



Three Points Center

2994 South Gould Wash Road, Hurricane, Utah 84737



INSPECTIONS BY APPOINTMENT ONLY

v September 4, 2025

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Property Highlights

Founded in the early 2000s, Three Points Center in Hurricane, Utah, operates as a boarding school and residential treatment center on a scenic, water-abundant, 120-acre site surrounded by Bureau of Land Management land.

Located just five miles southeast of Hurricane City and about 10 minutes from central Hurricane, the property combines rural seclusion with proximity to key regional attractions and infrastructure. This location offers a mild climate, offering unique potential for continued use as a specialty campus or adaptive reuse as a corporate retreat, recreational facility, or educational institution.

Property Highlights

- 120-acre primary site plus 73.03 acres of adjacent excess land (with appurtenant water rights)
- 21 buildings totaling 50,258 SF
 - 2 dormitory buildings
 - 10 residential pods
 - 2 administration/office buildings (converted ranch houses)
 - 2 school buildings (cafeteria/classroom, office, dance hall)
 - 2 auxiliary buildings (water treatment, maintenance)
 - 2 equestrian buildings (arena, horse stable – built 2021)
- Competition-level facilities for dance, equestrian activities, and outdoor recreation
- Lower pond and upper pond, supported by dedicated water systems
- Rural setting with year-round access via Gould Wash Road, first mile paved





Improvements Summary						
No.	Building	Year Built	Levels	Structure	Condition	Size (SF)
1	Boys Dormitory	2003	1	Concrete Block	Average	4,100
2	Cafeteria/Classroom	2003	2	Metal	Average	11,136
3	Girls Dormitory	2003	1	Concrete Block	Average	4,100
4	Water Treatment	Unk.	1	Wood	Average	840
5	Dance Hall	2004	1	Metal	Average	3,000
6	Staff/Therapy	1962	1	Wood	Average	1,176
7	Administration	1962	1	Log	Average	2,396
8	Multi-purpose	2003	2	Metal	Average	6,300
9	Pods	2001	1	Concrete Block	Average	5,920
10	Maintance	Unk.	1	Metal	Average	670
11	Arena	2021	1	Metal	Average	9,720
12	Horse Stable	2021	1	Metal	Average	900
Total Gross Building Area						50,258



1 - Boys Dormitory



2 - Cafeteria/ Classrooms



9 - Residential Pods



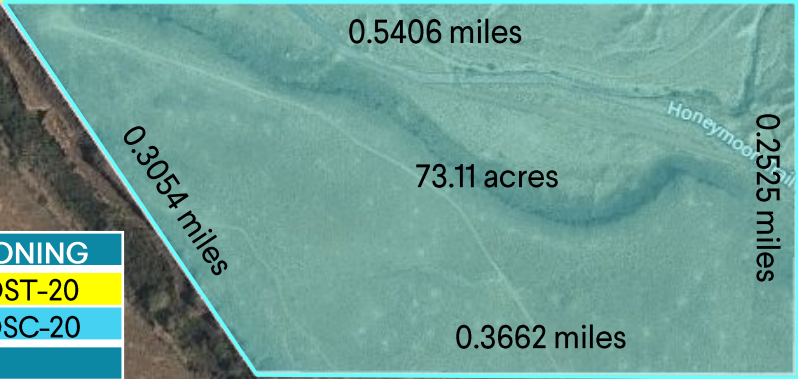
21 - Horse Stable



11 - Arena Interior



11 - Arena Exterior



Utah, Hurricane	APN	ACRES	ZONING
RTC Parcel	3332-HV, 2167-HV	118.34	OST-20
Excess Land Parcel	2168-B-HV	73.03	OSC-20
TOTAL		193.03	

POPULATION & DEMOGRAPHICS

5-mile Radius of
2994 South Gould Wash Rd, Hurricane,
Utah 84737



2024 Population
9,831



Annual Growth
0.1%



Median HH
Income: \$60,647



Median Home
Value: \$395,735

Source: CoStar

Population

	3 mile	5 mile	10 mile
2020 Census	891	9,800	28,065
2024 Population (Estimate)	965	9,831	30,853
Annual Growth 2020-2024	2.1%	0.1%	2.5%
Median Age	41.8	37.6	40.7
Ave Household Size	2.9	3.1	2.8

