

1 CAMINO DEL RIO

VIRGIN, UTAH 84779

194-ROOM ASSET
WITH STRONG
APPRECIATION
POTENTIAL



Fairfield by Marriott Inn & Suites Virgin – Zion National Park represents a premier hospitality investment opportunity positioned within one of the most visited national park corridors in the United States. The destination resort spans approximately 12 acres of landscaped grounds and features 194 guest rooms, offering scale that is rarely available in the Zion National Park submarket.

The property is designed to deliver a full-service resort-style experience, highlighted by a resort-style outdoor pool that serves as the central amenity hub, enhancing guest satisfaction and supporting strong average daily rate performance. The expansive site allows for generous outdoor gathering areas, scenic views, and a layout that supports a true destination resort environment rather than a traditional limited-service hotel configuration.

The resort's room count and amenity profile position it well to capture demand from leisure travelers, tour operators, corporate retreats, and group bookings visiting Zion National Park and surrounding recreation areas. With strong tourism fundamentals and increasing visitation to Zion National Park, the property provides investors with both stable operating potential and opportunities for future value enhancement.



±12 Acres
LAND AREA



194
GUEST ROOMS



Hospitality / Resort
PROPERTY TYPE



Rolling
TOPOGRAPHY

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APEX
KW SOUTH VALLEY
KELLERWILLIAMS

1 Camino
Del Rio

FAIRFIELD BY MARRIOTT INN & SUITES VIRGIN - ZION NATIONAL PARK RESORT ASSET



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