



FOR SALE

Multiple Parcels
Bryce Canyon, UT 84764

± 469 Acres
Land | Retail/Office

Property Specs

MIDDLE PARCELS

LAND SIZE	± 237 ACRES
PARCEL ID	15-0075-0194 15-0075-0208 & 15-0075-0243
PRICE PER ACRE	\$6,778.48
WATER RIGHTS	7 Acre Feet
SALE PRICE	\$1,606,500

EAST PARCELS

LAND SIZE	± 232 ACRES
PARCEL ID	15-0075-0187 15-0075-0209 & 15-0075-0211
PRICE PER ACRE	\$13,946.12
WATER RIGHTS	10 Acre Feet
SALE PRICE	\$3,235,500

Additional water available for an additional cost.
Water Right #61-3042.



SUMMARY

Prime Highway 12 Investment Opportunity Near Bryce Canyon

Located on scenic Highway 12, just minutes from the turnoff to Bryce Canyon National Park, this property offers outstanding visibility in a high-traffic tourism corridor. The majority of the acreage is zoned agriculture, providing space and flexibility for farming, ranching, grazing, recreation or a private retreat. Parcel 15-0075-0187, with frontage on Highway 12, is zoned commercial, creating a prime opportunity to establish a business along one of Utah's most visited corridors. Water is available, adding to the property's versatility and development land potential.