Housing

	3 mile	5 mile	10 mile
Median Home Value	\$612,500	\$395,735	\$376,023

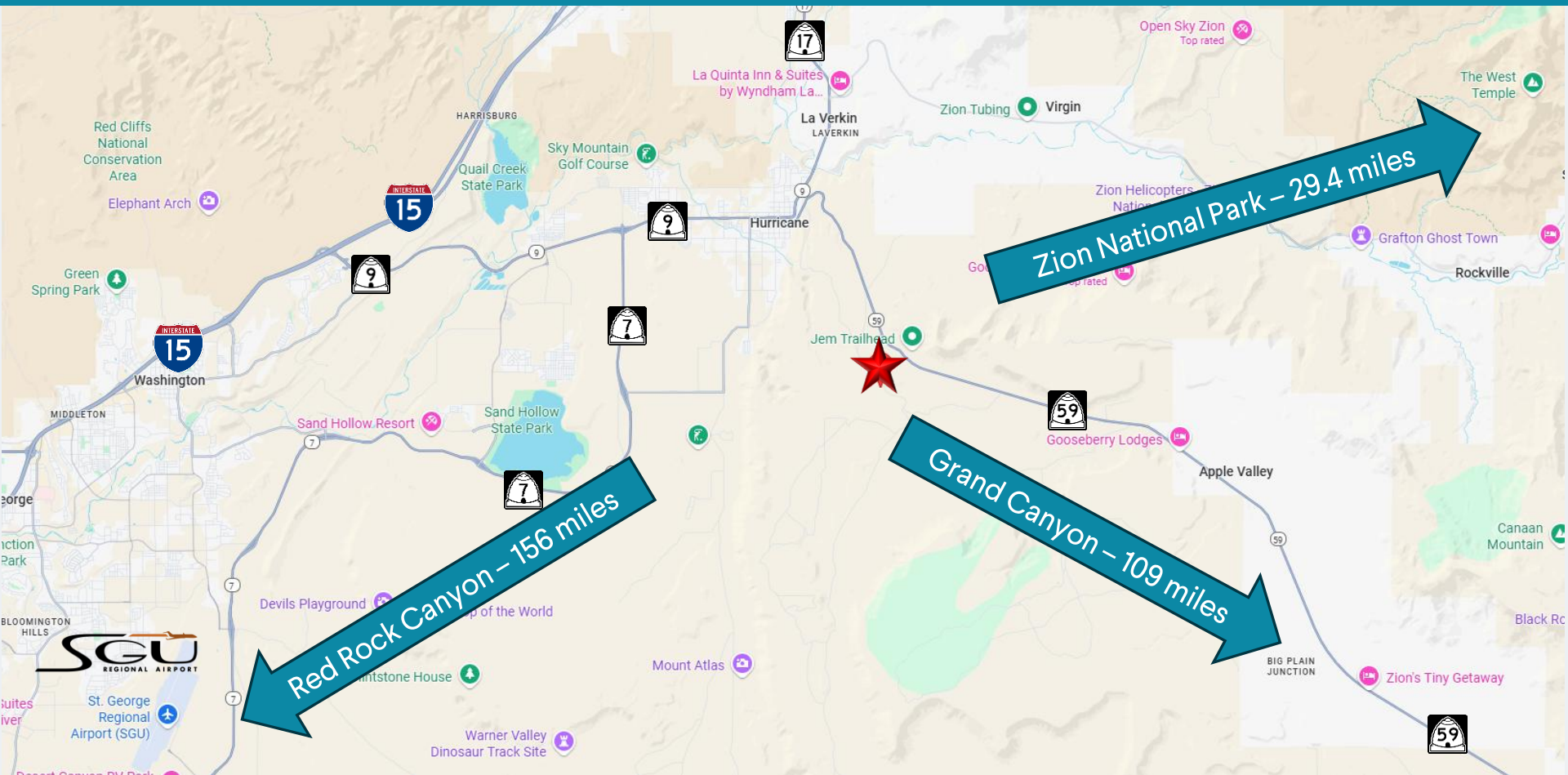
Income

	3 mile	5 mile	10 mile
Avg Household Income	\$93,266	\$83,111	\$74,540
Median Household Income	\$56,666	\$60,647	\$54,426

