



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

Shangri-La Ranch

1700 South Shangri-La Lane / Toquerville UT



Property Highlights

- Sale Price: \$7,750,000
- 192 secluded acres
- 200+ water shares
- Zoned R-1-20 (20,000 SF lots) & MU-20 (multiple use)
- Up to 290 units with current zoning
- 9 residences totalling 35,000± SF
- Ash Creek runs through the property
- 5 ponds
- Helipad

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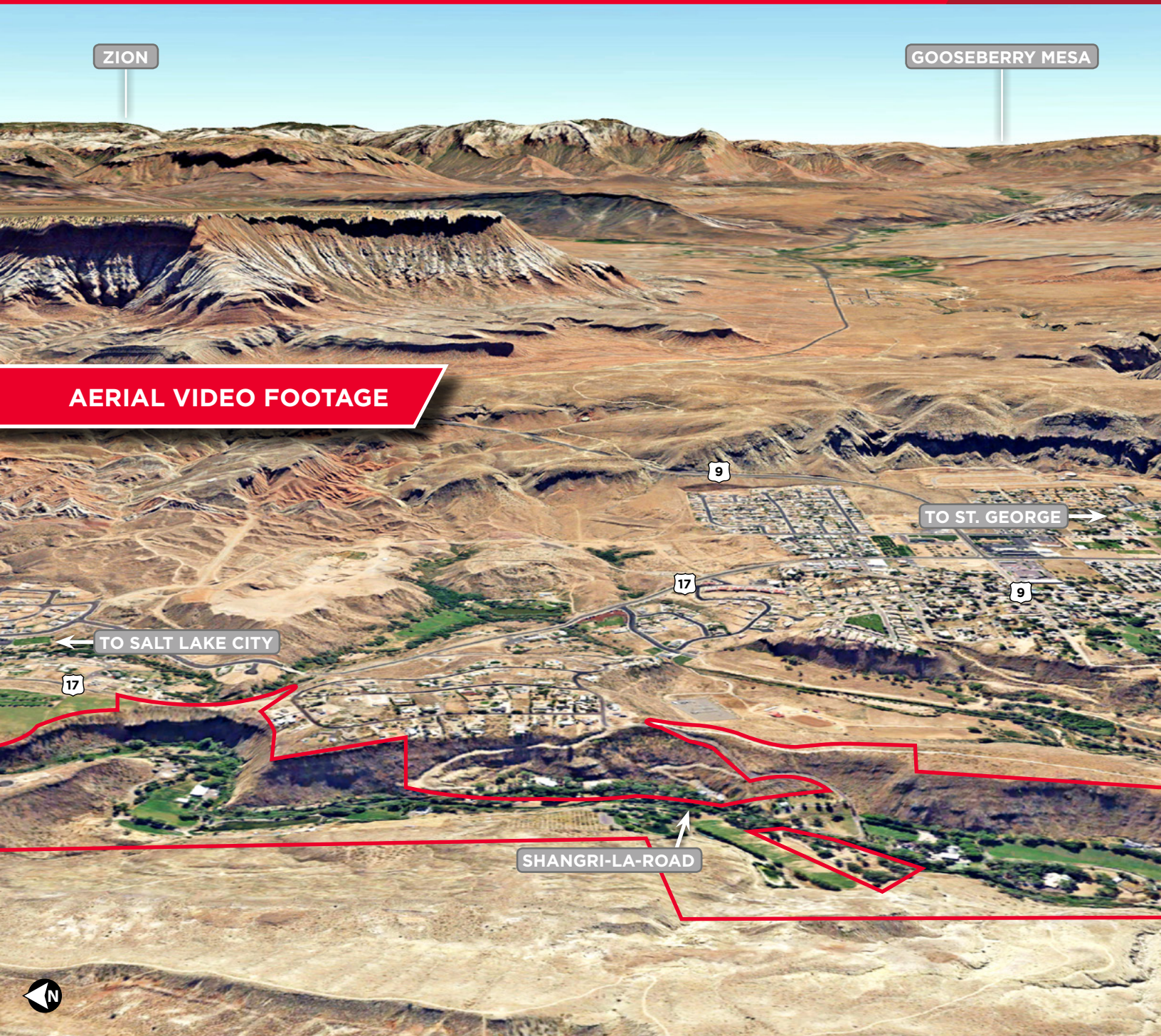
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ZION

GOOSEBERRY MESA

AERIAL VIDEO FOOTAGE



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