

# SR-9 VIRGIN

◦ GATEWAY TO ZION ◦

**1.03 AC**

TOTAL LOT

**COMMERCIAL**

ZONED · JULY 2025

**SR-9**

HIGHWAY FRONTAGE

**~5M**

ANNUAL ZION VISITORS

**\$350K**

LIST PRICE

## THE LOT

SR-9 · Virgin, UT 84779

Washington County · Tax ID V-97

**1.03 AC**

LOT SIZE

**44,886 SF**

SQUARE FEET

**FLAT**

TOPOGRAPHY



## DEVELOPMENT READY

### Pad-Ready

Concept Plans Available

- UDOT-Approved Right-In / Right-Out off 310 West
- Culinary water available (Town of Virgin)
- Fire hydrant on-site
- Sewer planned to area – est. to White Bison Resort by end of 2027
- Soils report & survey available
- Power lines are on-site

## PROPERTY HIGHLIGHTS

### WHY SR-9 VIRGIN?

- ~5 million annual Zion visitors pass directly by on SR-9, the main corridor to the park
- Across from Virgin Sunoco and White Bison RV & Campground, an active anchor adding townhomes, retail & reunion homes
- Commercial zoning approved July 2025 with UDOT-approved highway access
- Power lines on SW corner being relocated
- Comparable sales support \$400K-\$496K/acre
- Ideal for retail, restaurant, services, mixed-use, or Zion-area tourism



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