

FOR SALE

Multiple Parcels
Bryce Canyon, UT 84764

± 630 Acres
Land | Retail/Office

Property Specs

WEST PARCELS

| | |
|----------------|--------------------|
| LAND SIZE | ± 160 ACRES |
| PARCEL ID | 15-0075-0203 |
| PRICE PER ACRE | \$10,000 |
| WATER RIGHTS | 5 acre feet |
| SALE PRICE | \$1,600,000 |

MIDDLE PARCELS

| | |
|----------------|---|
| LAND SIZE | ± 237 ACRES |
| PARCEL ID | 15-0075-0194 15-0075-0208 & 15-0075-0243 |
| PRICE PER ACRE | \$11,354 |
| WATER RIGHTS | 7 Acre Feet |
| SALE PRICE | \$2,691,000 |

EAST PARCELS

| | |
|----------------|---|
| LAND SIZE | ± 232 ACRES |
| PARCEL ID | 15-0075-0187 15-0075-0209 & 15-0075-0211 |
| PRICE PER ACRE | \$19,357 |
| WATER RIGHTS | 10 Acre Feet |
| SALE PRICE | \$4,491,000 |

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.



OR TEXT 23605 TO 39200

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

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)

SUMMARY



EAST SIDE



EASTSIDE

10

ACRE FEET
OF WATER

\$19,357

PRICE PER ACRE

±232

ACRES AVAILABLE



WEST SIDE



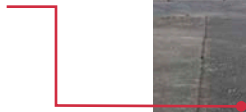


WEST SIDE

5
ACRE FEET
OF WATER

\$10,000
PRICE PER ACRE

±160
ACRES AVAILABLE





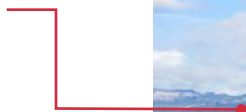
MIDDLE LAND



7
ACRE FEET
OF WATER

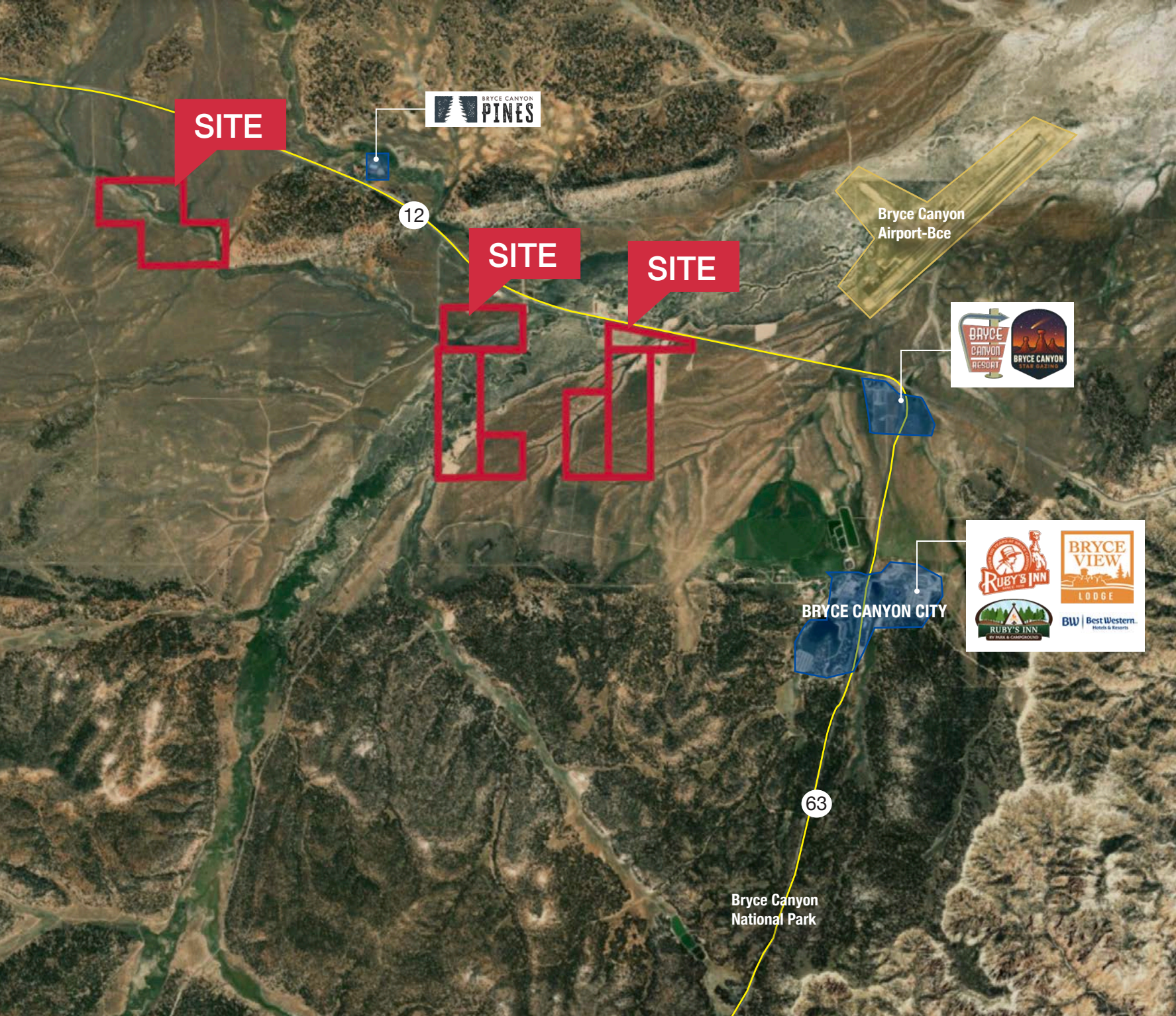
\$11,354
PRICE PER ACRE

±237
ACRES AVAILABLE



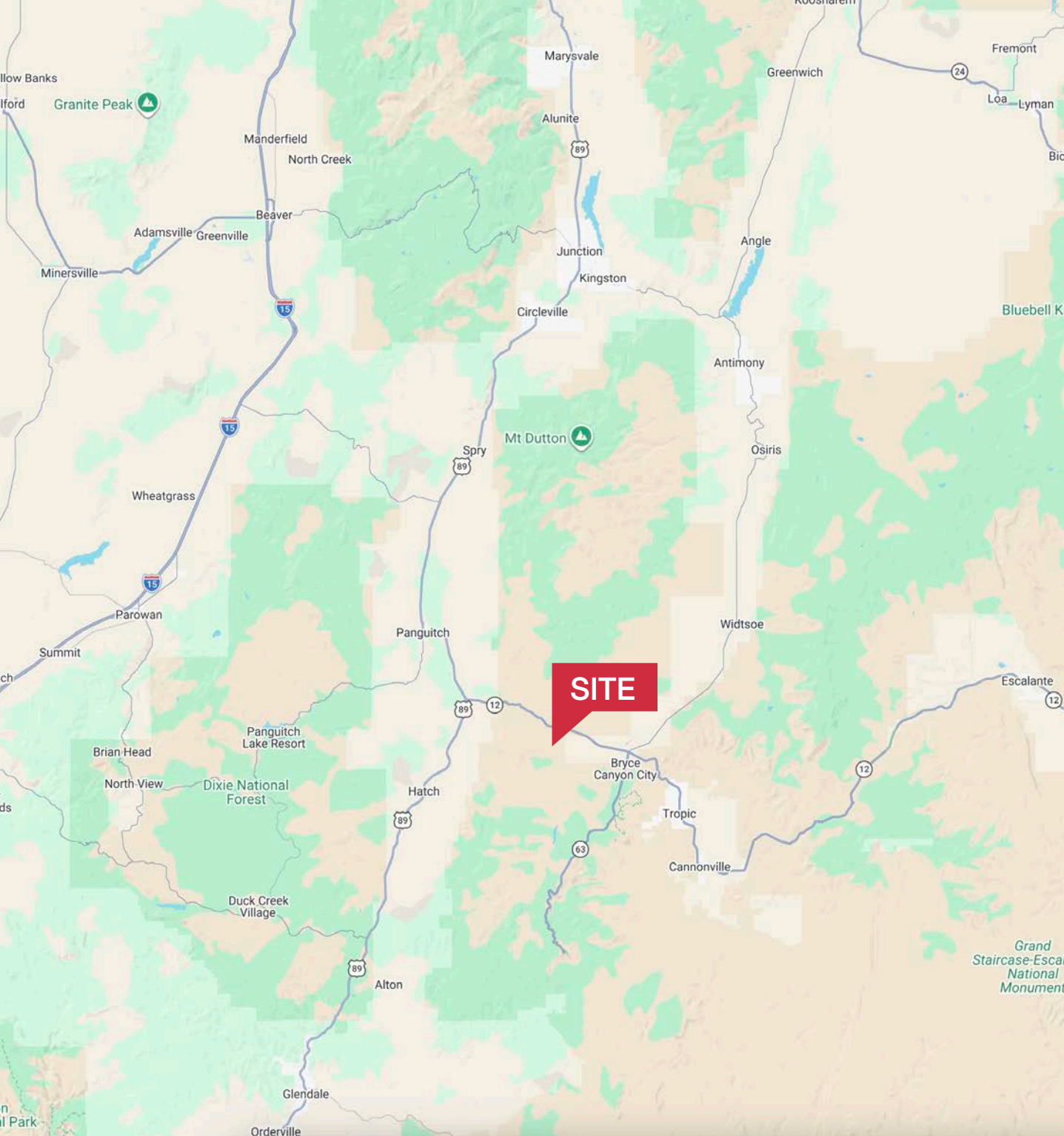
**MIDDLE
LAND**

AREA MAP



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

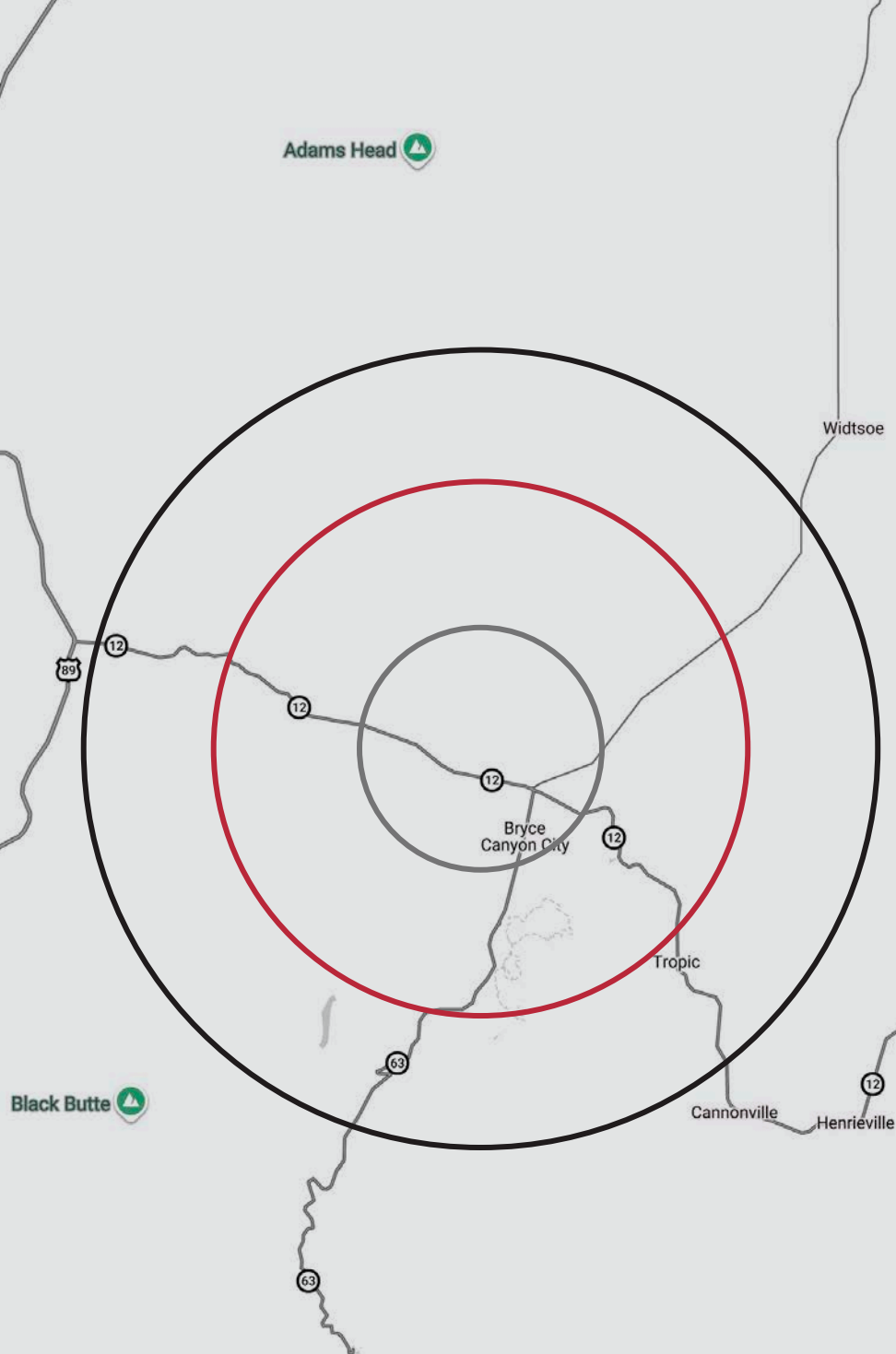
AREA MAP



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



| POPULATION | 3-mile | 5-mile | 10-mile |
|------------------------|----------|----------|----------|
| 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.

Financial Information

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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

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.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

 LEARN MORE AT
naiexcel.com

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
243 E St. George Blvd Ste 200
St. George, Utah 84770
435.628.1609 | naiexcel.com

Neil Walter, CFA
NAI Excel
435.627.5720
nwalter@naiexcel.com

Brayden Gardner
ERA Brokers
435.201.2150
bgardner@erabrokers.com


BROKERS CONSOLIDATED
745 S Main Street
Richfield, UT 84701
erabrokers.com

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. Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>