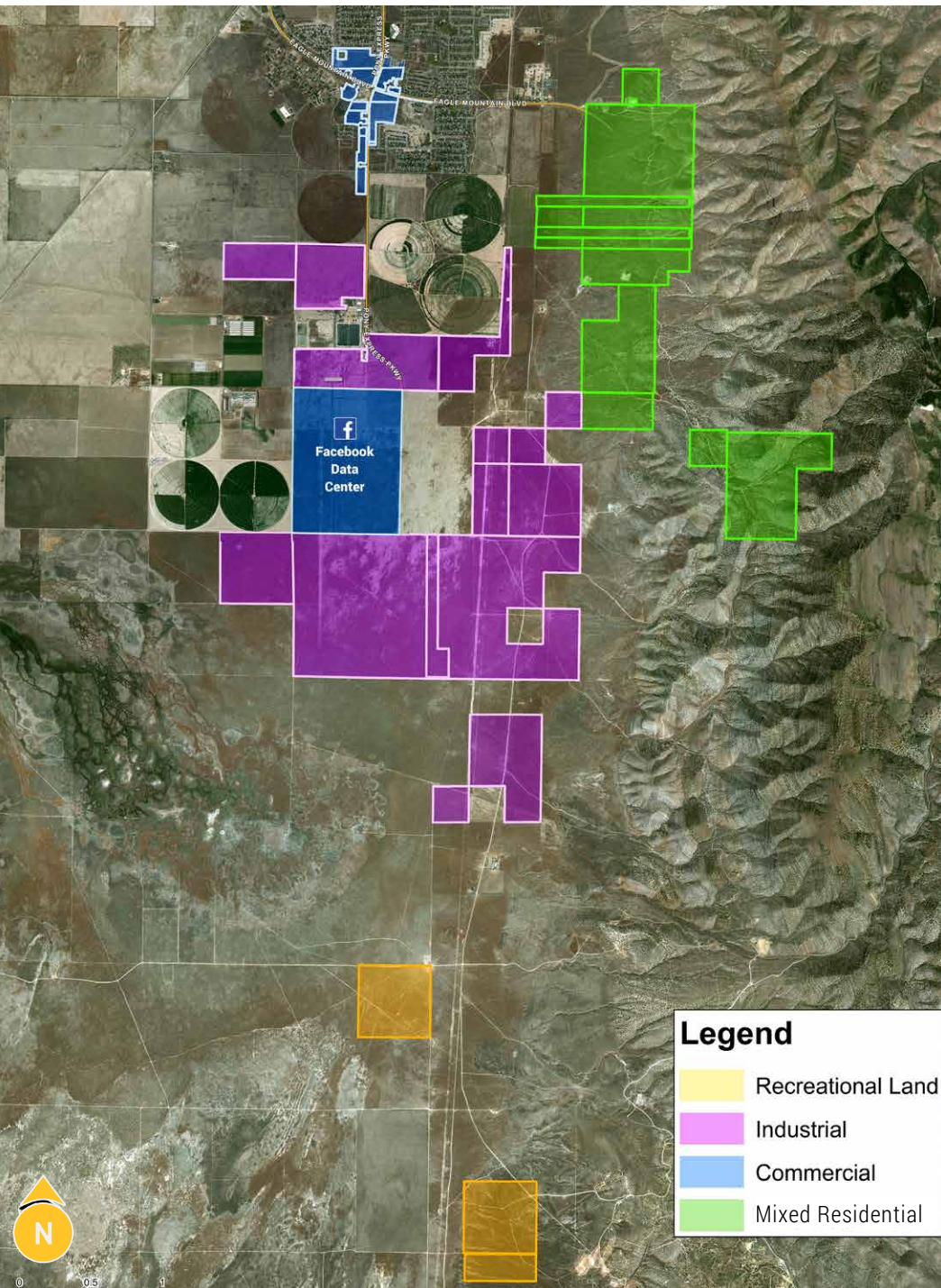


Eagle Mountain Commercial Land

EAGLE MOUNTAIN CITY, UTAH



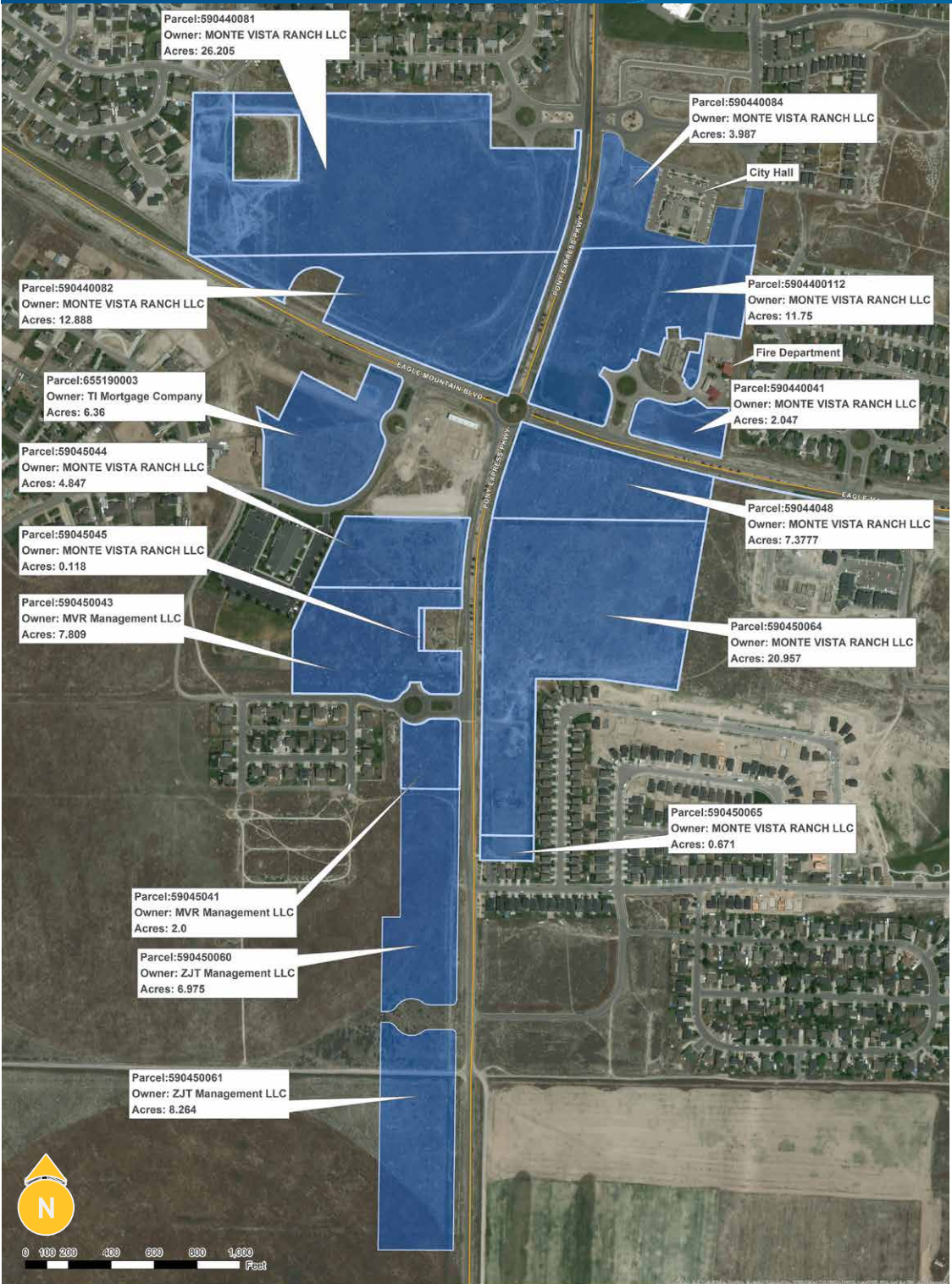
City Highlights

Eagle Mountain sits at the Western base of the Lake Mountain Range in Utah’s ruggedly beautiful Cedar Valley. The town has a total area of over 43 square miles (Utah’s third largest city by area) and is located 30 miles south of Salt Lake City.

