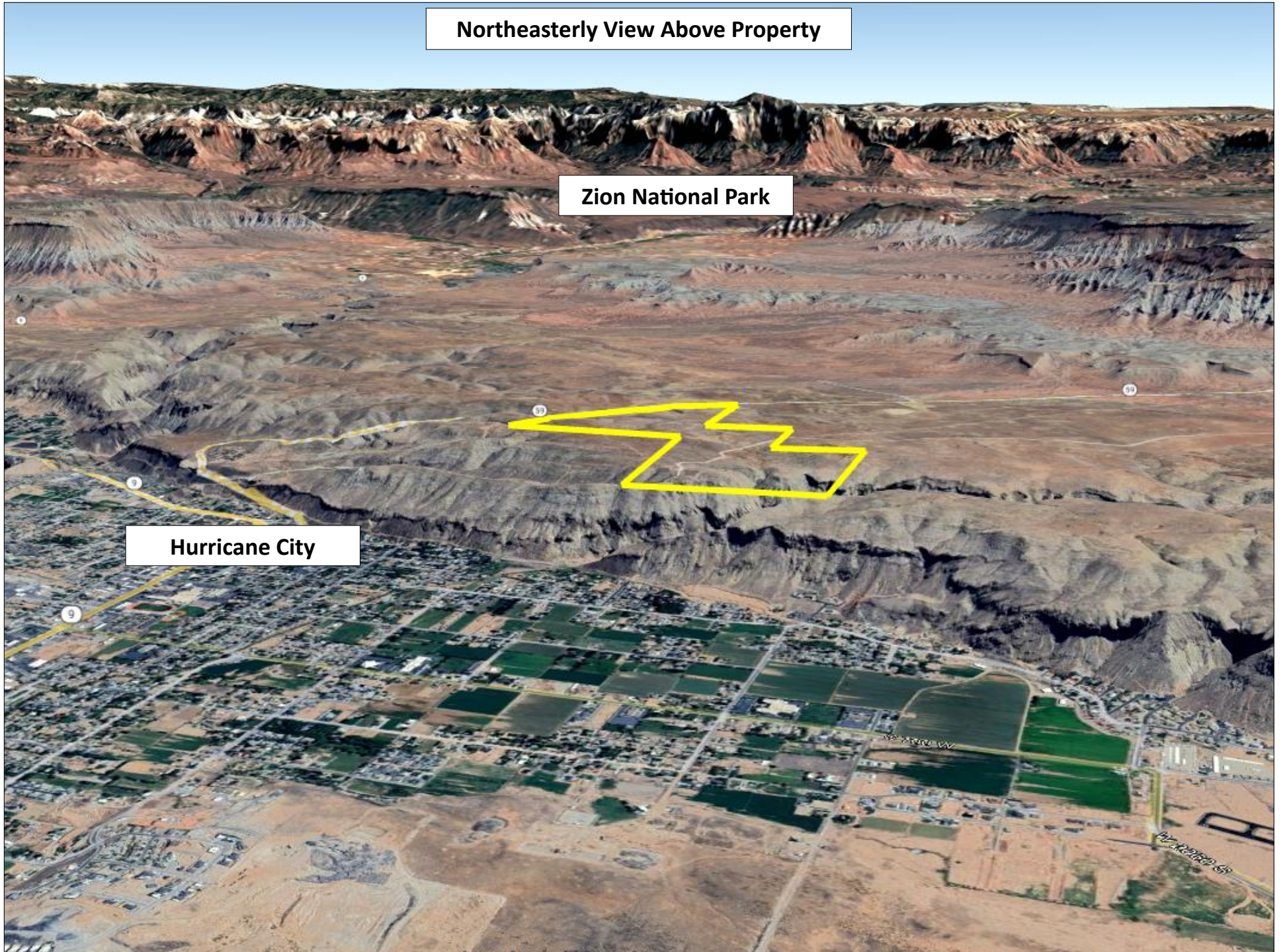
**Hurricane City**

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Northeasterly View Above Property

