



FOR SALE

South Hwy 89A
Kanab, UT 84741

±10 Acres | COMMERCIAL

Property Specs

PRICE PER ACRE	Starting at \$175,000
TOTAL AVAILABLE	±10 Acres
TYPE	Land Office/Retail
ZONING	Commercial
TAX ID	K-39-42-ANNEX

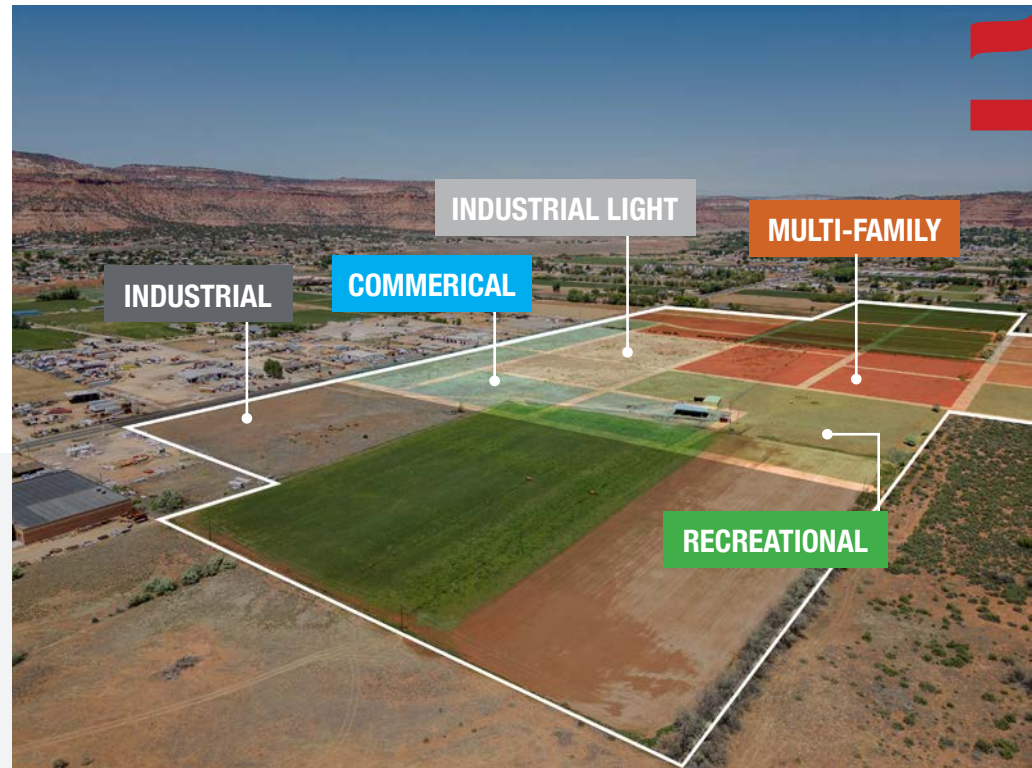
- New Class A Commercial Land in Kanab, UT!!
- Will sell all or part
- Zoning in place
- Improvements beginning Q2, 2026
- Improved land ready in 2026
- Great location for Hotels, C-Stores, Food Services and other Service Commercial
- Call Curren Christensen with questions



