

**COMMERCIAL,
INDUSTRIAL AND
AGRICULTURE LAND**

- Major Assemblage | 482 Acres – One of Eagle Mountain’s largest contiguous land offerings, spanning Agriculture, Retail, Industrial, and CC parcels.
- Flexible Zoning & Overlays – Sweetwater Industrial, RTI, LMD, and CC entitlement.
- Prime Location – Direct SR-73 access, minutes to I-15, near Meta, QTS, and Silicon Slopes; positioned for Utah



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MONTE VISTA RANCH
1448 East Jasmine Street
Eagle Mountain, UT 84005



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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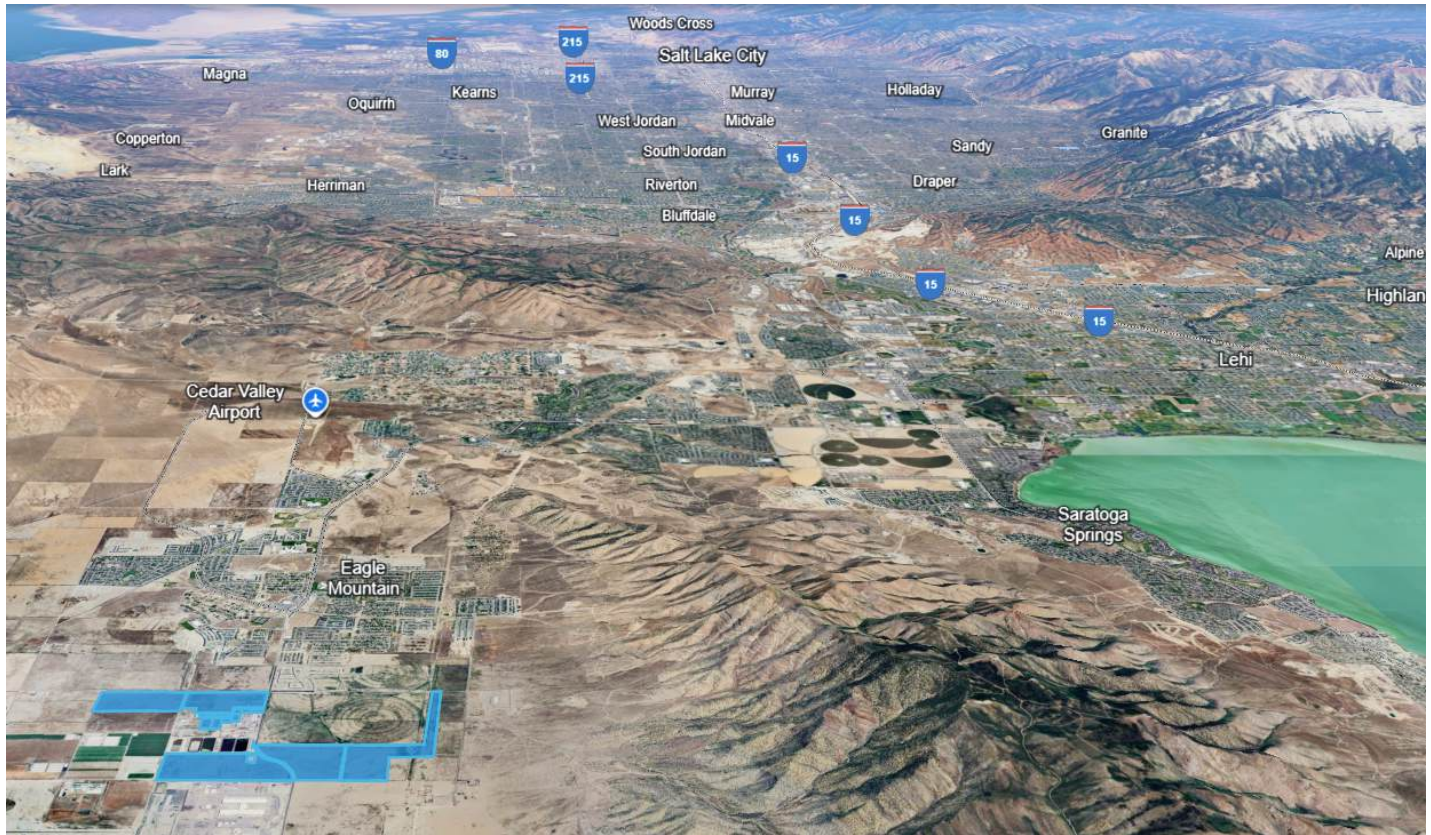
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Property Summary

