Grand County and the Moab Area will be at the top of the list for nature-based and resort-oriented recreation and tourism Opportunity Zones. The area's appeal lies in its vibrant local community and economy, a robust tourism sector, and promising economic diversification and development opportunities. Grand County's economic development priorities include building more housing across the spectrum of needs, from affordable multi-family housing, to moderately priced single family housing, to high-end custom homes. The area seeks first movers who are willing to initiate business ventures that fill niche areas within the tourism or outdoor product sectors or new sectors that are underrepresented in the county’s current economic mix. Within five years, Grand County will have a destination campus, Utah State University Moab, that will produce qualified workers to fill jobs in professional services, outdoor product design and development, healthcare, and the physical sciences. New housing stock will enable more businesses and individuals to locate, expand, and build community in Moab.

**AT-A-GLANCE**

- Private jobs in the leisure and hospitality sector: 46.2%
- Visitors to Moab each year: 3,000,000
- Residents: 9,764
- Annual projected growth in oil and gas sector: 8%
- Projected labor force growth in 5 years: 6%
Investable Projects

Site 1: Resort-Central for Housing or Hospitality
A stellar location, this property sits at the gateway to Arches, Canyonlands, and Dead Horse Point, yet is just ten minutes from the heart of downtown Moab. The property sees more than 7,500 vehicles per day traveling to and from downtown Moab, and provides sweeping views toward Arches National Park, the snow-capped La Sal Mountains, the distant Book Cliffs, breathtaking red rocks and landscapes. Featuring 1,500 feet of highway frontage with easy highway access, this parcel is ideally suited for an outdoor adventurers resort, with the Cotter Mine Road and superb 4x4 routes toward Monitor and Merrimac at your doorstep, and world-renowned mountain biking trails just minutes away. The site offers an amazing development opportunity for a hotel, outfitter, RV resort, camping/glamping, and more.

- Location: 13733 N Hwy. 191
- Zoning: Resort special (RS)
- Price: $1,500,000
- Existing Use: Raw Land
- Utilities:
  - Power: At the site
  - Water: Culinary Available; well with 30 gpm flow and deeded water rights for 60-unit hotel, 30-seat cafe, 3 commercial units, and 3 domestic units
  - Sewer: Septic tank
  - Engineered percolation tests for a 10,000 gallon per day wastewater system were completed in 2000

Site 2: Highway Commercial Project
This property first served as an ALCO retail chain in 1997 and was converted to a Shopko retail store in 2015. Due to national bankruptcy, the Shopko is closing and the owners of the space are seeking a new tenant. This property is in a prime location just south of the heart of Moab, located near several outdoor recreation outfitters, residential neighborhoods, and other commercial operations. The space is approximately 22,500 ft² and includes eighty-one paved parking spaces. Though currently a chain retail operation, the open floor plan and high ceilings create a myriad of commercial opportunities, including retail, office and co-working space, and other uses.

- Location: 1145 S HWY 191
- Zoning: Highway Commercial (HC)
- Price: TBD
- Existing Use: Commercial Retail
- Utilities:
  - Power: Single Phase
  - Water: Culinary - Available
  - Sewer: Available & Connected

Site 3: Highway Commercial Project #2
The property is a high-visibility property with highway frontage located in town. The flexible commercial zoning designation allows for a myriad of use types, including commercial and retail uses, lodging, employee housing, vacation rentals, and more. The building was constructed in 2006 and includes restrooms, office space, industrial space, and overhead doors. The property is located near several prominent outfitters and is an exceptional site for a related outdoor product company, outfitter, tour, or guiding company. The adjacent lot provides ample room for employee housing or vacation lodging.

- Location: 1261 S HWY 191
- Zoning: Highway Commercial (HC)
- Price: $1,500,000 (1.02 acres)
- Existing Use: Commercial Retail/Auto Repair Shop
- Utilities:
  - Power: Single Phase
  - Water: Culinary - Available
  - Sewer: Available & Connected

Site 4: Mixed Use Commercial and Residential
Existing Structures: Two shop buildings and office space, totaling approx. 3,600 sqft; one triple-wide home; one single-wide trailer, and two RV hookups. This property is located near the intersection leading to the developing Utah State University campus. The flexible commercial zoning and range of structures on the property make it accessible for a variety of business and use opportunities. The housing structures on site could be student or workforce housing for the business.

- Location: 1370 S Mill Creek Drive
- Zoning: Highway Commercial (HC) & Rural Residential (RR)
- Price: $2,999,000 (3.03 acres)
- Existing Use: Commercial Auto Repair Shop, Long-Term Residential Rentals
- Utilities:
  - Power: Three Phase, metered separately for each existing building on site
  - Water: Culinary - Available & Connected
  - Sewer: 8” line with multiple stubs; serviced by GWSSA

Key Contact: Zacharia Levine | Community and Economic Development Director | zlevine@grandcountyutah.net
Available Incentives
The Moab Area offers meaningful incentives for projects, including enabling tax increment financing and fast-tracking for affordable and workforce housing projects, along with strategic and operational support for businesses. The county will consider waiving development review fees and impact fees for qualifying projects. Additional incentives include the following:

- Tax Increment Financing (TIF)
- Community Development Block Grant (CDBG)
- New Market Tax Credit (NMTC)
- Promise Zones
- Section 514/515
- High Cost Infrastructure Tax Credit
- Possible assistance for Infrastructure; roads, utilities etc.
- Enterprise Zone Tax Incentive Area
- Rural Fast Track Program
- Alternative Energy Development Credit
- Renewable Energy Development Incentive
- Technology Commercialization & Innovation Program
- Procurement Technical Assistance Center (PTAC) Incentives
- Qualified HUB Zone
- Department of Workforce Services Incentives
- Revolving Loan Funds
- Additional County/City specific incentives

Interstate 70 traverses Grand County about 30 miles from downtown Moab. Canyonlands Field Airport provides daily service to Denver by SkyWest, with other major cities coming online soon. Grand Junction is the nearest Census designated Urbanized Area, and Salt Lake City, Denver, Las Vegas, and Phoenix are the nearest metropolitan areas. The Union Pacific rail line that runs between Salt Lake City and Denver cuts through the area. A rail spur that runs from Crescent Junction to the Intrepid Potash Plant currently serves the Department of Energy Uranium Mill Tailings Remedial Action project.

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