



**HURRICANE
LANDING**
AT ELIM VALLEY



Another Quality Project By





DEVELOPMENT HIGHLIGHTS

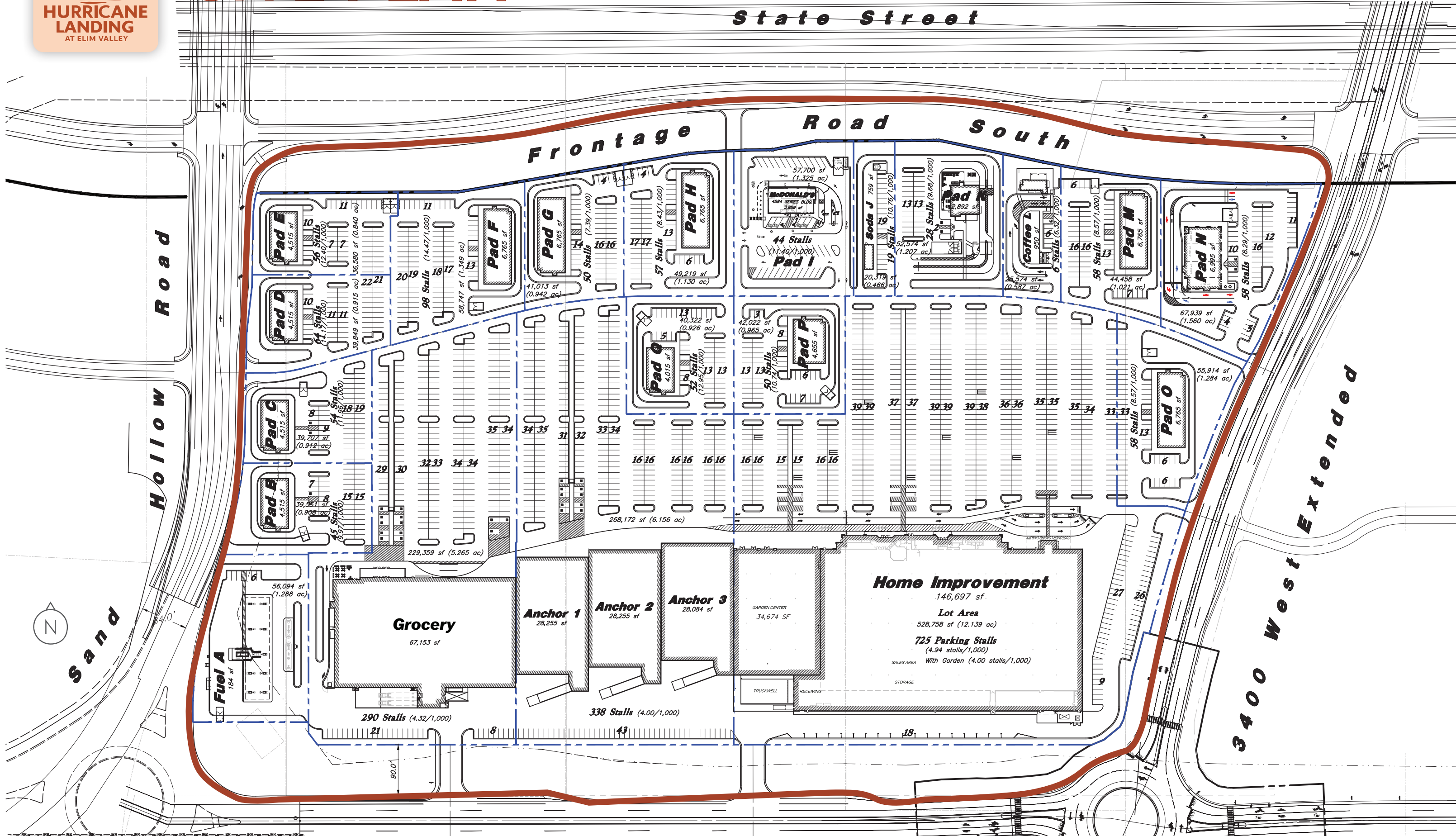
- Opportunities for anchor tenants and mid-box retailers, plus multiple pad sites available for lease or ground lease
- High-visibility fronting Highway 9 with 42,000 vehicles per day; UDOT has planned improvements, including freeway-style interchanges and a frontage road, in response to the area's rapid growth
- Sits at the gateway to Elim Valley, a 2,300-acre master-planned community with over 7,000 planned units, a mix of permanent residences and nightly rental communities
- Minutes from Zion National Park and Sand Hollow State Park, two of Utah's top outdoor destinations with over 6 million combined annual visitors
- Hurricane is one of Utah's fastest-growing cities, experiencing a steady 7% annual population increase with 26,824 planned and approved lots in the immediate trade area
- Washington County draws over 10 million tourists annually, supporting strong retail, hospitality, and recreation spending across the region