- > Fast growth track - 100’s of new homes built annually
- > City Population 33,000 + and growing at a rate of 10% Development incentives may be available from Local & State agencies

Eagle Mountain Commercial Land

EAGLE MOUNTAIN CITY, UTAH



Property Information

- > For Sale, Ground Lease, or BTS
- > Approximately 125 ± acres
- > All parcels can be subdivided to suit your specific needs
- > Zoning: C-1 / C-2
- > Utilities in the road
- > Center of town, high traffic area
- > Potential uses include: retail, C-store, fast food, grocery, professional office
- > Topography: gentle, nearly flat
- > \$5.00 - \$8.00 / SF single pads



Doug Scheel
+1 801 947 8340
doug.scheel@colliers.com

Troy Scheel
+1 435 656 4499
troy.scheel@colliers.com

Colliers International
335 E St. George Blvd.
St. George, UT 84770
P: +1 435 656 5500

Luke Godfrey
+1 435 229 4126



FOR SALE > COMMERCIAL LAND

Eagle Mountain Commercial Land

EAGLE MOUNTAIN CITY, UTAH

Eagle Mountain City is the youngest city in America, with a median age of 19.9 years old. It is a master-planned community that captures a neighborhood feel in the midst of Utah’s urban corridor. Eagle Mountain sits just 40 miles southwest of Salt Lake City and 30 miles northwest of Provo, Utah at the western base of the Lake Mountains. The historic Pony Express Trail runs though the city and, since its incorporation in December 1996, the city’s population has grown from 250 residents to more than 30,000, becoming one of the state’s fastest growing communities. Geographically, it is the third largest city in the state of Utah. Eagle Mountain residents enjoy quiet, safe neighborhoods with plenty of open space where families can play and spend time together. The city’s master plan includes more than 30 miles of jogging, bike, and horse trails, connecting Eagle Mountain’s residential developments.

Boosted by skyrocketing population growth and surrounded by open spaces, business in Eagle Mountain thrives. The natural landscape supports running trails, hiking, and biking, not to mention a golf course and ATV-riding. And its wide-open spaces give the local infrastructure unrestricted freedom to grow. Best of all, the community’s population is set to grow by over five times by 2040!

POPULATION & AMENITIES:

- Population growth since incorporation in 1996: 9,200% (from 250 to 30,000)
- Projected growth: 120,000 residents by 2040 (522%)
- 48.75 square miles of city land mass to facilitate growth (3rd most in Utah)
- Premier outdoor amenities, including hiking, biking, ATV riding and golf
- Incomparable natural beauty
- Eagle Mountain Incubator & Business Resource Center

To say that Utah County finds itself among some of the most prestigious rankings in the nation is a bit of an understatement. You can find Utah Valley among almost all the most prestigious national rankings, from business to quality of life and education.

WELCOME TO THE NEW HOME OF BUSINESS.

- | | | |
|---|---|---|
| > Best State for Business 2017 | > #1 Most Entrepreneurial State 2015 | > Home to 4 of Utah’s 10 Fastest Growing Cities 2014 |
| > Best State for Business 2016 | > #1 Most Fundamentally Sound State 2015 | > Provo: #1 Fastest-Growing on-the-Rise Startup Hubs 2014 |
| > Forbes | > #3 Best State for Future Job Growth 2015 | > Provo: #2 Best for Work-Life Balance 2014 |
| > CNBC | > #3 Most Money-Savvy State 2015 | > Provo: #2 Greatest Place to Live in America 2014 |
| > 24/7 Wall St | > #4 Best State in the Nation for Broadband Speeds 2015 | > Provo: #9 Highest Cycling Rate in the Nation 2014 |
| > #4 Strongest State in the Nation 2016 | > #4 Best State for Procurement Management 2015 | |
| > Provo: #1 Hottest Job Market in America 2016 | > Provo: #1 Best City for Career Opportunities 2015 | |
| > Provo-Orem: #4 Most Educated City in America 2015 | > Provo/Orem: #3 Best Performing Cities 2015 | |
| > Best State for Business 2015 | > Provo: #3 Best City for Businesses & Careers 2015 | |
| > #1 Most Diverse Economy in the Nation 2015 | > Best State for Business 2014 | |



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