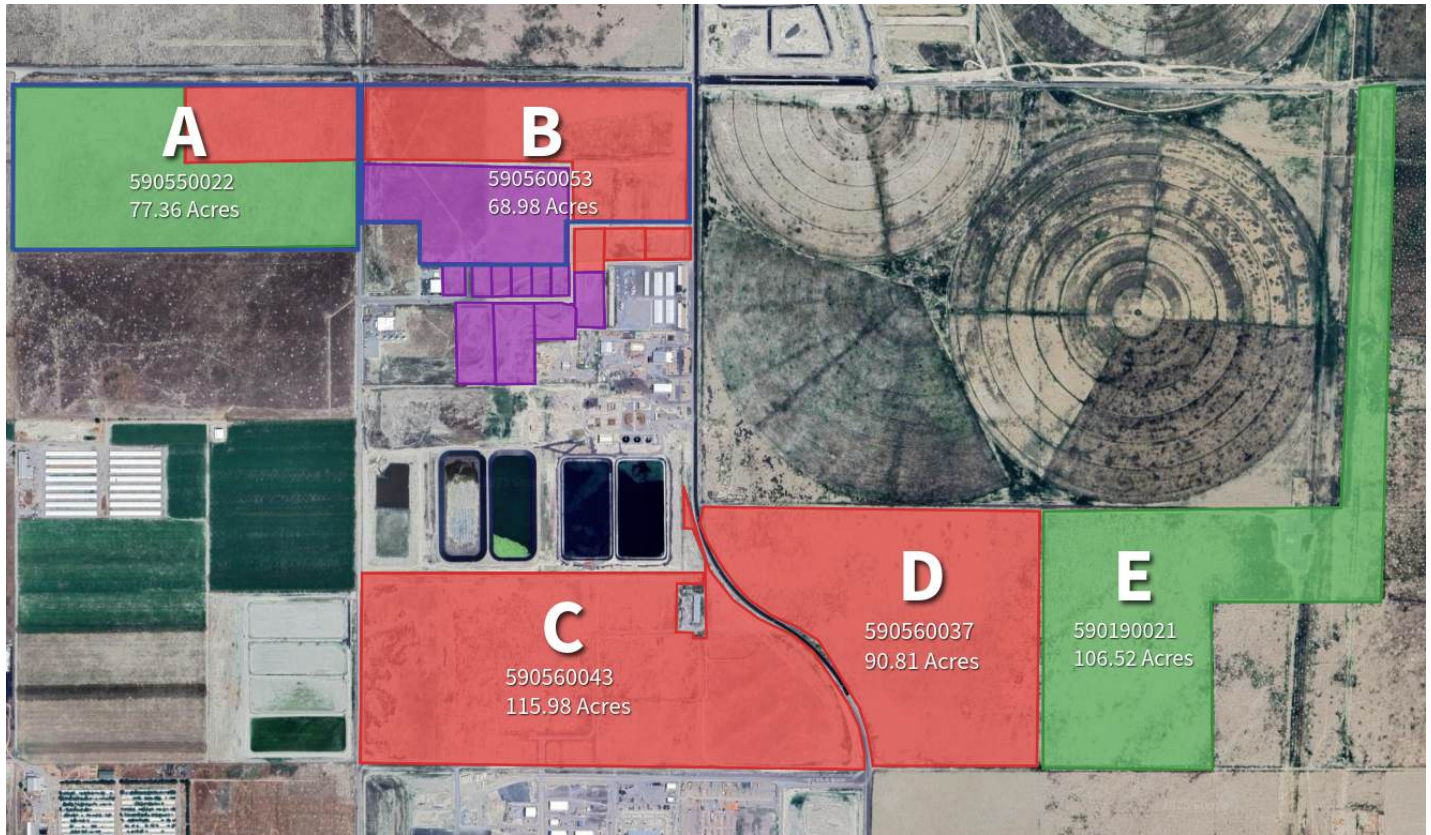
Total Acreage:	482 Acres
Price / Acre:	TBD
Price:	TBD
Zoning:	Mix of AG, LMD, CC and Ind

Property Overview

These premier parcels offer an outstanding opportunity for industrial and commercial development in a rapidly growing region with strong demand for modern business space. Fully infrastructure-ready with robust utilities and high-speed fiber-optic service, the land is ideal for data centers, advanced manufacturing, industrial parks, and corporate campuses. Zoned for both industrial and commercial uses, it offers flexibility for a range of projects from large-scale operations to mixed-use business environments. With its strategic location, superior infrastructure, and expanding market potential, this property is great for developers seeking a thriving industrial and commercial corridor.

Location Overview

Strategically located in Eagle Mountain, Utah, one of the fastest-growing regions in Utah, these properties offer a prime opportunity for industrial and commercial development. With direct access to SR-73 and I-15, the proposed Cedar Valley Highway, the site provides seamless connectivity to Salt Lake City and major regional markets, making it ideal for logistics, manufacturing, and distribution operations. The city is within 40 miles of three of Utah's largest universities: Brigham Young University, Utah Valley University and University of Utah, providing access to skilled labor and potential innovation partnerships. Driving distance to the regional core: from Eagle Mountain to Salt Lake City, Utah is approximately 40 miles, with travel time in the range of 45-50 minutes.



Vast development opportunities for a variety of uses.

Over 482 available acres consisting of development-ready Commercial land, Industrial land with finished lots, and prime agriculture land featuring Industrial overlays. The listed parcels are ideally situated for industrial and retail development in one of Utah County's fastest-growing regions. Eagle Mountain, Saratoga Springs, and Lehi have seen substantial increases in population over the past few years, which directly drives demand for retail spaces to serve both existing residents and newcomers. As more people move to the area for its affordable housing, high-quality schools, and proximity to Salt Lake City, the need for modern retail centers, restaurants, and service-oriented businesses continues to rise.

Many available listed parcels are zoned Community Commercial (in red), which supports a variety of retail and commercial uses. This zoning allows for shopping centers, grocery stores, restaurants, and entertainment venues, among other retail developments. The flexibility of the CC zoning means that developers can create mixed-use spaces that combine retail with office and residential units, catering to the growing demand for urban-style developments that blend living, working, and shopping into one cohesive environment.

Industrial finished lots (in purple) and Agriculture acreage (in green) provide an exceptional opportunity for development in a region that is seeing consistent growth in demand for logistics, manufacturing, and distribution. Located in Eagle Mountain, Utah, the parcels benefit from direct access to SR-73 and I-15, proposed Cedar Valley Highway which offer immediate connectivity to Salt Lake City and other major regional hubs. This access is a significant advantage for any industrial operation that requires easy transportation of goods, whether for manufacturing, distribution, or e-commerce. Additionally, the fiber-optic connectivity and advanced broadband ensure that the site is well-suited for data centers, technology-focused industries, and any other industrial uses requiring fast and reliable data access. The presence of large-scale tech companies like Meta and QTS nearby further underscores the region's growing reputation as a hub for industrial innovation and data centers.