SITE PLAN

State Street



Road

Hollow

Sand

Frontage

Road South

3400 West Extended

Pad E
4,515 sf
10 Stalls
(2.40/1,000)

Pad D
4,515 sf
10 Stalls
(2.40/1,000)

Pad C
4,515 sf
8 Stalls
(1.91/1,000)

Pad B
4,515 sf
8 Stalls
(1.91/1,000)

Fuel A
184 sf
6 Stalls
(0.33/1,000)

Grocery
67,153 sf
290 Stalls (4.32/1,000)

Anchor 1
28,255 sf

Anchor 2
28,255 sf

Anchor 3
28,084 sf

GARDEN CENTER
34,674 SF

Home Improvement
146,697 sf

Lot Area
528,758 sf (12.139 ac)

725 Parking Stalls
(4.94 stalls/1,000)

SALES AREA
With Garden (4.00 stalls/1,000)

Pad F
6,765 sf
13 Stalls
(3.62/1,000)

Pad G
6,765 sf
13 Stalls
(3.62/1,000)

Pad H
6,765 sf
13 Stalls
(3.62/1,000)

Pad O
4,015 sf
8 Stalls
(1.91/1,000)

Pad P
4,655 sf
9 Stalls
(2.58/1,000)

McDONALD'S
4384 SERIES BLDG
3,800 sf
44 Stalls
(2.44/1,000)

Soda J
759 sf
19 Stalls
(10.76/1,000)

Coffee L
950 sf
6 Stalls
(3.37/1,000)

Pad M
6,765 sf
13 Stalls
(3.62/1,000)

Pad N
6,995 sf
13 Stalls
(3.89/1,000)

Pad Q
6,765 sf
13 Stalls
(3.62/1,000)