Zion National Park

Hurricane City



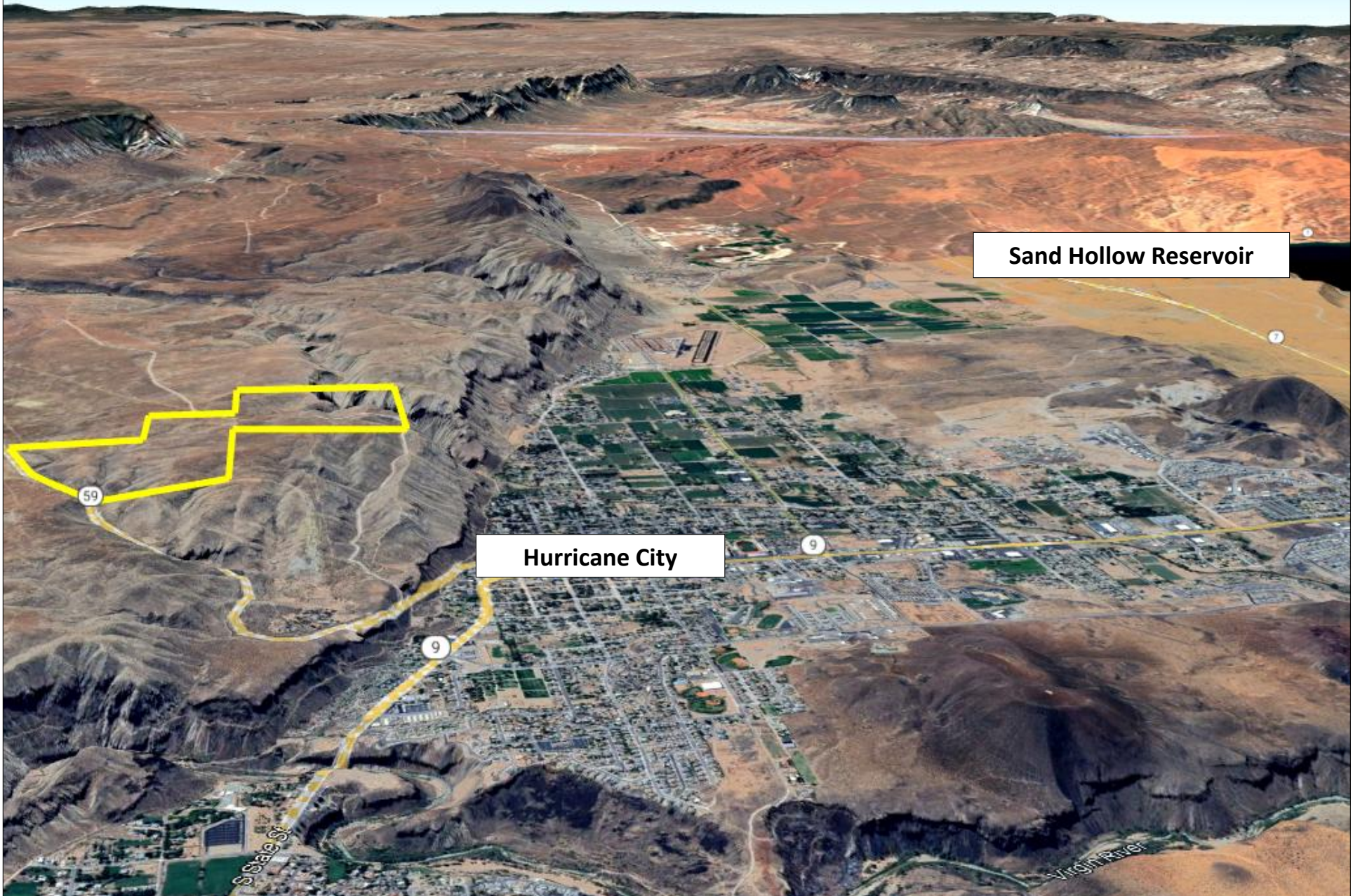
**Easterly View Above Property**



**Gooseberry Mesa**

**Hurricane City**

**Southerly View Above Property**



**Sand Hollow Reservoir**

**Hurricane City**

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9

9

7

Sales St

Virgin River

Westerly View Above Property

St George City

Sand Hollow Reservoir

Hurricane City



# Previous Development Rendering