AVAILABLE PARCELS

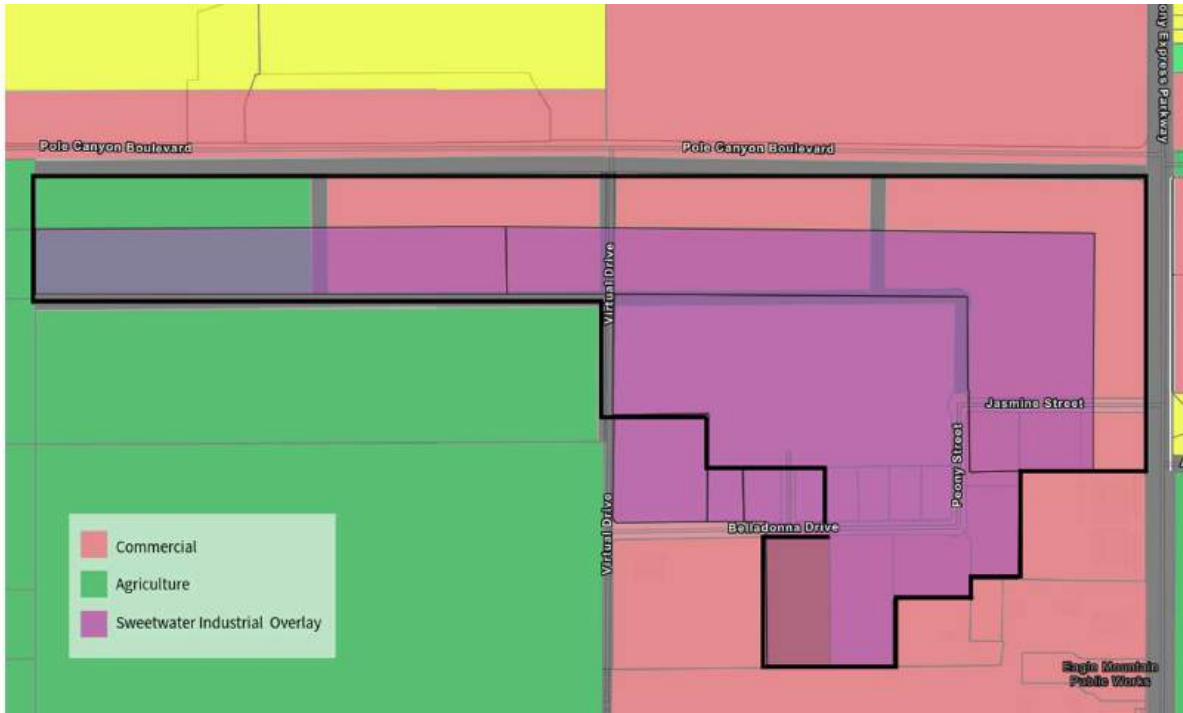
MONTE VISTA RANCH
1448 East Jasmine Street
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PARCEL	LOT	PROPERTY ADDRESS	Zone - Overlay	Acreage	Listing Price	\$ per SF
710250303	303	1213 E Belladonna Dr	Business Park/Industrial - RTI/SWI overlays	0.87	\$ 341,075.00	\$ 9.00
710250304	304	1239 E Belladonna Dr	Business Park/Industrial - RTI/SWI overlays	0.87	\$ 341,075.00	\$ 9.00
710250305	305	1267 E Belladonna Dr	Business Park/Industrial - RTI/SWI overlays	0.87	\$ 341,075.00	\$ 9.00
710250306	306	1295 E Belladonna Dr	Business Park/Industrial - RTI/SWI overlays	0.84	\$ 329,314.00	\$ 9.00
710250307	307	1448 E Jasmine St	CC - RTI overlay	1.96	\$ 1,280,664.00	\$15.00
710250308	308	1394 E Jasmine St	CC - RTI/SWI overlays	1.87	\$ 1,221,858.00	\$15.00
710250309	309	1344 E Jasmine St	CC - RTI/SWI overlays	2.00	\$ 1,306,800.00	\$15.00
710250310	310	2694 N Peony St	Business Park/Industrial - RTI/SWI overlays	2.37	\$ 929,135.00	\$ 9.00
710250311	311	1290 E Belladonna Dr	Business Park/Industrial - RTI/SWI overlays	2.49	\$ 976,180.00	\$ 9.00
710250312	312	1232 E Belladonna Dr	Business Park/Industrial - RTI/SWI overlays	4.19	\$ 1,642,648.00	\$ 9.00
710250313	313	1174 E Belladonna Dr	Business Park/Industrial - RTI/SWI overlays	4.21	\$ 1,650,489.00	\$ 9.00
A 590550022	1	N/A	Part CC/AG with full RTI overlay and part SWI overlay ~58 A & CC~19	77.36	\$ 20,218,810.00	\$ 6.00
B 590560053	2	N/A	Part CC/Business Park/Industrial - Full RTI overlay and part SWI overlay~31A & CC ~38	68.98	\$ 18,028,613.00	\$ 6.00
C 590560043	3	N/A	CC - RTI overlay	115.98	\$ 30,312,533.00	\$ 6.00
D 590560037	4	N/A	CC	90.81	\$ 23,734,102.00	\$ 6.00
E 590190021	5	N/A	Agriculture	106.52	\$ 27,840,068.00	\$ 6.00