SURROUNDING DEVELOPMENT



Walmart
SUPERCENTER

SUBWAY

AT&T

Jockey
Mitts
SUBS

Beans
&
Brews

MAVERIK

TRIGG-N-GO
CAR WASH

State Street/SR 9 - 42,000 ADT

Zion National Park /
Lake Powell NRA

Medical Campus
Under Construction 12/2025

Future Hotel

MAVERIK

Sand Hollow Rd



HURRICANE
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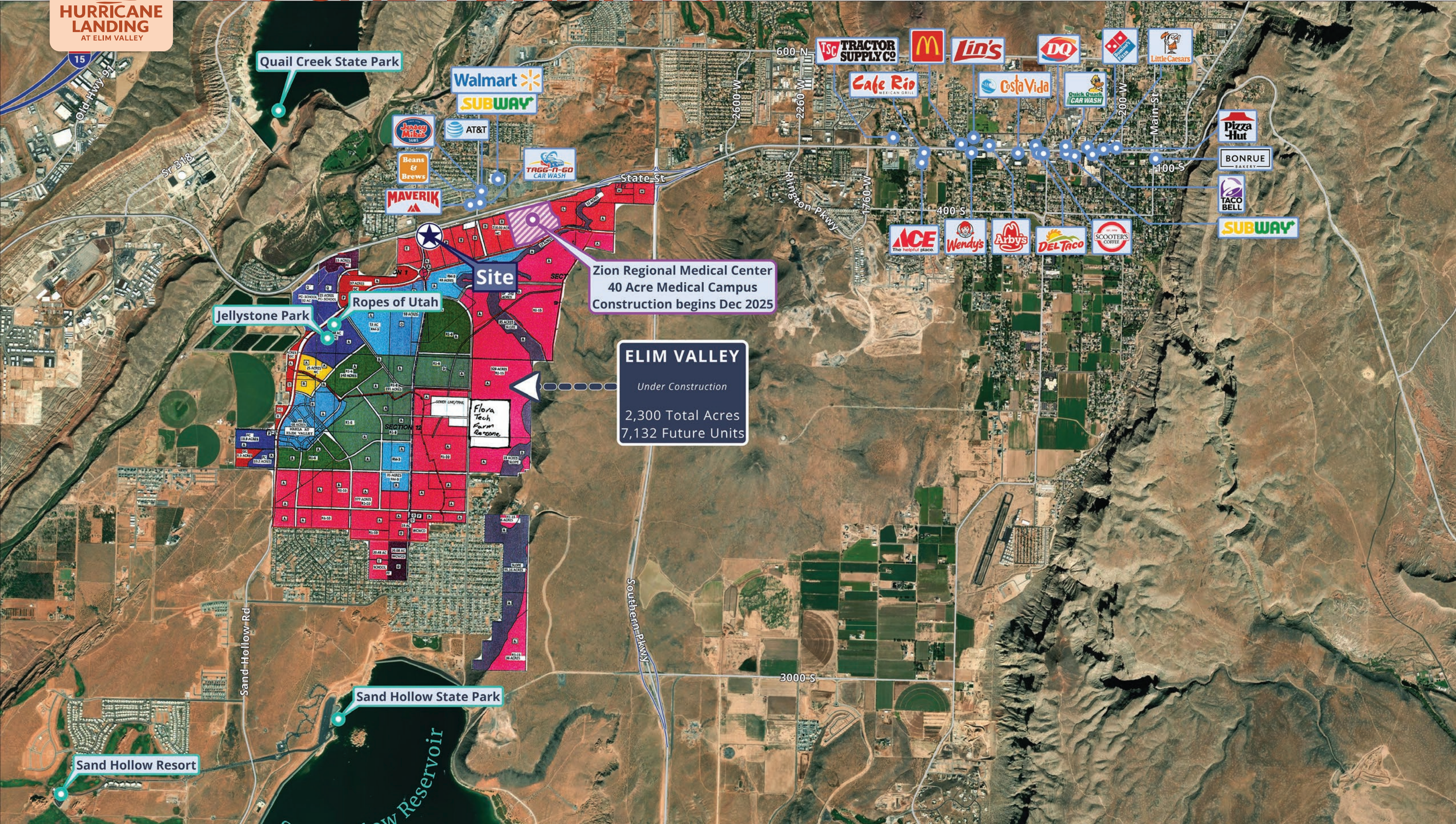
Utah Prep
Academy

Jellystone Park
Zion

Ropes of
Southern Utah



LOCAL TENANTS



Quail Creek State Park

Walmart
SUBWAY

Jersey Mike's Subs

AT&T

Beans & Brews

TRUCK-N-GO CAR WASH

MAVERIK

Site
Zion Regional Medical Center
40 Acre Medical Campus
Construction begins Dec 2025

ELIM VALLEY
Under Construction
2,300 Total Acres
7,132 Future Units

Jellystone Park

Ropes of Utah

Flora Tech
Farm
Reserve

Sand Hollow State Park

Sand Hollow Resort

TSC TRACTOR SUPPLY CO

McDonald's

Lin's

DQ

T-Mobile

Little Caesars

Cafe Rio

Costa Vida

Quick Check CAR WASH

Pizza Hut

BONRUE BAKERY

TACO BELL

SUBWAY

ACE The helpful place.