OR TEXT 23781 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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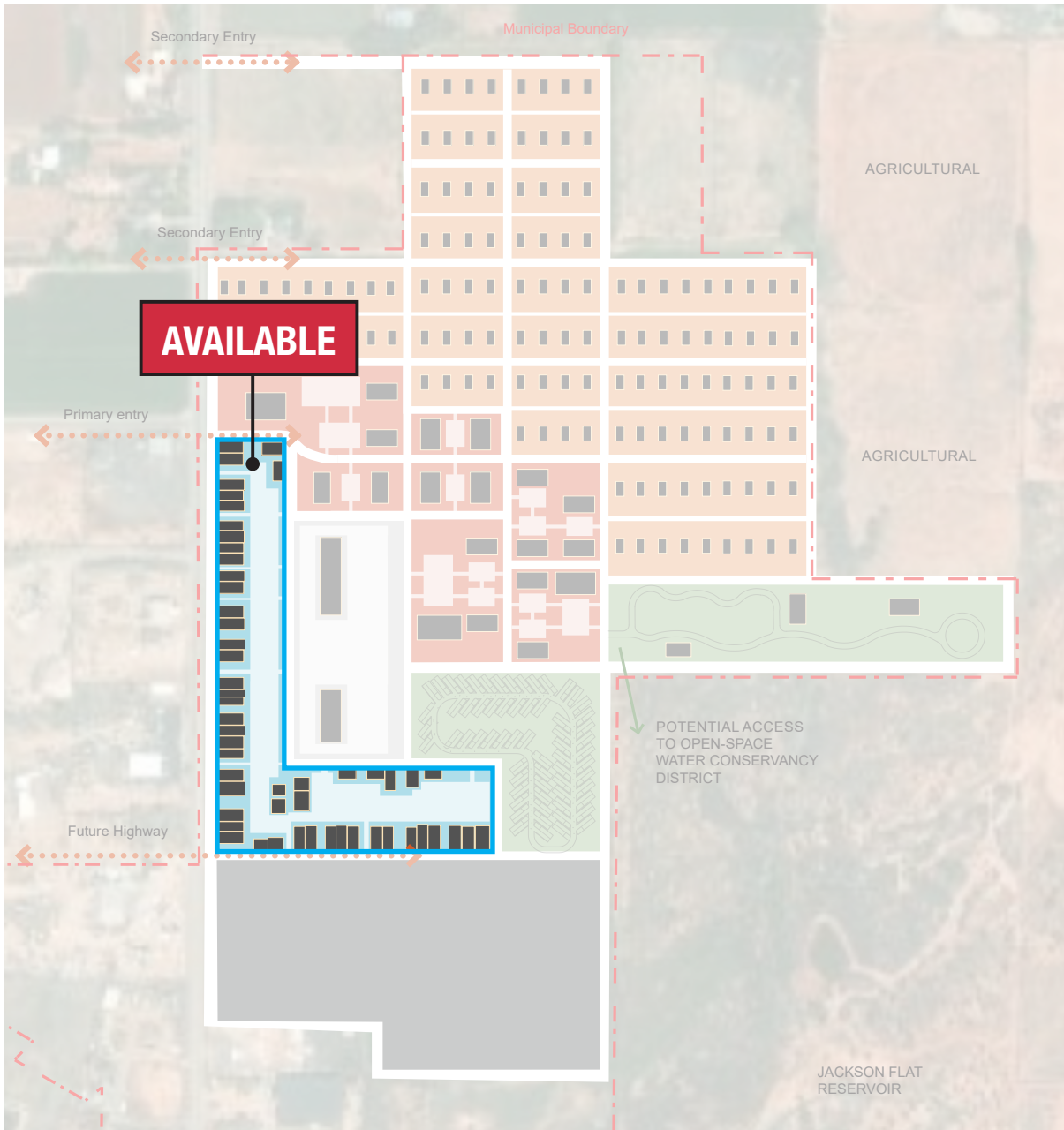