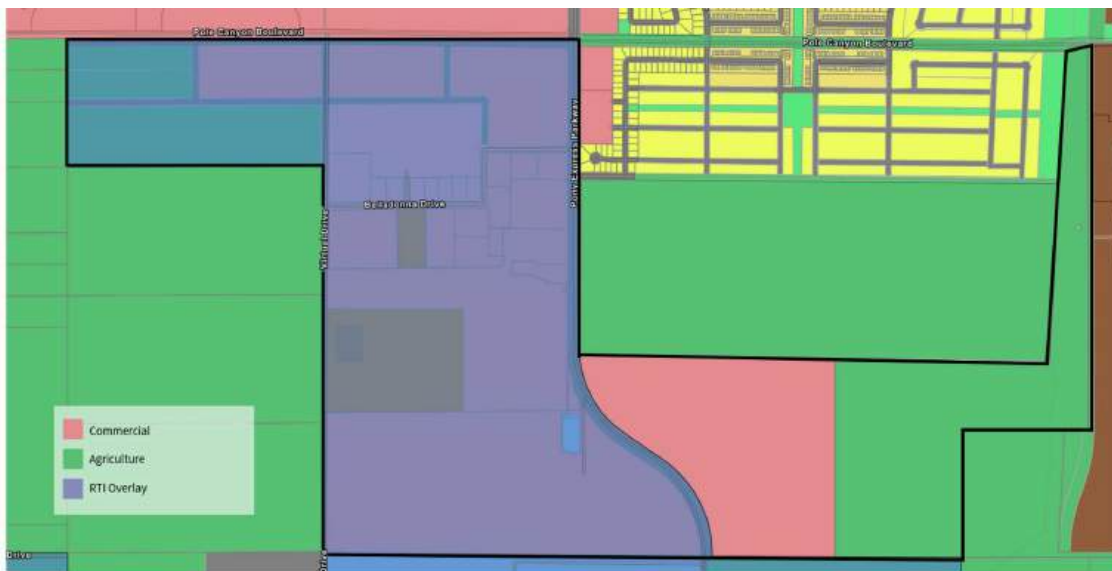


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Sweetwater Industrial Overlay Zone

The purpose of the Sweetwater industrial overlay zone is to provide for and allow industrial and business opportunities that will provide a buffer zone between the wastewater treatment facility and higher end businesses and industrial uses. The standards and processes of the base zoning or underlying zoning shall be applicable unless modified or replaced by this overlay zone.



RTI Overlay

The regional technology and industry (RTI) overlay zone is intended to provide for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that will increase the tax base and/or provide jobs for the city's residents. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by this overlay zone.

AN INTRODUCTION TO EAGLE MOUNTAIN

The time is now to take a look at Eagle Mountain, UT. People and companies from all over the country are discovering why Utah is the nation's best economy and Eagle Mountain is taking in a majority of the resulting tremendous growth. Our residents are clamoring and the data shows that commercial and industrial demand is very high. Contact us to learn more.

Evan Berrett / eberrett@eaglemountain.gov / 801-789-6645

QUICK FACTS

Population Characteristics

Population 25 years ago	250
Population Today	70,000
Population in 30 Years	175,000
Workforce (local)	30,000
Workforce (regional)	739,292
Average Household Size	4.35
Total Current Housing Units	14,000+
Total Current Vested Units	25,000+



Consumer Characteristics



Median Income
\$101,801



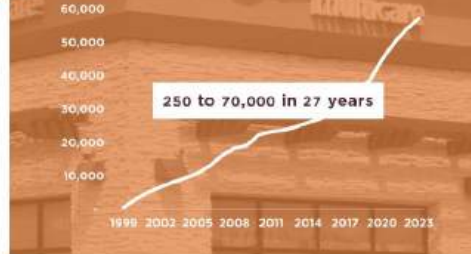
Median Age
24.84



College Educated
79%



AMAZING GROWTH



ACCOLADES

#1 Best State Economy
(U.S. News & World Report 2023)

#1 Best State Economic Outlook
(Rich States Poor States 2023)

#11 City for Starting a Small Business
(Wallet Hub 2023)



MAJOR PROJECTS

Industrial Surge

Over 10 million square feet in data center space under construction or planned. Billions being invested.

Partner Development

Eagle Mountain City has a new Chamber of Commerce and works with The Retail Coach to help you find great sites.

New Districts

Three major retail districts are undergoing expansion. Industrial districts with great infrastructure now selling greenfield sites.

Use your camera app on your smart device to access the resources below



The Eagle Mountain Difference



Regional Technology and Industry Overlay Zone + Alternative Energy Overlay Zone to streamline projects.



Tax Increment Financing with buy-in from stakeholders.



New, high-capacity infrastructure and utilities

Utah's Biggest Industries



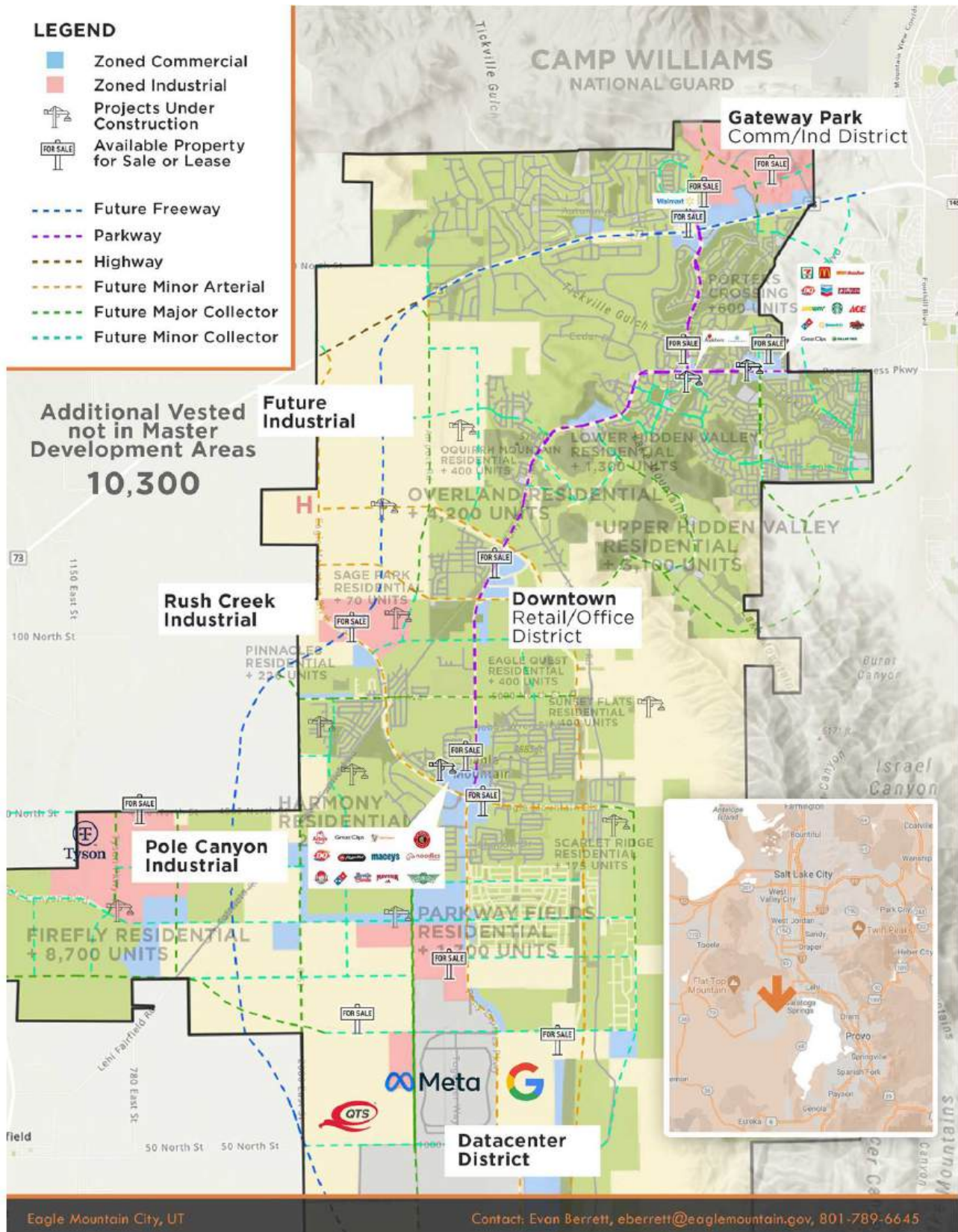
Graphics courtesy Eagle Mountain Economic Development. <https://eaglemountain.gov/eagle-mountain-economic-development/>