Wendy's

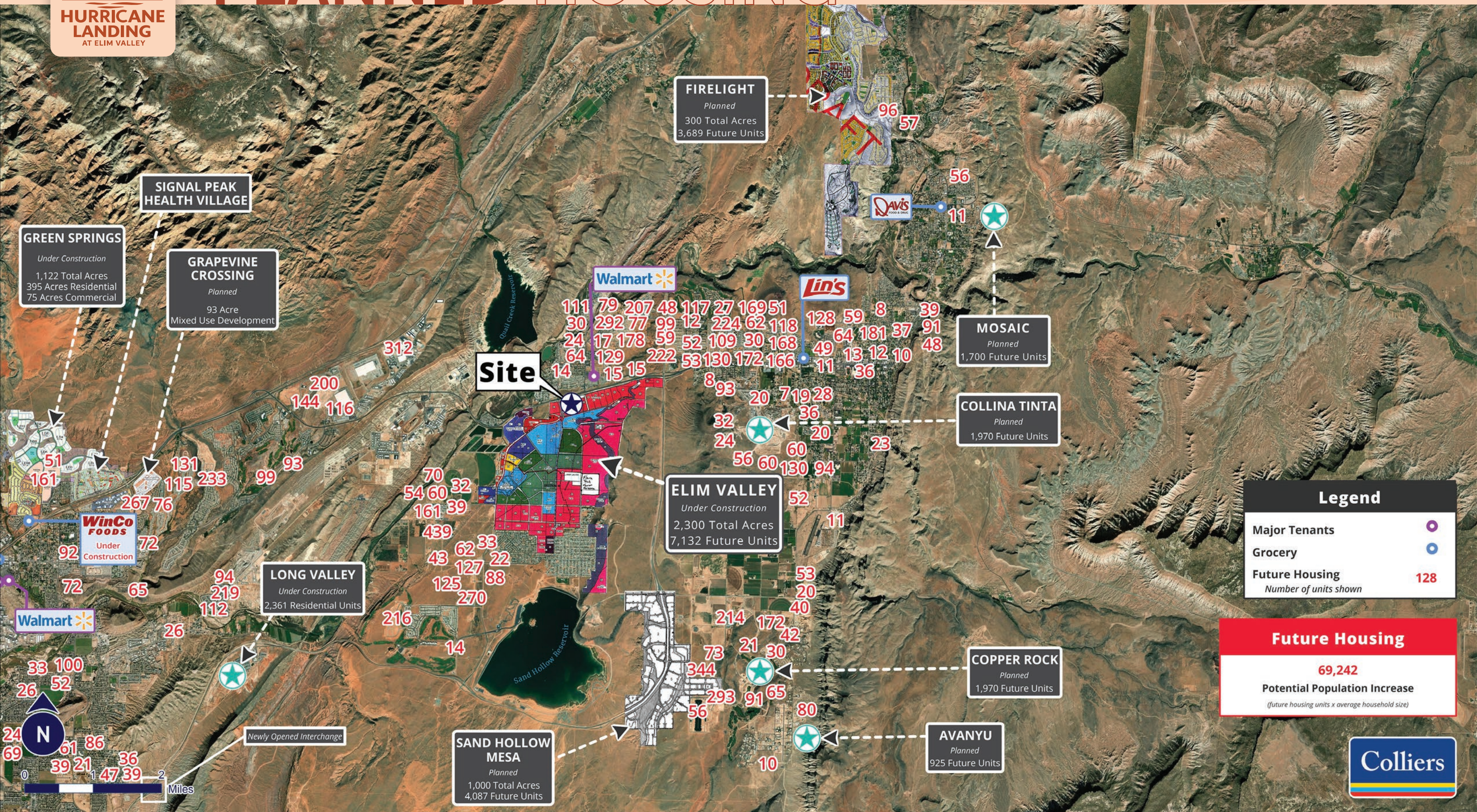
Arby's

DEL TACO

SCOOTER'S COFFEE



PLANNED HOUSING



GREEN SPRINGS
Under Construction
1,122 Total Acres
395 Acres Residential
75 Acres Commercial

