



# FOR SALE

820-896 South 700 West  
Hurricane, UT 84737

**±7.68 AC | DEVELOPMENT LAND**

## Property Specs

SALE PRICE	<b>\$1,750,000.00</b>
TOTAL ACRES	<b>±7.68 Ac</b>
ZONING	<b>RA-1 Res-Agricultural</b>
TYPE	<b>Land   Residential</b>
TAX ID	<b>H-3-2-3-4219, H-3-2-3-425, H-3-2-3-4281, H-3-2-3-4221, H-3-2-3-4212</b>

A rare opportunity to acquire nearly 8 acres of premium infill land in one of Hurricane's most desirable residential areas. Surrounded by beautiful custom homes and established neighborhoods, this property is ideally suited for a boutique subdivision or custom home builder seeking a high-end residential project.

Strategically located at the crossroads of 700 West and 900 South, the site offers exceptional access while maintaining a peaceful, upscale neighborhood setting. The land adjoins both Dratter Estates and Hardcastle Estates to the north and west—two of the area's most sought-after residential communities.

- Size: 7.68 acres (5 tax parcels)
- Current Zoning: RA-1 (Residential Agriculture, 1-acre minimum)
- Master Plan Use: RA-.5 (½-acre residential lots)
- Infrastructure: City has indicated expectation for full improvements along half of 900 South
- Water Shares: None currently connected

### Existing Improvements:

A well-maintained 1,790 SF, 3-bedroom home, plus a 4-car detached garage, RV storage building, metal barn/workshop, tack shed, and animal shelter are located on-site.

These improvements offer potential to subdivide and resell a smaller homesite or generate interim income during entitlement or development.



OR TEXT 23413 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



PHOTOS

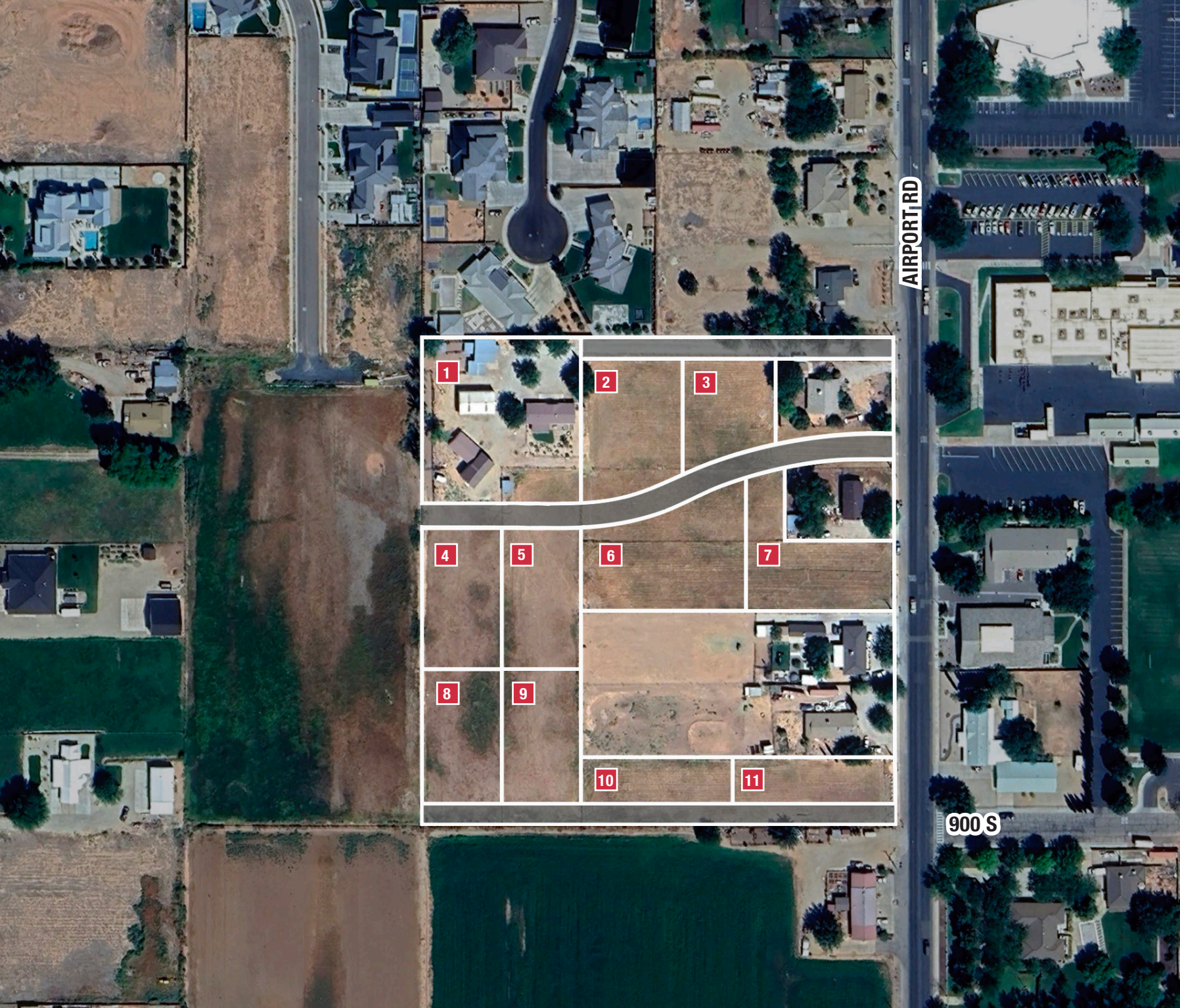
- A prime opportunity for residential development or ranch.
- Surrounded by large custom homes, scenic views and easy access from 700 W.
- Existing home onsite with city utilities.