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CURRENT AND PROPOSED DEVELOPMENTS

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Eagle Mountain was founded in 1996 with a population of only 250 residents. In under 30 years, Eagle Mountain has already grown to be over 75,000 residents and will grow to 175,000 at build out.



IMPROVED LOTS

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Many sites are infrastructure-ready, with high-capacity utilities including water, sewer, and power readily available. Additionally, the fiber-optic connectivity and advanced broadband ensure that the site is well-suited for data centers, technology-focused industries, and any other industrial uses requiring fast and reliable data access. The presence of nearby large-scale tech companies like Meta and QTS nearby further underscores the region's growing reputation as a hub for industrial innovation and data centers, making these parcels highly attractive for similar tenants.

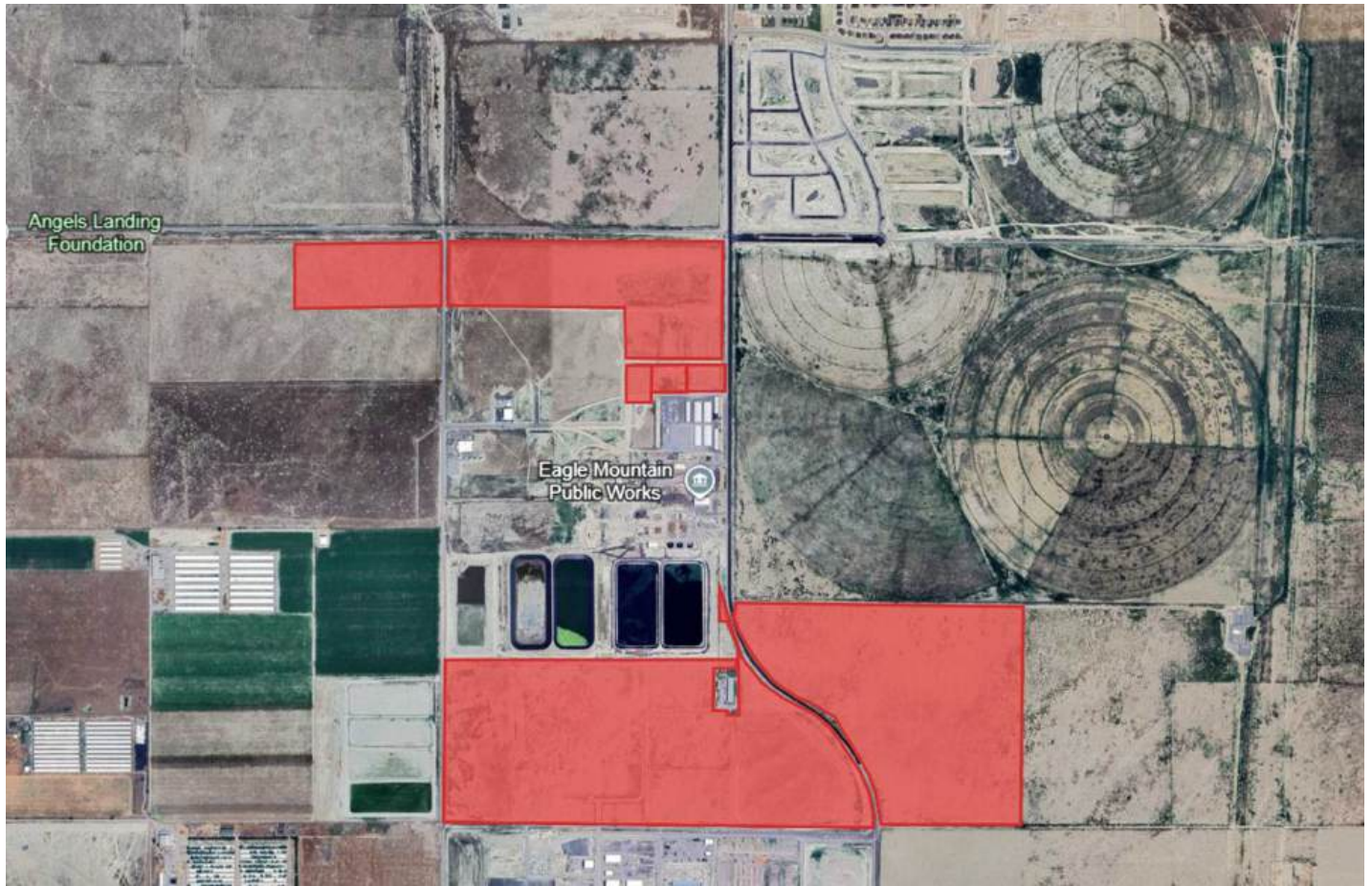
**Click for
Video**



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COMMERCIAL PARCELS

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As more people move to Eagle Mountain, the demand for modern retail options continues to grow. There is a significant need for grocery stores, specialty shops, fitness centers, and entertainment venues to support the expanding population.