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EAST SIDE





EAST SIDE

10

ACRE FEET
OF WATER

\$19,357

PRICE PER ACRE

±232

ACRES AVAILABLE



MIDDLE LAND





7
ACRE FEET
OF WATER

\$11,354
PRICE PER ACRE

±237
ACRES AVAILABLE



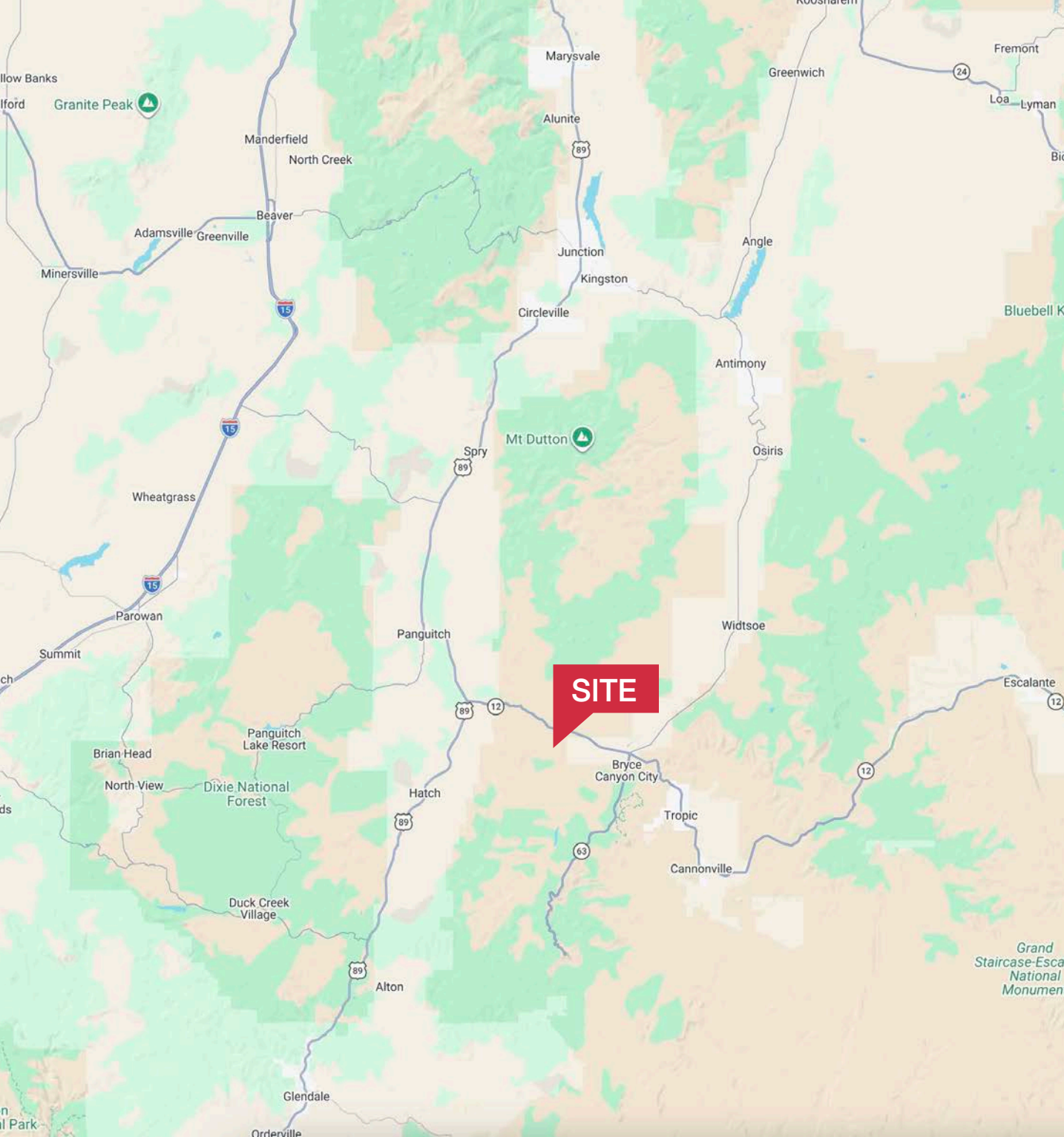
**MIDDLE
LAND**

AREA MAP



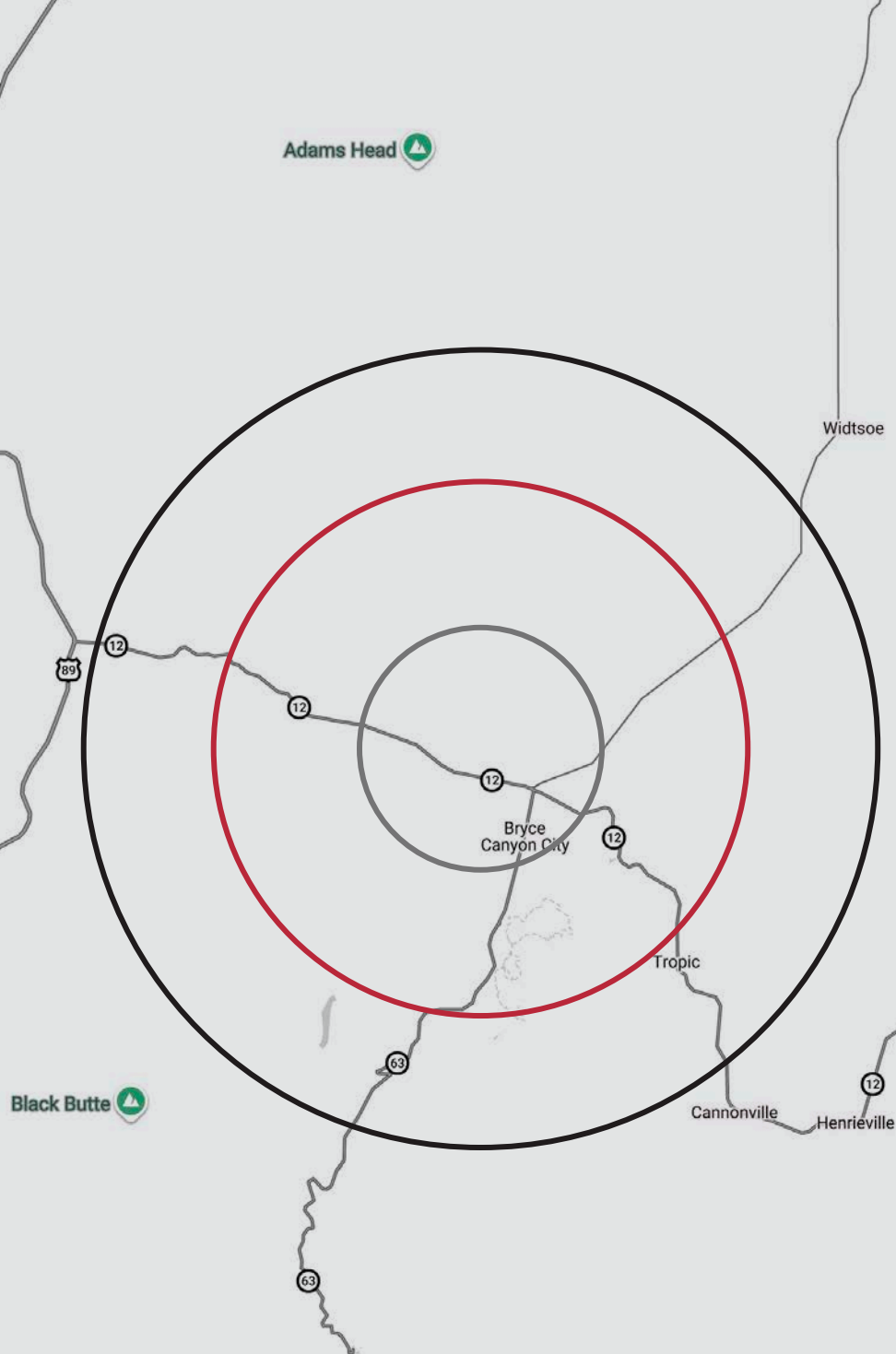
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

AREA MAP



Cities Nearby

Bryce Canyon City, Utah	3 miles
Tropic, Utah	9 miles
Panguitch, Utah	18 miles
Hatch, Utah	19 miles
Panguitch, Utah	19 miles
Bryce Canyon City, Utah	3 miles



DEMOGRAPHICS

	3-mile	5-mile	10-mile
POPULATION			
2025 Population	360	372	870
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	84	87	264
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$77,015	\$77,015	\$77,015

Regional Parks Visitation

	2025	2023	2020	Distance
Bryce Canyon National Park	1,967,367	2,461,269	1,464,655	4 miles
Zion National Park	4,984,525	4,623,238	3,591,254	78 miles
Canyonlands National Park	796,058	800,322	493,914	278 miles
Capitol Reef National Park	1,388,476	1,268,861	981,038	111 miles
Arches National Park	1,511,740	1,482,045	1,238,083	266 miles
Grand Canyon National Park	4,430,653	4,733,705	2,897,098	259 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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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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