

FOR SALE

5.5± AC

**Highway 9 Frontage
in Hurricane**

1510 W State Street
St. George, UT 84737

Property Features

- Property fronting State Street
- Most of the property is zoned commercial
- Back of property is zoned residential (RA-1)
- Uses may include condos, townhomes, or for-rent multifamily
- A great opportunity for development property in Hurricane
- All offers will be presented
- Property is adjacent to 4.72 acres also being offered from same seller

SALE PRICE – \$900,000

LOT SIZE - ACRES

5.5± AC

ZONING

RA-1

For more information:

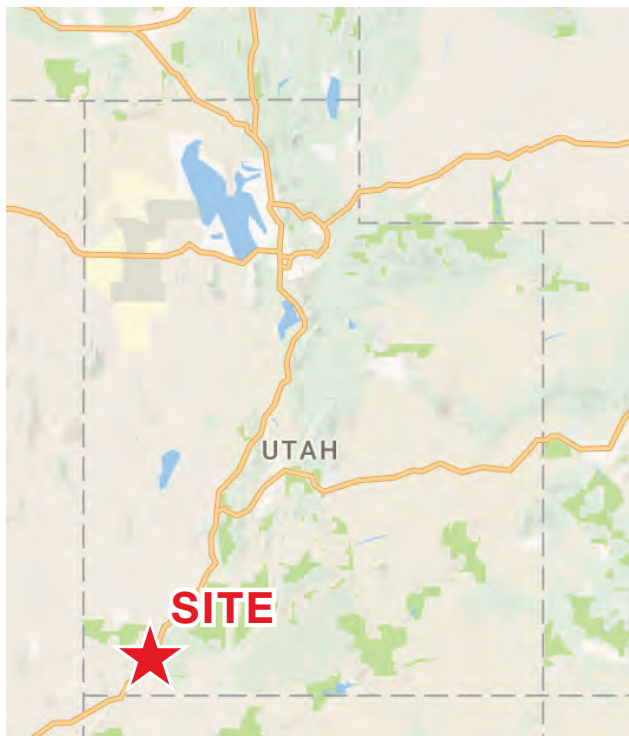
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AREA INFORMATION

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Ancestor Square



Town Square

Driving Distance to Major Cities from Property

SALT LAKE CITY, UT	303 miles
LAS VEGAS, NV	123 miles
DENVER, CO	631 miles
LOS ANGELES, CA	387 miles
SAN FRANCISCO, CA	684 miles
SEATTLE, WA	1,141 miles

Location Information

WASHINGTON COUNTY is known for warm winter weather, snowbirds, and beautiful red rock scenery. It has been known as Utah's Dixie since pioneers settled here in the 1850's. Championship golf, tennis, walking paths, biking trails, hiking, warm, snow-free winters and year long low humidity all make life attractive here.

Home to the world-renowned Snow Canyon State Park and the Tuacahn Center for the Arts with its 1,920 seat outdoor amphitheatre and the magnificent Zion National Park, the county has the benefit of a large, ultra-modern convention center and the 1,200 seat Cox Performing Arts Theatre that is on the Dixie State University campus.

- POPULATION: Washington County - 155,602
St George - 76,817
- LAND AREA: 2,427 Square Miles
- ECONOMY: Median Income of \$49,498 with a Cost of Living Index of 102 and an Unemployment Rate of 3.6%
- HOUSING: Median house value of \$234,800

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