SIGNAL PEAK HEALTH VILLAGE

GRAPEVINE CROSSING
Planned
93 Acre
Mixed Use Development

FIRELIGHT
Planned
300 Total Acres
3,689 Future Units

MOSAIC
Planned
1,700 Future Units

COLLINA TINTA
Planned
1,970 Future Units

ELIM VALLEY
Under Construction
2,300 Total Acres
7,132 Future Units

COPPER ROCK
Planned
1,970 Future Units

SAND HOLLOW MESA
Planned
1,000 Total Acres
4,087 Future Units

AVANYU
Planned
925 Future Units

LONG VALLEY
Under Construction
2,361 Residential Units

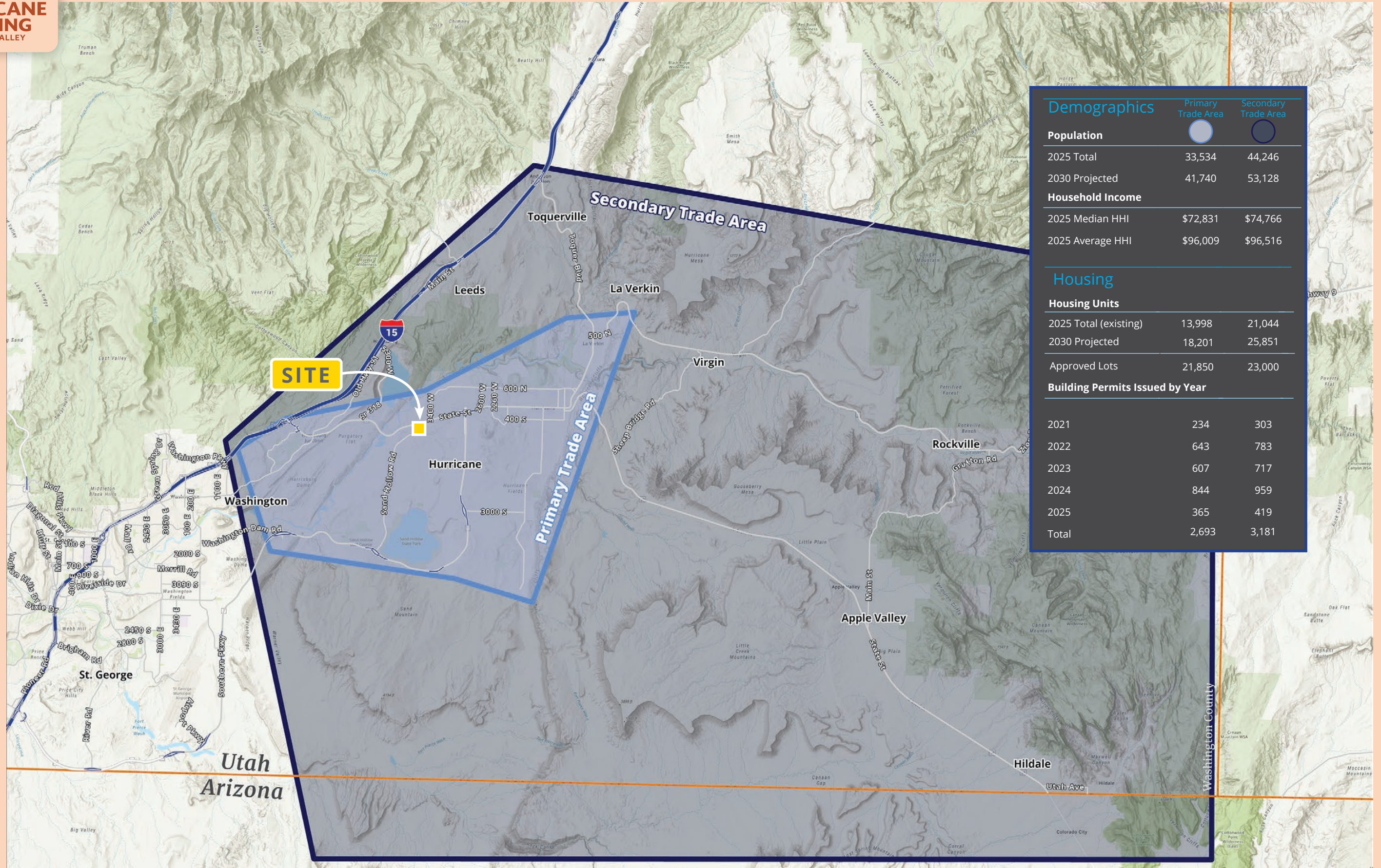
Legend	
Major Tenants	
Grocery	
Future Housing	
Number of units shown 128	

Future Housing
69,242
Potential Population Increase
(future housing units x average household size)





TRADE AREA



Demographics	Primary Trade Area	Secondary Trade Area
Population		
2025 Total	33,534	44,246
2030 Projected	41,740	53,128
Household Income		
2025 Median HHI	\$72,831	\$74,766
2025 Average HHI	\$96,009	\$96,516
Housing		
Housing Units		
2025 Total (existing)	13,998	21,044
2030 Projected	18,201	25,851
Approved Lots	21,850	23,000
Building Permits Issued by Year		
2021	234	303
2022	643	783
2023	607	717
2024	844	959
2025	365	419
Total	2,693	3,181



NEARBY RECREATION

Zion National Park

Just 35 minutes from Hurricane Landing, Zion National Park draws over 4.6 million visitors annually, making it the most visited park in Utah and the third most visited in the U.S. Known for its dramatic red cliffs and world-famous hikes, Zion generates consistent year-round traffic. Hurricane Landing will be the closest major retail hub to the park—perfectly positioned to serve the steady stream of tourists traveling to and from Zion.

Sand Hollow State Park

Less than 10 minutes away, Sand Hollow is Utah's most visited state park, with over 1.5 million annual visitors. Its red sand dunes, turquoise reservoir, and off-road trails make it a favorite for boating, jet skiing, ATV riding, and camping. With constant day-use and overnight traffic, it's a major engine for tourism and economic activity in the region.

