

FOR SALE

13.8± AC**Hamilton Fort I-15
Frontage**

West of I-15 Mile Marker 52

Cedar City, UT 84720

Property Features

- 13.80 Acre Parcel Near Hamilton Fort I-15 Exit
- 880' of I-15 Frontage
- Great Site for Billboards, Storage Units, Truck Stop, or Other Service Commercial
- .5 Acre Feet of Water Included
- Great Location, Level Property
- Perfect for Future Commercial Development
- All Utilities in Sage Avenue / Old Hwy 91
- Owner Will Consider Seller Financing
- SUBMIT ALL OFFERS
- Link to Interactive Map: <http://tinyurl.com/bqn6xps>

ACRES

13.80± AC**SALE PRICE – \$319,900**

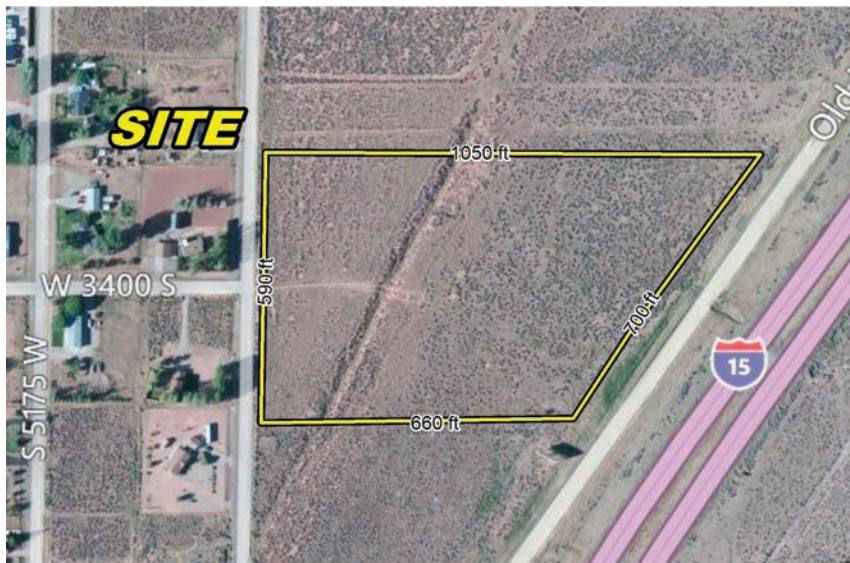
For more information:

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AREA INFORMATION
13.8± AC Hamilton
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Kanarrville, Utah



Fort Cedar Commerce



• Cedar City



Fiddler's Canyon



Black Rock Mountain – Iron County

Driving Distance to Major Cities from Property

SALT LAKE CITY, UT	256 miles
LAS VEGAS, NV	175 miles
DENVER, CO	592 miles
LOS ANGELES, CA	444 miles
SAN FRANCISCO, CA	754 miles
PHOENIX, AZ	395 miles

Location Information

IRON COUNTY was originally named Little Salt Lake Valley, and renamed for the iron mines west of Cedar City. Cedar City has earned the distinction of being Festival City, USA due to the incredible theatrical and cultural offerings, like the Utah Shakespearian Festival, Neil Simon festival, American Children's Christmas Festival and the Cedar City Livestock Fest.

Settled in 1851, Parowan is southern Utah's oldest community. Parowan is the county seat for Iron County and prides itself on blending a rich historical past with present day small town hospitality. Brian Head is a small ski resort community located in the heart of southern Utah's national parks and monuments. Located at 9,500 feet, Brian Head is the highest ski resort town in North America.

- POPULATION: Iron County - 43,424
- ECONOMY: Median Income - \$39,914 / Cost of Living Index - 93.5 / Median age - 24.2
- HOUSING: Median house value of \$220,705

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[CLICK HERE FOR MORE INFORMATION](#)