Traffic

Collection Street	Cross Street	Avg. Daily Traffic Volume	Count Year	Distance from Property
US 89;US 91	N/A	5,262	2025	2.52 mi
State Rte 59	E 100 S NW	2,042	2018	2.60 mi
South 1150 West	Airport Road NW	136	2021	3.21 mi
300 South	N/A	141	2025	3.25 mi
Arizona Strip Road	S 1050 W N	1,127	2025	3.39 mi

Hurricane, Utah



Airport:

- St. George Regional Airport (SGU): 30 miles



Roadway Access:

- Interstate – 15: 15 miles



National Parks

- Zion National Park: 29.4 miles
- Grand Canyon: 109 miles
- Red Rocks Canyon: 156 miles



Distances to Major Cities:

- Las Vegas: 142 miles
- Sale Lake City: 296 miles
- Phoenix: 392 miles

Hurricane Utah Facts



Location & Setting

Hurricane is located in southern Washington County, about 20 miles east of St. George's central business district, 120 miles northeast of Las Vegas, and 300 miles south of Salt Lake City. The area sits near the Hurricane Bench and is surrounded by Bureau of Land Management (BLM) land.

Access & Transportation

The city is served by Utah State Highways 9, 17, and 59, along with the new Southern Parkway (State Highway 7), which connects St. George Regional Airport to Hurricane and Sand Hollow Reservoir. These highways provide efficient access to Zion National Park, I-15, and surrounding communities.

Economy & Employment

The region has approximately 91,446 employees, with an unemployment rate of just 3.3%. Leading industries are Retail Trade, Health Care & Social Assistance, and Educational Services, which together account for nearly 40% of employment.

Tourism & Natural Attractions

Tourism is a major driver of the local economy. Hurricane is a gateway community to Zion National Park (20 miles east, 4.5+ million visitors in 2024). The area also benefits from proximity to Bryce Canyon, Grand Canyon (North Rim), and Lake Powell, as well as nearby Sand Hollow and Quail Creek State Parks.

Housing & Development

Major area developments include Coral Canyon (2,600 acres, master-planned golf community), Sand Hollow Resort (1,800 dwellings planned), and the Gateway Industrial Park, anchored by Walmart's 1.2-million-square-foot distribution center

Sources: [FRED](#), [NPS](#)