Quail Creek State Park

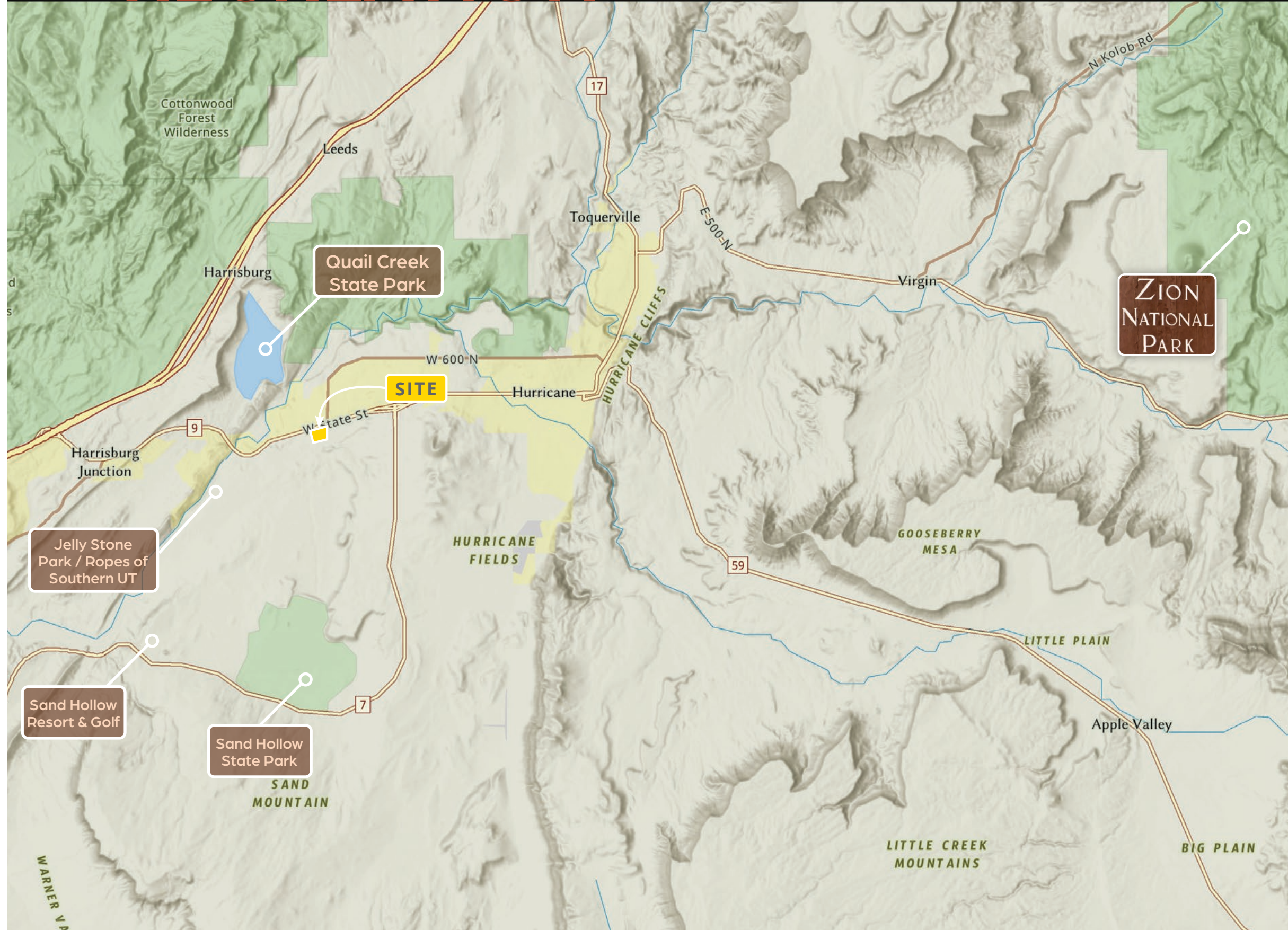
Just 10 minutes west of Hurricane Landing, Quail Creek State Park is a peaceful alternative for fishing, kayaking, and paddleboarding. With nearly 300,000 visitors per year, it's popular among locals and tourists alike. Its proximity to both Zion and Sand Hollow makes it a key piece of Southern Utah's recreation network—and a reliable contributor to Hurricane's visitor base.