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These commercial parcels are perfectly positioned to meet that demand, with ample space for large-scale shopping centers and smaller retail developments.



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As the area develops, there will be increasing demand for business parks that cater to small and medium-sized enterprises (SMEs), as well as tech-driven startups. The commercial parcels are perfectly suited for creating a business district that supports a range of industries, from healthcare to tech to professional services.

INDUSTRIAL PARCELS

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INDUSTRIAL FINISHED LAND

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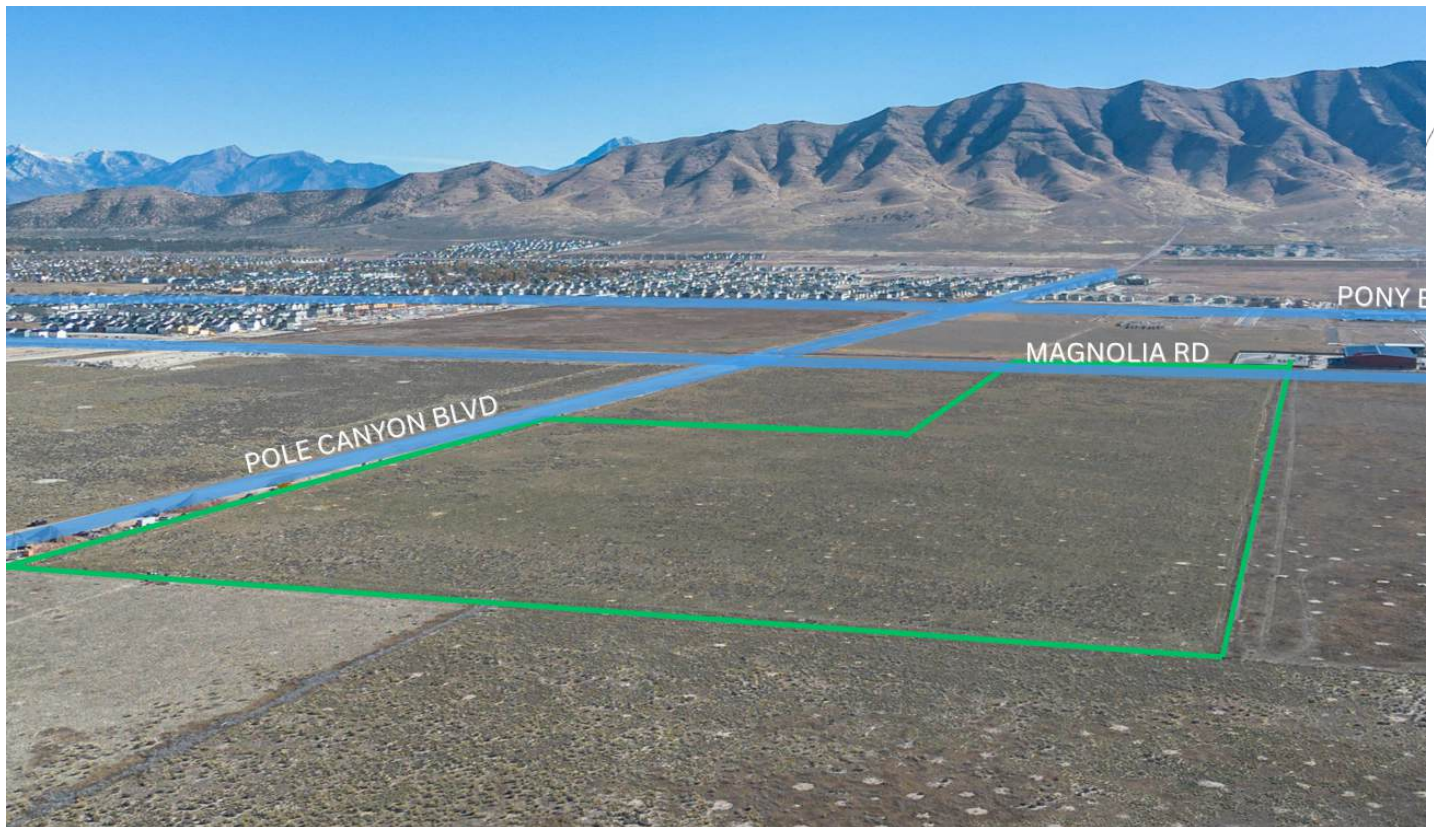
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The presence of large-scale tech companies like Meta and QTS nearby further underscores the region's growing reputation as a hub for industrial innovation and data centers, making these parcels highly attractive for similar tenants.

AGRICULTURE PARCELS

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Future potential for Industrial Parks: The available parcels offer ample space for multi-building industrial parks that could house a mix of small-to-medium-sized industrial users, all supported by the site's comprehensive infrastructure.



Great potential for Tech and Data Center Facilities: The RTI Overlay and proximity to other data centers make these parcels an ideal location for tech firms seeking to build large-scale data processing centers or clean-tech manufacturing facilities.
Perfect for Advanced Manufacturing: The zoning allows for the development of specialized manufacturing facilities, particularly in high-tech industries like electronics, semiconductors, or renewable energy production.

