

Eagle Mountain

CURRENT RETAIL

Air Venture Sky Diving

Cedar Valley
Airport, Inc.

Direct Communications
Cedar Valley, LLC

Eagle Mountain
Properties, LLC

Family First Dentistry

Fvsions Hair
Studio & Spa

Great Clips

Holiday Oil

JV's Market

Maranatha Mexican Grill

Maverik

Mender LLC

Miller Family Chiropractic

Quality Management
Service, Inc.

Southeast Asian Cuisine

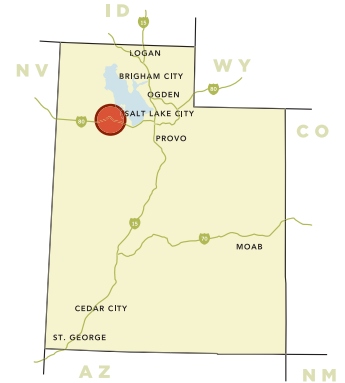
Southwest Ballet Academy

The Ranches Kids Academy

Village Pizza

Contact Information

Ifo Pili
Economic Development Director
1650 East Stagecoach Run
Eagle Mountain, Utah 84043
P (801) 789-6639
ipili@emcity.org
www.emcity.org



	2009 EST	2012 PROJ		2009 EST	
Total Population	22,545	31,500	Households by Income		
Total Households	4,502	6,290	\$0 - \$15,000	32	1.8%
			\$15,000 - \$24,999	73	4.0%
			\$25,000 - \$34,999	115	6.3%
Population by Age	2009 EST		\$35,000 - \$49,999	350	19.2%
0 to 4	1,379	18.7%	\$50,000 - \$74,999	587	32.2%
5 to 14	1,525	20.7%	\$75,000 - \$99,999	301	16.5%
15 to 19	360	4.9%	\$100,000 - \$149,999	210	11.5%
20 to 24	540	7.3%	\$150,000 +	157	8.6%
25 to 34	2,255	30.6%			
35 to 44	598	8.1%	Average Household Income		\$66,349
45 to 54	381	5.2%	Median Household Income		\$60,652
55 to 64	195	2.7%			
65 to 74	79	1.1%	Housing Units	2009 EST	
75 to 84	48	0.7%	Owner Occupied	3,699	82.2%
85+	2	0.0%	Renter Occupied	543	12.1%
			Vacant	258	5.7%
Median Age: Total Population		24.2			



Eagle Mountain Links L.L.C.



SCALE: 1" = 50'

Retail Sites

- Two retail (fast food) sites available - purchase or ground lease considered.
- Site plan is conceptual, so we can work with your requirements.
- Frontage on The Ranches Parkway.
- Backs to the #12 hole of The Ranches Golf Club.

Contact: Monte Kingston
 Eagle Mountain Links, LLC
 4128 E. Clubhouse Lane
 Eagle Mountain, UT 84005
 801-789-5200

COMMERCIAL LAND - EAGLE MOUNTAIN, UTAH



CITY FACTS

- Development incentives may be available from the city
- Fast growth track - 100's of new homes built annually
- City population 23,000+ and growing at a rate of 10%
- 6,800 acres available from single owner



EAGLE MOUNTAIN PROPERTIES

CONTACT INFORMATION

Phone: **801.789.2828**
 or call: **801.789.2830**
 Fax: 801.789.2832
 1757 E. American Way #6,
 Eagle Mountain UT 84005
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 www.eaglemountainutah.com

City Center in Eagle Mountain

Prime commercial land on major thoroughfares is still available in one of Utah's fastest growing areas!

- Prime commercial land on arterial roads in one of Utah's fastest growing areas
- \$3 to \$10 per sq. ft. depending on size & location of parcel
- All utility services available in adjacent arterial roads
- All parcels can be subdivided to suit your specific needs
- Property is currently vacant
- Gentle, nearly flat topography
- Large potential customer base
- No existing business competition
- Huge appreciation potential

"Sustainable, environmentally sound development is an elemental part of the plan for the future."



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 fourth largest city by area) and is located 30 miles south of Salt Lake City.

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SADDLE JUNCTION

SR 73 & THE RANCHES PKWY | EAGLE MOUNTAIN | UTAH

INDUSTRIAL
OFFICE
RETAIL
INVESTMENT
LAND

- 3.29 ACRES (SWC)
- Main Entrance to The Ranches & Eagle Mountain City
- Retail Zoning
- Anchored by: **MAVERIK**
- Demand For:
 - Banks, Credit Unions
 - Fast Food
 - Strip Mall Shops

LAND
Price: \$12.50/SF
Lease: TBA

contact information

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Developed By:



NAIUtah

Commercial Real Estate Services, Worldwide.