Sand Hollow Resort & Championship Golf Course

Only 10 minutes away, Sand Hollow's Championship Course is ranked #1 in Utah and among the Top 100 resort courses in the U.S. Golfers from across the West come for the red rock fairways and dramatic desert setting. The resort also offers 101 accommodations—including standard rooms, suites, and villas—drawing year-round tourism and demand for nearby retail and dining.

Zion Jellystone Park & The Ropes of Southern Utah

Just 7 minutes from Hurricane Landing, Zion Jellystone Park features a public waterpark with pools, slides, splash zones, and a floating obstacle. The resort includes over 200 overnight sites, hosting hundreds of families weekly during peak season. Right next door, The Ropes of Southern Utah offers a high-adventure aerial course with zip lines and rope bridges, popular with youth groups and tourists—making this duo a strong, family-focused tourism driver for the area.



AREA OVERVIEW

Washington County, Utah

Located amidst a scenic backdrop of red cliffs and majestic mountains in the southwestern corner of Utah is Washington County. Washington County comprises the St. George Metropolitan Statistical Area, welcoming many tourists in the area each year to Zion National Park and similar surrounding areas such as Snow Canyon State Park, Bryce Canyon, and the Grand Canyon North Rim.

In 2024 Washington County had an estimated population of 208,415 people with a median age of 38.1 and a median household income of \$82,760. The median property value in Washington County is \$581,235, and the homeownership rate is 64.7%. In the next five years, the population is expected to grow by more than 23,000 people, or 2.14 percent per year, and projected to more than double by 2060.



Warner Valley



Quail Creek Reservoir



Hurricane, Utah

#1 & 4

Best Small Cities for Starting a Business
(St. George & Washington)

WalletHub 2025

3.2%

Annual Growth Rate for Washington County

EDCUtah 2025

16%

Travel Industry Employment Increase in the Area Since 2019

Greater Zion Convention & Tourism Office

High Growth, Huge Opportunity

The St. George metropolitan area is one of the fastest-growing areas in the nation. Since the 2020 U.S. Census, the area's population has grown over 25 percent, reportedly driven mostly by in-migration.

With an educated workforce and high population growth, the area sits well below the national unemployment rate at 2.9 percent. A healthy amount of job growth – 3,000 jobs were added from June 2023 to January 2024 - provides the growing population, a majority of growth occurring in the healthcare, technology and professional service sectors.

In October 2024, the new Black Desert Resort in Ivans hosted the PGA Tour on their championship golf course, chiseled from the area's ancient black lava fields. The economic impact event for the four-day event alone was estimated to be \$70 million, creating a major economic driver for the area.

Additionally, in March 2025, Kevin Costner's Territory Pictures opened a 37,500 square-foot soundstage with a planned second phase to include another 20,000-square-foot soundstage and 10,000 square feet of office space on 45 acres near the St. George Regional Airport. The Greater Zion Convention and Tourism Office estimates an economic impact of \$90 million following the release of the studio's first film series.



