

Trails at Sand Hollow Condos and Townhomes

HURRICANE, UT 84737

29.221 ACRES



421 UNITS

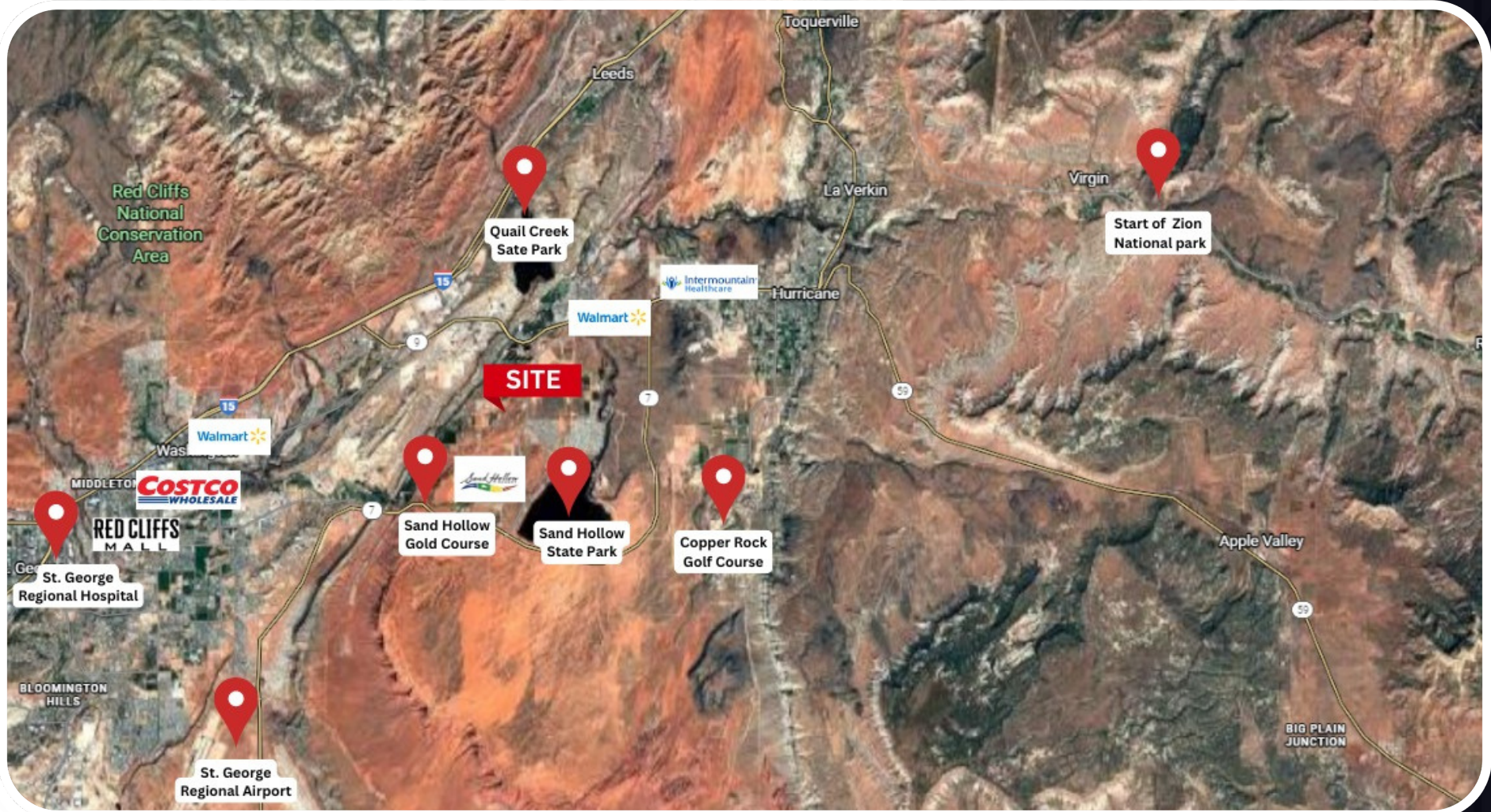
\$15,792,500



Element is pleased to present the opportunity to acquire 42.945 acres within the Trails at Sand Hollow, a premier master-planned community located in Hurricane, Utah. This exceptional development site is strategically positioned on Sand Hollow Road, offering seamless access to key transportation corridors, recreational amenities, and regional attractions. The property is zoned RM-3 for multi-family residential development, featuring a thoughtfully designed layout that includes a mix of apartments, townhomes, and condominiums. The seller is also willing to sell the property in sections if necessary.