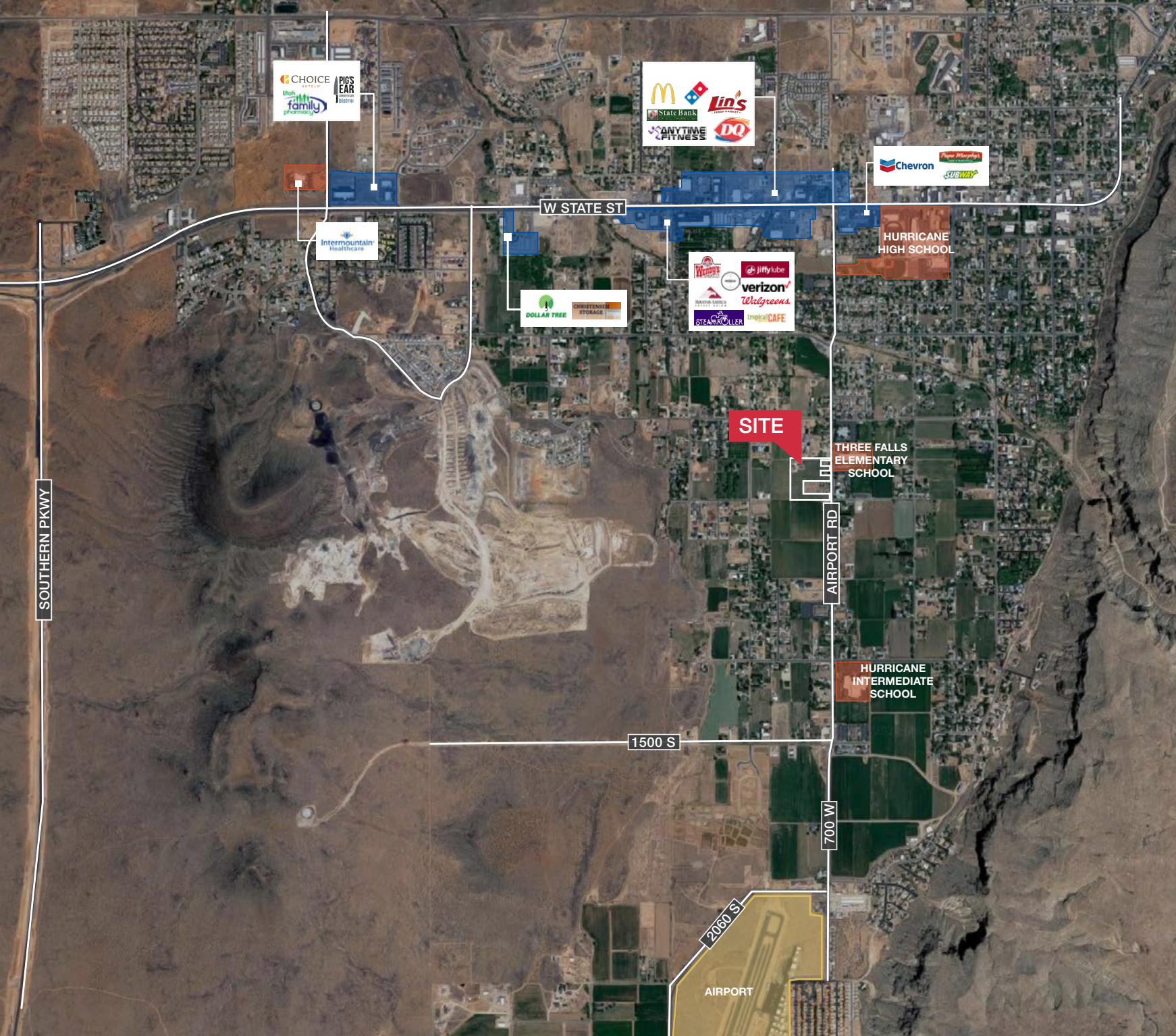
# PHOTOS



# CONCEPT PLAN

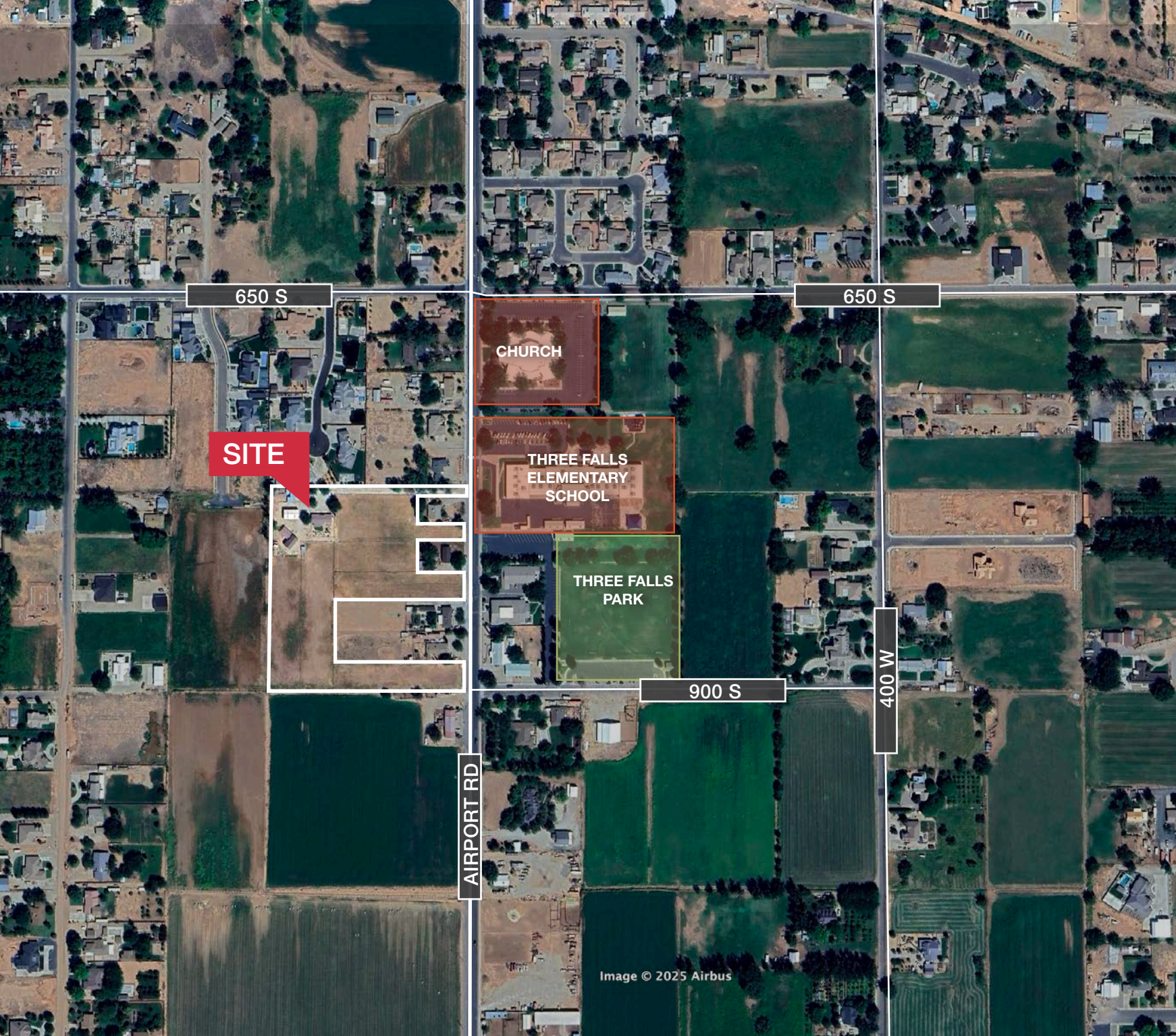


# AREA MAP



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

# AREA MAP



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



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	4,885	16,185	27,497
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,476	5,693	9,918
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$115,974	\$100,410	\$95,146

## Traffic Counts

STREET	AADT
South 700 West	1,097
State Street	41,335

# 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 Vegas. 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 Vegas. 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](https://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](https://naiexcel.com)

**Jason Griffith, CCIM**  
435.668.9609  
[jasong@naiexcel.com](mailto:jasong@naiexcel.com)

**Dan Bertelson**  
435.627.5715  
[danb@naiexcel.com](mailto:danb@naiexcel.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/>