SUMMARY

PHOTOS



SURVEY MAP



Commercial
10.5 Acres



Single Family
31.5 Acres, 126 Units



Multi-Family
14 Acres, 154 Units,
2.5 parking spaces per unit



Industrial, Heavy
17 Acres



Industrial, Light
6 Acres



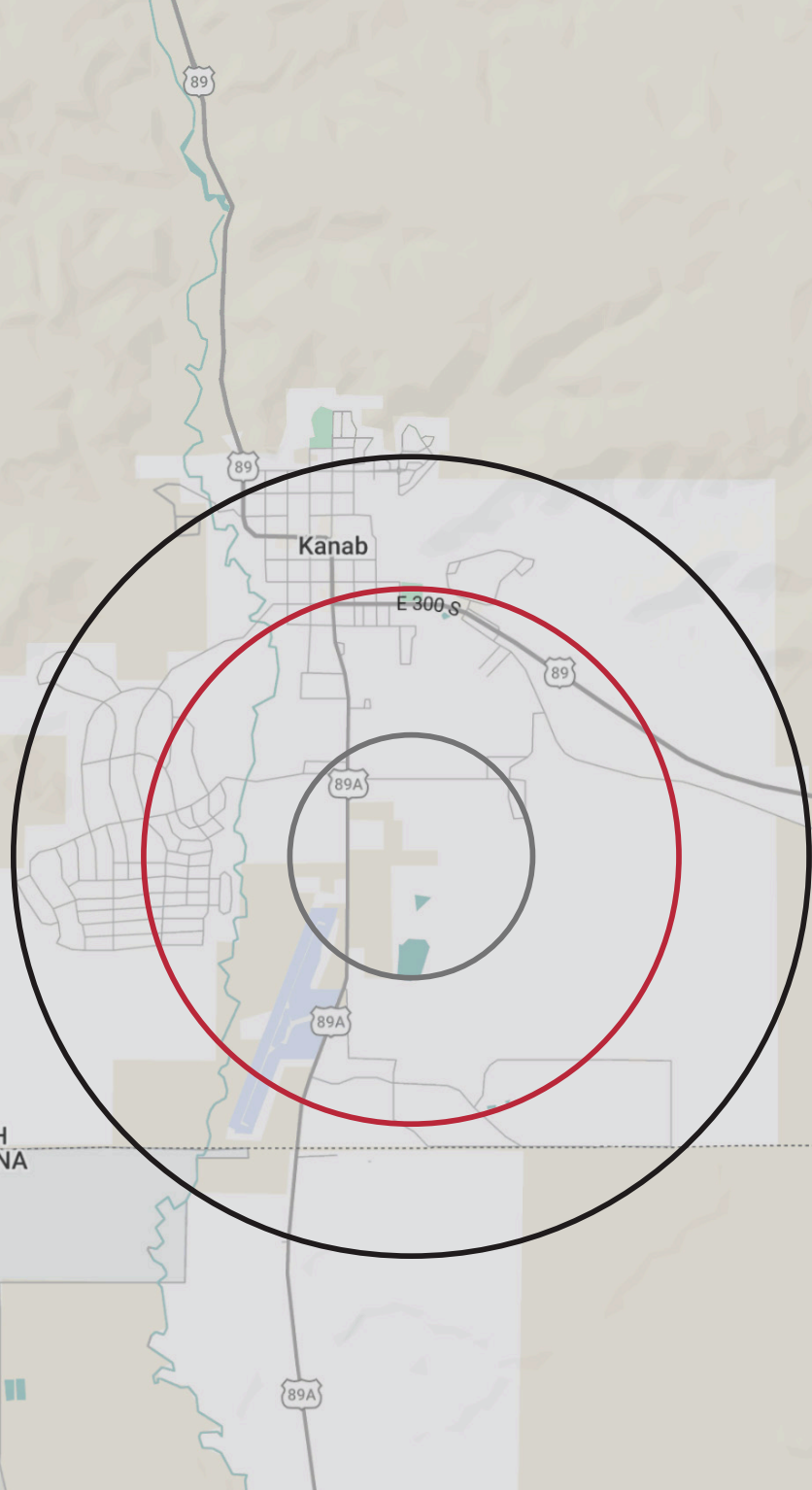
**RV/Recreation,
Camping/Vacation**
5 Acres, 75 Units

SURVEY MAP



	Commercial	10.5 Acres	
	Single Family	31.5 Acres	126 Units
	Multi-Family	14 Acres	154 Units
	Industrial, Heavy	2.25 parking spaces per unit	17 Acres
	Industrial, Light	6 Acres	
	RV/Recreation Camping/Vacation	15 Acres	

DEMOGRAPHICS



	1-mile	3-mile	5-mile
POPULATION			
2025 Population	752	5,530	6,045
HOUSEHOLDS			
2025 Households	311	2,234	2,451
INCOME			
2025 Average HH Income	\$95,879	\$88,967	\$88,109

Traffic Counts

STREET	AADT
US Highway 89 Alternative	5,046

Cities Nearby

Fredonia, Arizona	7 miles
Hurricane, Utah	62 miles
Washington, Utah	76 miles
St George, Utah	80 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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