Population
208,415



2029 Projected
Population
231,718



Average Household
Income
\$112,164



Median Household
Income
\$82,760



Median Age
38.1



Degree or
Certification
50.1%

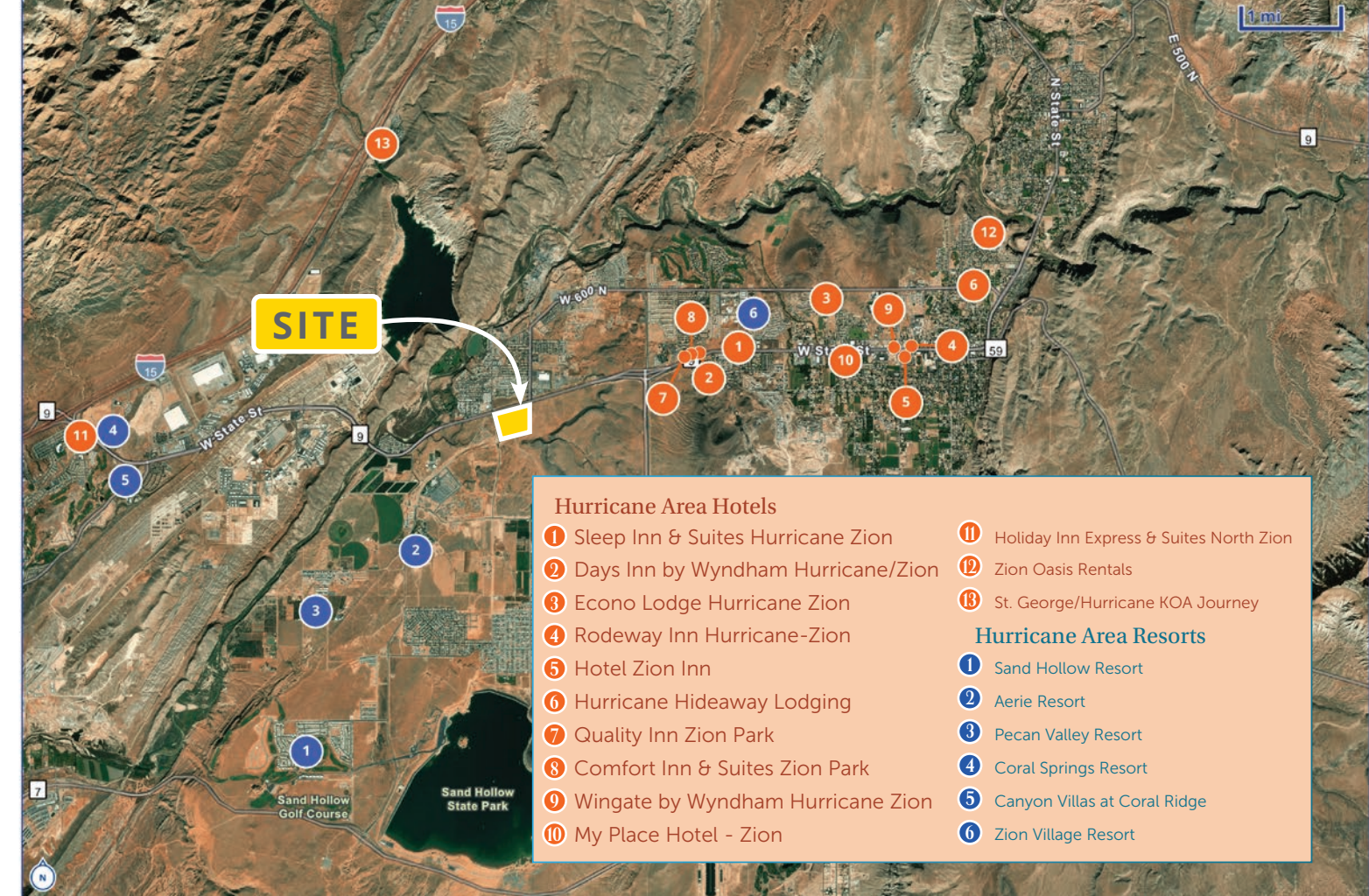
AREA OVERVIEW



Zion National Park

Year-Round Outdoor Recreation

The diverse landscapes of Utah's public lands offer numerous unique recreational opportunities like mountain biking in Zion, OHV riding near Bryce Canyon, whitewater rafting the Green, San Juan or Colorado Rivers, and camping and hiking everywhere in between. Utah stands as a premier destination with so many places offering distinct, awe-inspiring experiences.



Washington County Tourism Economic Impact

\$965.8

Direct Visitor Spending - 2023
(millions of dollars)
Kem C. Gardner Policy Institute

\$128.5

Direct Visitor-Generated Tax Revenue
(millions of dollars)
Kem C. Gardner Policy Institute

Utah's Mighty 5

Utah is world-renowned for its bounty of public lands from mountain wilderness to desert landscapes. Utah has five national parks, eight national monuments, six national forests, numerous state parks and recreation areas and over a dozen ski resorts.

In 2024, Utah's Mighty 5 welcomed over 11 million visitors!

1. Arches National Park
2. Bryce Canyon National Park
3. Canyonlands National Park
4. Capitol Reef National Park
5. Zion National Park



2024 Visitors

Zion NP	4.9M
Bryce Canyon	2.4M
Glen Canyon	4.7M
Grand Canyon	4.9M

#2 - Zion NP

Most National Park Visits - 2024
(NPS Stats)

St. George Regional Airport (SGU)

The St. George Regional Airport (SGU) Airport is just 19 minutes from Obsidian Resort. 2024 marked SGU's busiest year with over 346,000 passengers and almost 71,000 flights (private and commercial via United, American and Delta).

1. Salt Lake City
2. Denver
3. Phoenix
4. Los Angeles
5. Dallas/Forth Worth



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