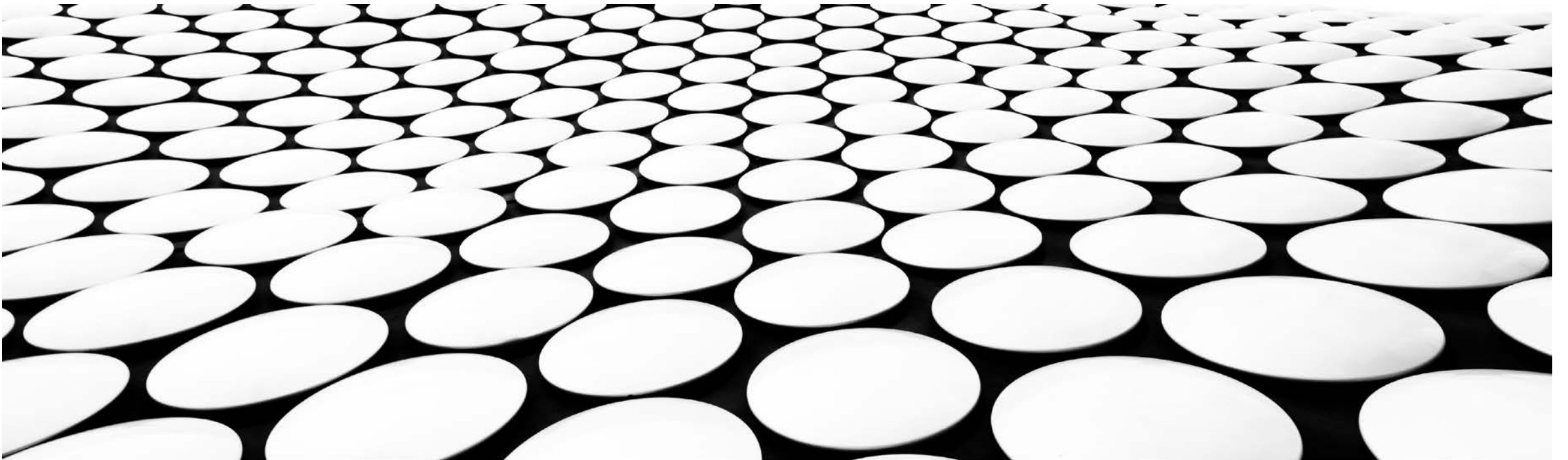


CORAL CANYON AREA 11 LOT 8 (PROPOSED)

DISCUSSION FOR THE BOARD OF TRUSTEES 01/21/2021




- Lot 8 is a 2.93-acre parcel in area 11 at Coral Canyon (Hurricane City side)
- Offer is for \$6.00 per sf
- December 2020 appraisal valued the lot \$7.00 per foot.





COMMERCIAL PROPERTY NOW SELLING



Subject Parcel

- Coral Canyon Commercial Land
- Foothills Canyon Drive, Hurricane, Utah 84737
- Visible to I-15 traffic
- Easy access to State Route 9 and I-15
- Great site for Hotel, Fast Food Restaurant, or Retail Stores

Commercially zoned property available in Hurricane Utah with visibility and access to I-15. Property available from 2/3 of an acre to 17 acres. Intended use would be for commercial offices, hotels and motels, restaurants, and retail stores. The property is part of the master planned development of Coral Canyon which includes residential housing, nightly rental neighborhoods, commercial areas, and the Coral Canyon Golf Course.

The site is located at the junction of the I-15 and State Route 9 which leads to destinations such as, Zion's National Park, Lake Powell, and the Grand Canyon.

CALL STEVEN WHITEHEAD: 435-632-8091

Interested Buyer/Party to verify all information, no information is guaranteed. Present all offers. Offers contingent upon the review and approval from the owner and the local municipality. Willing to work with buyers representatives.

- Property has been advertised since 2016.
- Only a few offers have been received, all of which have been for light industrial uses.
- Current offer works with the CCRs and should be a good fit to the project.

- The Great Backyard
- Selling outdoor patio furniture, pools, spas, etc.

The screenshot shows the homepage of 'the Great Backyard place' website. The browser's address bar displays 'https://greatbackyard.com'. A blue navigation bar at the top contains the phone number '1-855-894-2811' and a link to 'Find Your Local Store'. Below this is the company logo and a search bar with the placeholder text 'What are you looking for?'. A horizontal menu lists various sections: Products, Buyer's Guide, Blog, About Us, Support, Contact, Locations, and The Great Christmas Shop. The main content area features a large background image of a hot tub in a scenic, wooded setting. Overlaid on this image is the text 'ORDER NOW!' in large white letters, followed by 'Artesian Spas & Hot Tubs' in a yellow banner. Below this, it says '36 to 60 months INTEREST FREE' in large white letters. A small mouse cursor is visible near the 'ORDER NOW!' text. The bottom of the page has a blue footer bar with the text 'IN3cz'.

(35) - aaronlangston@ut: X The Great Backyard Place | Pool X +

https://greatbackyard.com

1-855-894-2811 | Find Your Local Store

the Great Backyard place

What are you looking for?

Products ▾ Buyer's Guide ▾ Blog About Us Support ▾ Contact Locations ▾ The Great Christmas Shop

ORDER NOW!

Artesian Spas & Hot Tubs

36 to 60 months

INTEREST FREE

IN3cz

RECOMMENDATION

MOVE FORWARD AT
APPRAISED VALUE
OF \$7.00 PER FOOT