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Ideally positioned between St. George and the gateway to Zion National Park, this site offers future residents immediate access to many of Southern Utah's most notable attractions. Its proximity to the Southern Parkway and the I-15 Hurricane interchanges ensures convenient regional connectivity, making daily commuting and weekend recreation equally effortless. From nearby state parks and golf courses to essential services such as shopping, dining, and healthcare, residents will enjoy a location that blends natural beauty with everyday convenience.



Surrounded by a rapidly expanding residential corridor, this site offers an exceptional opportunity to introduce a thoughtfully planned community that complements Hurricane's ongoing growth. Its prime location supports a variety of living options for residents seeking access to world-class recreation, essential services, and the conveniences of the St. George–Zion region. This development is well-positioned to become a vibrant, connected neighborhood within one of Southern Utah's most active and desirable markets.

Simply Land Master Plan

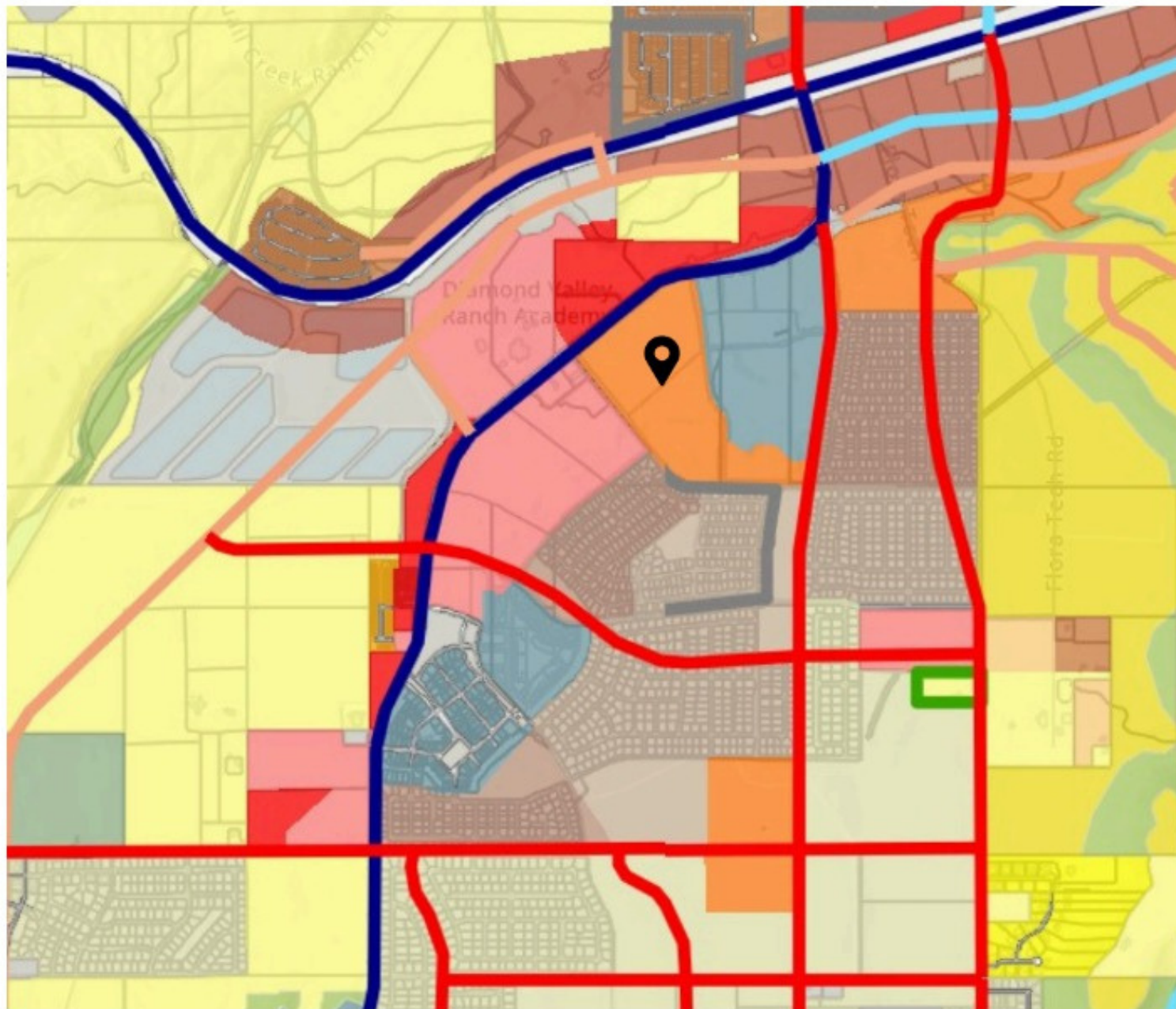


The 29.221-acre property presents an exceptional opportunity to create a dynamic, master-planned community in Hurricane, Utah. The proposed plan features 421 residential units in a variety of housing types, offering a diverse mix of options to support the area’s growing market. The residential breakdown includes:

- 210 condominiums
- 211 townhomes
- 252 apartments listed separately

Type	Unit Count	Price	Total	
Block 1	Condos	50	\$ 32,500	\$1,625,000
Block 2	Condos	90	\$ 32,500	\$2,925,000
Block 3	Townhomes	28	\$ 42,500	\$1,190,000
Block 4	Townhomes	28	\$ 42,500	\$1,190,000
Block 5	Condos	70	\$ 32,500	\$2,275,000
Block 6	Townhomes	28	\$ 42,500	\$1,190,000
Block 7	Townhomes	28	\$ 42,500	\$1,190,000
Block 8	Townhomes	49	\$ 42,500	\$2,082,500
Block 9	Townhomes	24	\$ 42,500	\$1,020,000
Block 10	Townhomes	26	\$ 42,500	\$1,105,000
		421		\$15,792,500

Zoning Map



Zoning

