



SCENIC VIEW RD., PAGE | ARIZONA

Prime Tourism Location Parcel Available for Purchase



Kelly & Call Commercial
1600 W. University Ave.
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale: \$750,000

Contact:

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**Parcel Available
1.97 Acres**

The Property

This 1.97 acre parcel is positioned on one of Page's main corridors, between Highway 89 and Scenic View Rd. This area has been zoned specifically as "Planned Recreation Development" which includes a significant number of uses. Four adjacent parcels to the south have recent developments by major hotel chains, including multiple Wyndham properties and a Hilton property. Highway 89 at this location has a traffic count in excess of 10,000 vehicles per day and is the direct access to Glen Canyon Dam and Lake Powell.

This lot stands as one of the few remaining opportunities in this high-demand commercial district. It features excellent visibility to Highway 89 and access through the adjoining Scenic View Rd. via a shared access with Denny's restaurant.

The Details

Price: \$750,000

Total acres: 1.97

Lot improvements:

Curb, sidewalk and utilities to the property

Zoning: City of Page "Planned Recreation Development District"
Permitted use zoning code:
[Section4.pdf \(cityofpage.org\)](#)

APN#: 801-15-003B

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Market Overview: Page, Arizona

The city of Page is located in northern Arizona on the southern shore of Lake Powell. The lake and adjacent Navajo Nation with its cultural and natural, pristine beauty are major attractions for recreation and tourism. The city is located five hours north of Phoenix, five hours east of Las Vegas, and just south of the Utah border. It is easily accessible by car, bus, plane and even helicopter. Page Municipal Airport offers flights to and from Phoenix and Denver. Helicopter service is operated by several tour companies.

Lake Powell, created when Glen Canyon Dam was built along the Colorado River, has become a major recreational area with 5.2 million visitors in 2023. The lake's shoreline is nearly 2,000 miles long, which is longer than the west coast of the continental United States. It includes 96 major canyons, some of which are 15 to 20 miles in length, making for even more exploring opportunities. Rainbow Bridge, on the edge of Lake Powell, is the largest natural bridge in the world and can only be reached by boat through these canyons or by hiking on the Navajo reservation by permit only.
(market overview continued on next page)





Market Overview: Page, Arizona-continued

Along with Lake Powell, the immediate area around Page offers its own attractions, including world famous Horseshoe Bend and many slot canyon tours.

Located in northern Arizona four miles from the city of Page, Arizona and seven miles upriver from the beginning of the Grand Canyon National Park, Horseshoe Bend is the number one tourist spot in the area. In 2018 close to 3 million people visited the area to see the remarkable vistas and geological formations formed by the Colorado River just below the overlook. In 2023 Horseshoe Bend had more than 5 million visitors. The dramatic rise in the number of tourists visiting the site speaks to a steady tourism growth trend for the area.

Widely photographed and highly memorable Horseshoe Bend is a spectacular image of the American Southwest. Because of the clear view of the canyon and river below, Horseshoe Bend gives the visitor a

more accessible experience with the Grand Canyon and Colorado River than can be viewed from anywhere along the rim of the national park.

The adjacent Navajo Nation has the largest Native American tribe in the US, with lands extending into northern Arizona, southern Utah, and northwestern New Mexico. The reservation covers an area of more than 27,000 square miles, with about 300,000 tribal members. Much of the reservation population retains their traditional lifestyles and cultural heritage.

Page is also a center point to the Grand Circle, a vast region of the Southwestern United States that contains the largest concentration of national parks and monuments including Lake Powell, the Grand Canyon, Zion National Park, Bryce Canyon, Arches National Park, Monument Valley and Canyon De Chelly. This makes Page an ideal location for exploring the parks, along with the unique culture of the Navajo Nation.

