

FOR SALE, GROUND LEASE OR BTS

HURRICANE LAND

1691 West State St | Hurricane, Utah 84737



STATE ST 44,000 ADT

1760 WEST

Property Highlights

- Size: 1.57 Acres
- Sale Price: \$25 PSF
- Zoning: HC (Highway Commercial)
- Fantastic Visibility and Access to State Street
- Located Directly in the Path of Zion National Park

TANNER OLSON
801.930.6752

tolson@legendcommercial.com

JOE MILLS
801.930.6755

jmillis@legendcommercial.com

801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER XTEAM
RETAIL ADVISORS



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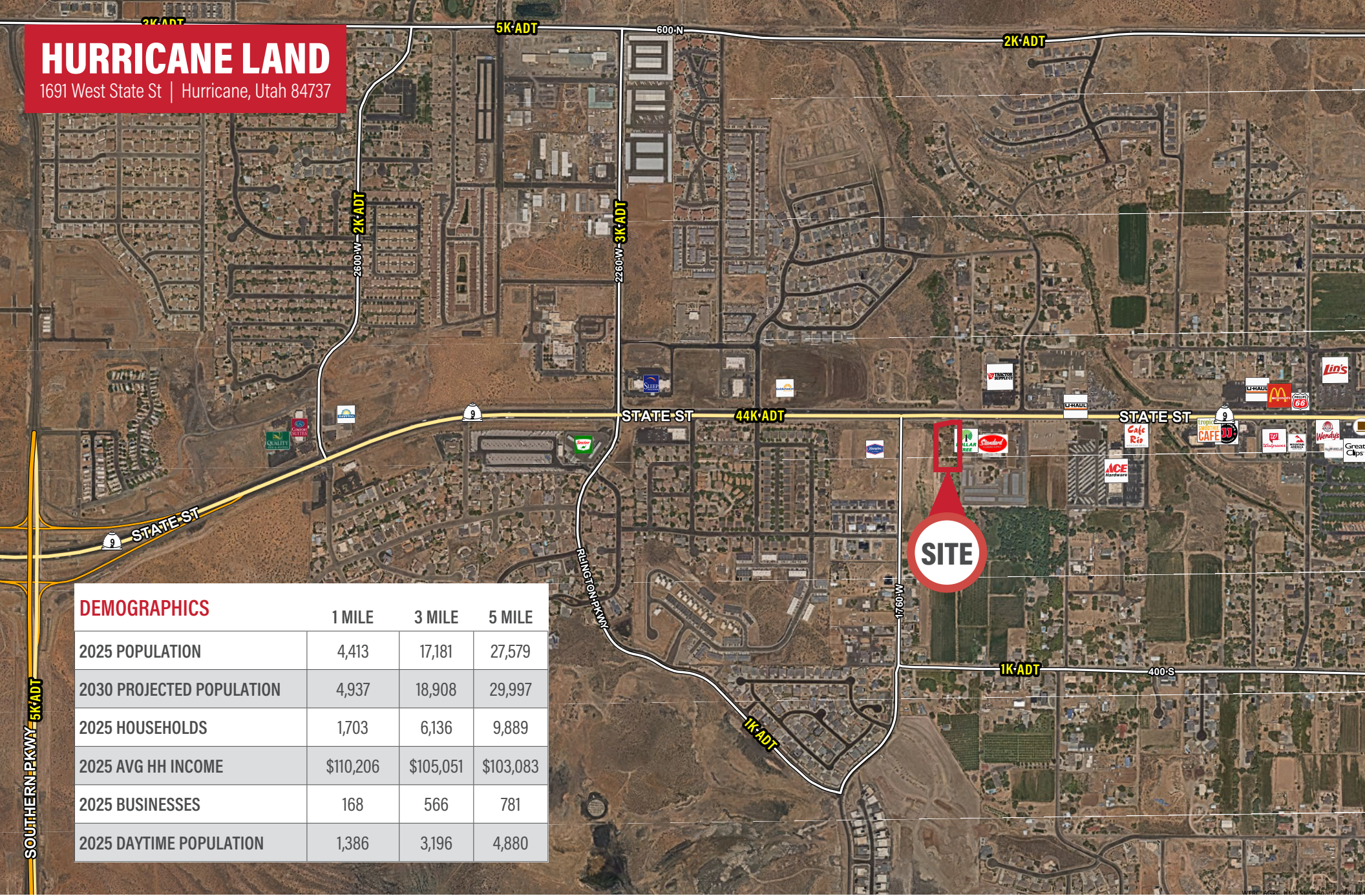
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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|-----------|-----------|-----------|
| 2025 POPULATION | 4,413 | 17,181 | 27,579 |
| 2030 PROJECTED POPULATION | 4,937 | 18,908 | 29,997 |
| 2025 HOUSEHOLDS | 1,703 | 6,136 | 9,889 |
| 2025 AVG HH INCOME | \$110,206 | \$105,051 | \$103,083 |
| 2025 BUSINESSES | 168 | 566 | 781 |
| 2025 DAYTIME POPULATION | 1,386 | 3,196 | 4,880 |

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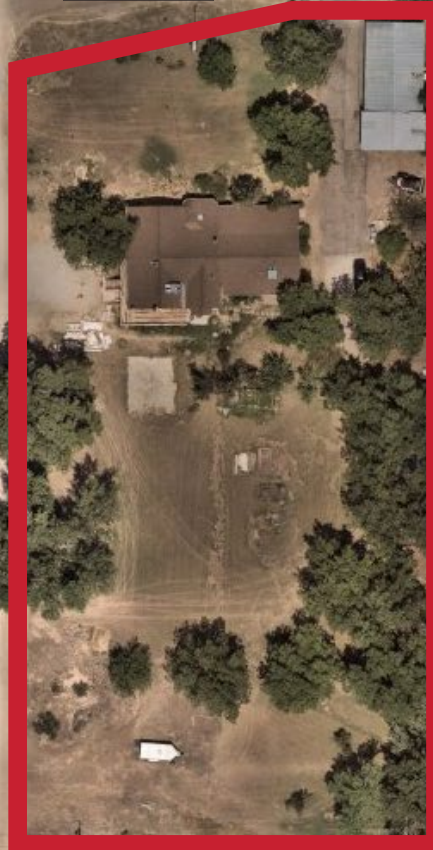
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