Greater Southern Utah & Zion Area Map

Map Symbols

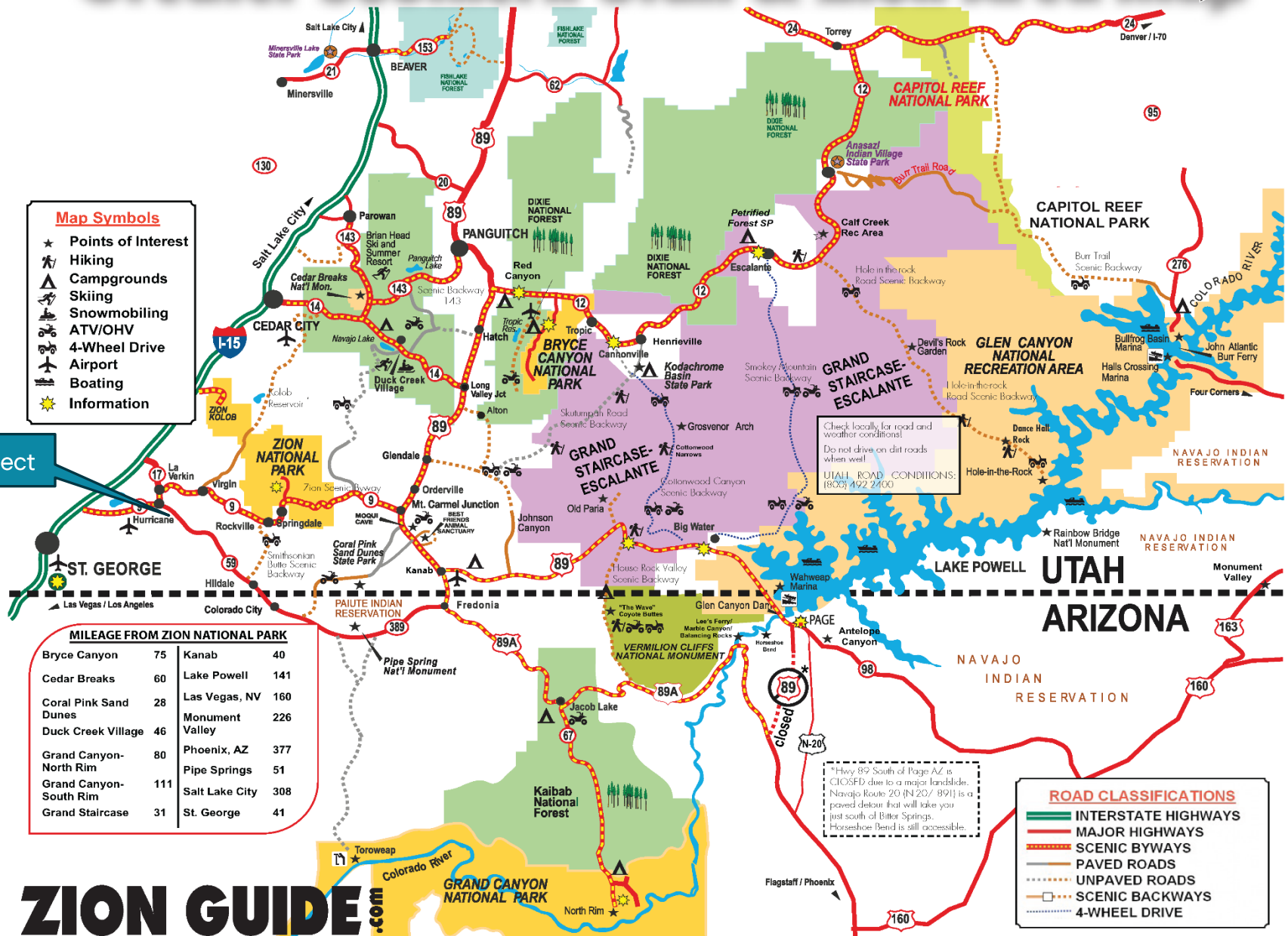
- ★ Points of Interest
- 🚶 Hiking
- 🏕 Campgrounds
- 🎿 Skiing
- 🚙 Snowmobiling
- 🚙 ATV/OHV
- 🚙 4-Wheel Drive
- ✈ Airport
- 🚤 Boating
- 💡 Information

Subject

MILEAGE FROM ZION NATIONAL PARK

Bryce Canyon	75	Kanab	40
Cedar Breaks	60	Lake Powell	141
Coral Pink Sand Dunes	28	Las Vegas, NV	160
Duck Creek Village	46	Monument Valley	226
Grand Canyon-North Rim	80	Phoenix, AZ	377
Grand Canyon-South Rim	111	Pipe Springs	51
		Salt Lake City	308
		St. George	41

ZION GUIDE.com



Disclaimer

Keen-Summit Capital Partners LLC (“Keen” or “Broker”) has been engaged by Harvey Sender, Chapter 7 Trustee of Three Points Center, LLC, Three Points Properties North Carolina, LLC, Three Points Center North Carolina LLC, and Three Points Properties, Debtors (“Client”), as exclusive advisor for this offering.

Client is seeking to sell its **real estate holdings**, which includes extensive improved and unimproved real property assets (which shall hereinafter be referred to as the “Property”).

By receiving this Information Memorandum and/or participating in the sales process and/or contacting the Trustee, Debtor and/or Advisors, you (“Prospect” or “you”) agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Advisors and do not participate in the sales process. Your participation in the sales process shall constitute your express agreement to the following terms and conditions.