Classification

-  A-10: Agricultural - 1 Unit Per 10 Acres
-  A-5: Agricultural - 1 Unit Per 5 Acres
-  RR: Recreational Resort Zone
-  OS: Open Space
-  RA-1: Residential Agricultural - 1 Unit Per Acre
-  RA-0.5: Residential Agricultural - 2 Units Per Acre
-  R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
-  R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
-  R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
-  R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
-  RM-1: Multi-Family - 6 Units Per Acre
-  RM-2: Multi-Family - 10 Units Per Acre
-  RM-3: Multi-Family - 15 Units Per Acre
-  MH/RV: Mobile Home - RV
-  GC: General Commercial
-  PC: Planned Commercial
-  HC: Highway Commercial
- NC: Neighborhood Commercial
- BMP: Business/Manufacturing Park
- M-1: Light Industrial
- M-2: Heavy Industrial
- Public Facility

Why Southern Utah

ONE OF THE FASTEST GROWING REGIONS



Known for its strong tourism economy, expanding residential communities, and unmatched outdoor recreation. With year-round visitors, a pro-business environment, and rapidly rising population, the area offers exceptional opportunities for investment, development, and long-term growth.

QUALITY OF LIFE ADVANTAGES

- Warm climates + Recreation opportunities
- Emerging new developments in commercial as well as residential

OPERATING ADVANTAGES

- Low taxes, affordable operating cost
- Room for new and expanding companies with a wide range of financial resources and entrepreneurial services and support
- With rapid growth and increase in population it offers strong workforce as well as consistent tourism-driven demands.

Area Demographics

	POPULATION	AVG. HOUSEHOLD INCOME	TOTAL HOUSING UNITS
Hurricane	20,0036	\$67,414	8,601
Washington City	27,2993	\$94,015	12,910
Washington County	180,279	\$86,983	88,415



Trails at Sand Hollow Apartments

HURRICANE, UT



CONTACTS

Nate Shaffer
Principle Broker
435-200-1991
nate@elementreb.com

Michael Florence
Sales Agent
435-599-4322
michael@elementreb.com



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