In connection with your request for information (“Information”) related to the Property and the sales process and your interest in purchasing all or a portion of the Property (a “Transaction”), the Client hereby agrees to disclose information to Prospect and to engage in conversations and negotiations with you, subject to the understandings, terms and conditions set forth below.

1. The Property in whole or in parts, is being offered AS-IS, WHERE-IS, with ALL FAULTS.
2. The Information:
 - a. has been prepared for informational purposes only, and
 - b. has been prepared from materials supplied by the Client, local municipalities and other sources deemed reliable.
3. Although the Client and Advisors will endeavor for the Information to contain data known to them which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that, except pursuant to the APA to be entered into between the Client and Prospect in connection with a Transaction, none of the Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
 - a. have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, or
 - b. shall have any liability whatsoever to Prospect or any of Prospect’s Representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information.
4. Without limiting the generality of the immediately preceding paragraph, the Information may include certain statements, estimates and projections with respect to the Property. Such statements, estimates and projections reflect various assumptions made by the Client, and/or Advisors, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in the APA.
5. The Information has been prepared to assist Prospects in making their own evaluation of the offering and does not purport to be all-inclusive or to contain all of the information that interested parties may desire. Advisors have not assumed responsibility for independent verification of any of the information contained herein and has not in fact in any way audited such Information. In all cases, interested parties should conduct their own investigation and analysis of the offering, conduct site inspections and scrutinize the Information. Prospects should engage legal counsel, accountants, engineers and/or such other professional advisors as Prospects deem appropriate for evaluating the Property.

Disclaimer

6. Prospect agrees that no contract or agreement providing for any Transaction shall be deemed to exist between Prospect and Client unless and until Prospect and the Client execute and deliver a final definitive APA, and Prospect hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until Prospect and the Client shall have executed and delivered an APA. Prospect also agrees that unless and until Prospect and the Client shall have executed and delivered an APA, neither Prospect nor the Client will be under any legal obligation of any kind whatsoever with respect to a Transaction by virtue of this document except for the matters specifically agreed to herein. Prospect further acknowledges and agrees that the Client reserves the right, in their sole discretion, to reject any and all proposals made by Prospect or Prospect's Representatives with regard to a Transaction, and to terminate discussions and negotiations with Prospect at any time. Prospect further understands that the Client shall be free to establish and change any process or procedure with respect to a Transaction as the Client in their sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a final definitive agreement relating to a Transaction with any other party without prior notice to Prospect or any other person).
7. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado without regard to conflict of law principles (that might dictate the application of the laws of another jurisdiction). Prospect hereby irrevocably and unconditionally consents to submit to the exclusive jurisdiction of the State of Colorado for any lawsuits, claims or other proceedings arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum and/or the alleged acts or omissions of Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives. Prospect hereby further irrevocably and unconditionally waives the right to and agrees not to plead or claim that any such lawsuit, claim or other proceeding brought, has been brought in an inconvenient forum. Prospect expressly waives all right to trial by jury in any action or proceeding arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum, and/or the alleged acts or omissions of Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives..
8. It is understood that Advisors will arrange for appropriate contacts for due diligence purposes. All:
 - a. communications regarding a possible Transaction,
 - b. requests for additional information,
 - c. requests for inspections,
 - d. discussions regarding making an offer and/or participating in the sales process, and/or
 - e. discussions or questions regarding procedures in connection with any possible Transaction,

must be submitted or directed exclusively to Advisors. Neither Prospect nor Prospect's Representatives will initiate or cause to be initiated any communication with any employee or representative of the Client including the managing agent concerning the Information or a Transaction.

Contact Information

All communications, inquiries and requests for information relating to these materials should be addressed to Keen-Summit Capital Partners LLC.

INSPECTIONS ARE BY APPOINTMENT ONLY

Interested parties must contact Keen to schedule access and not visit the premises on their own.

COOPERATING BROKERS

Cooperating Brokers should seek payment from their client.

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