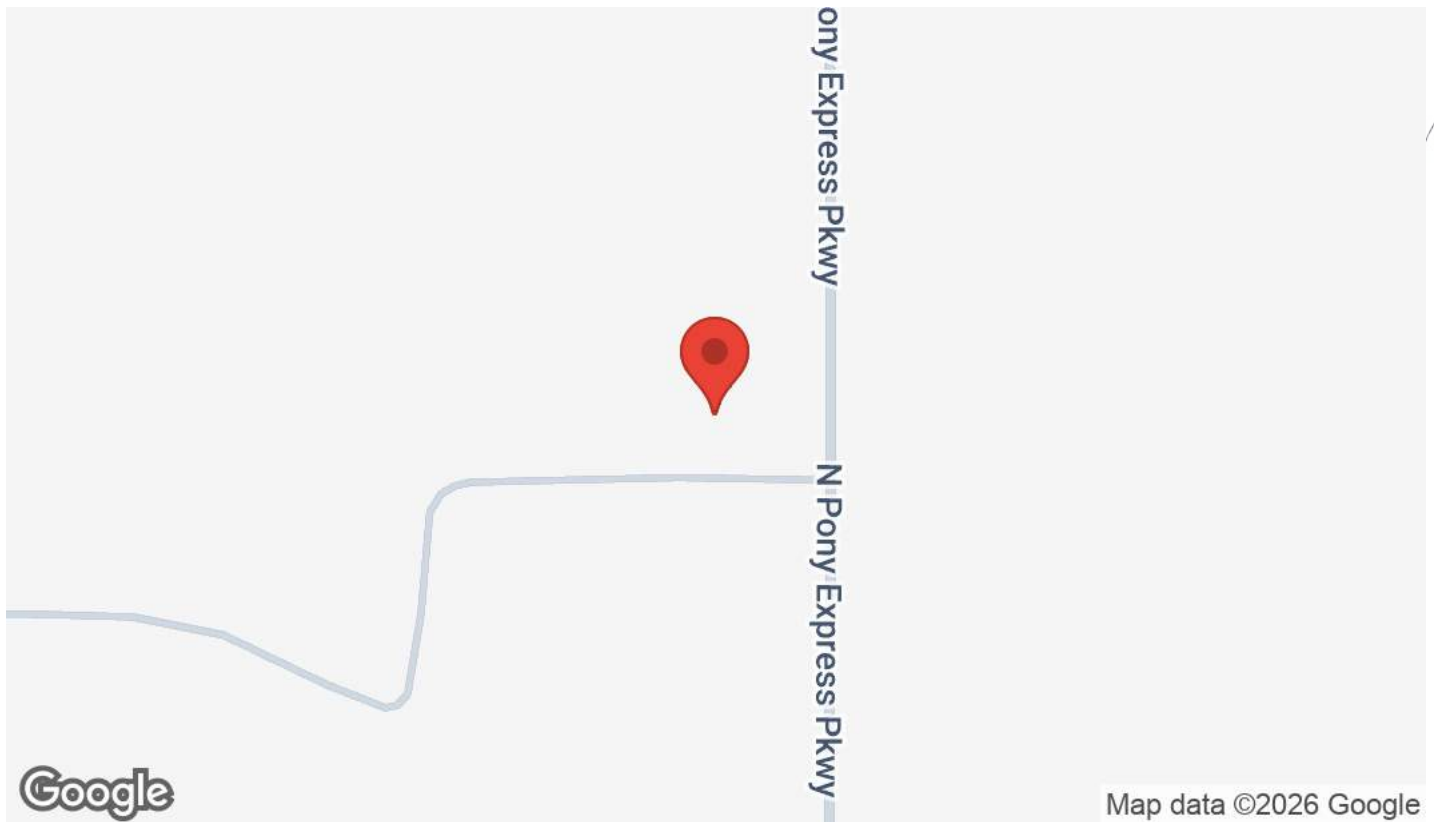
REGIONAL MAP

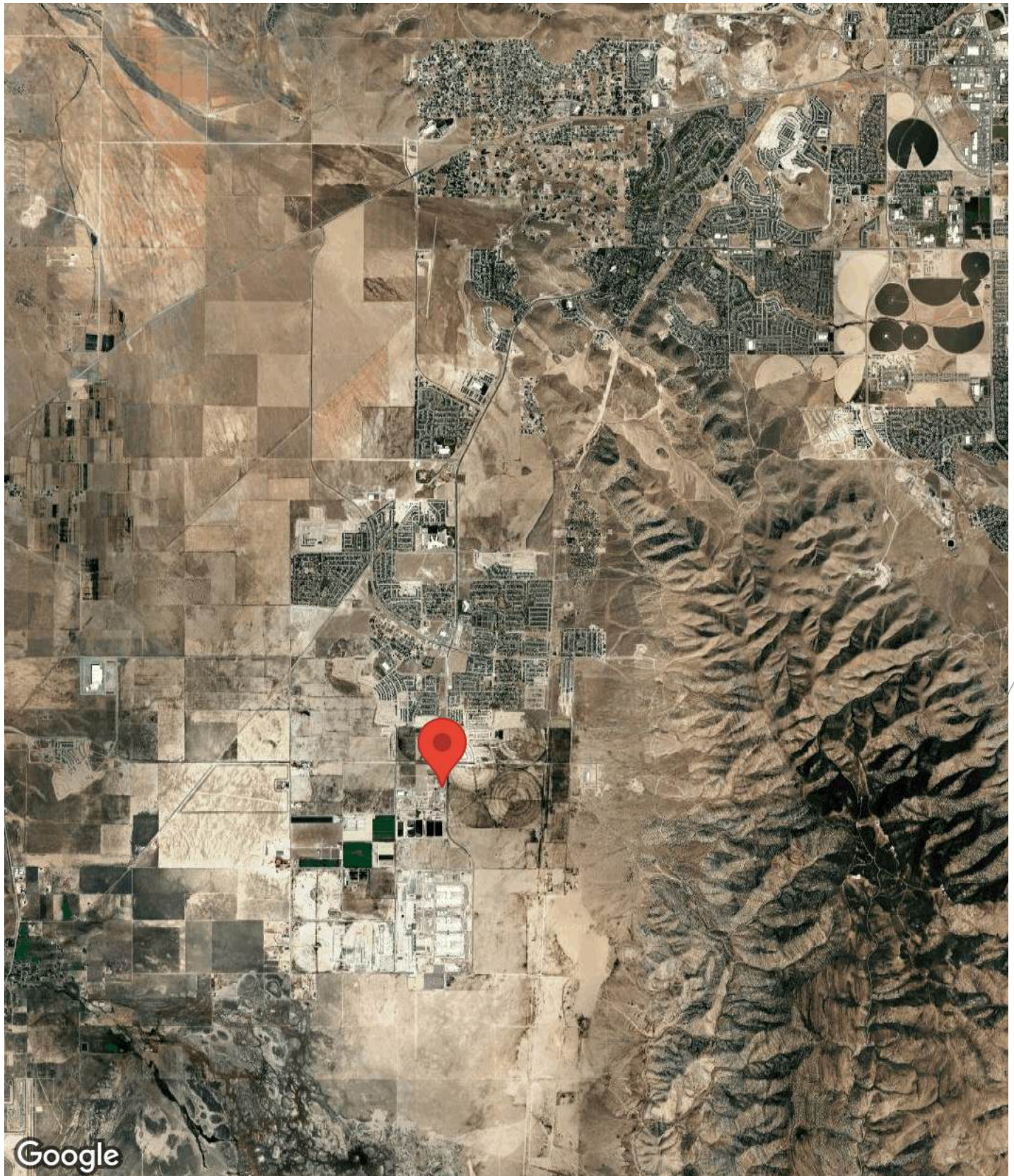
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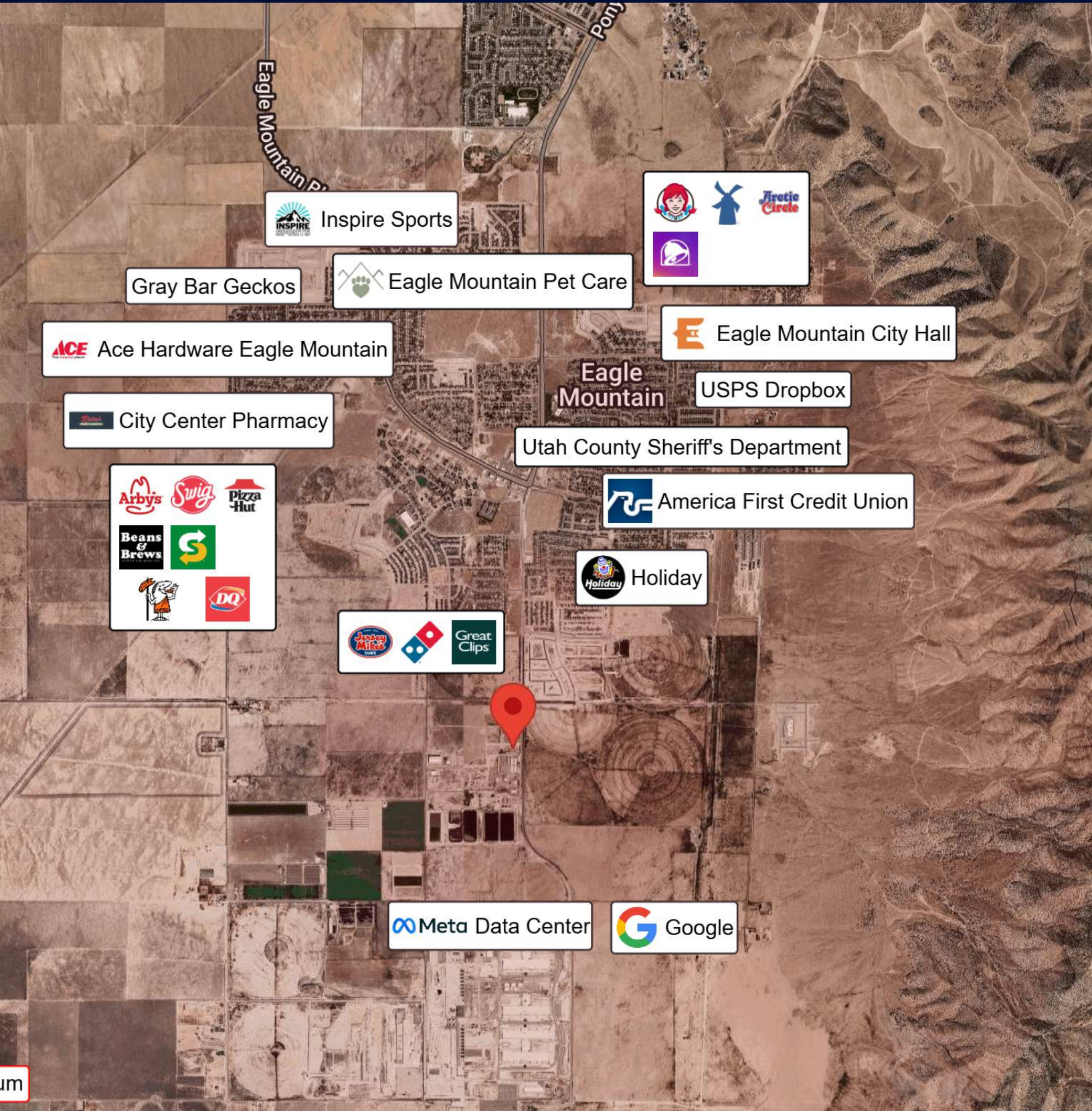
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BUSINESS MAP

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 Inspire Sports

 Arctic Circle


Gray Bar Geckos

 Eagle Mountain Pet Care

 Eagle Mountain City Hall

 Ace Hardware Eagle Mountain

USPS Dropbox

 City Center Pharmacy

Utah County Sheriff's Department

 America First Credit Union

 Arby's
 Swig
 Pizza Hut
 Beans & Brews


 Holiday

 Jordan Mints
 Domino's
 Great Clips

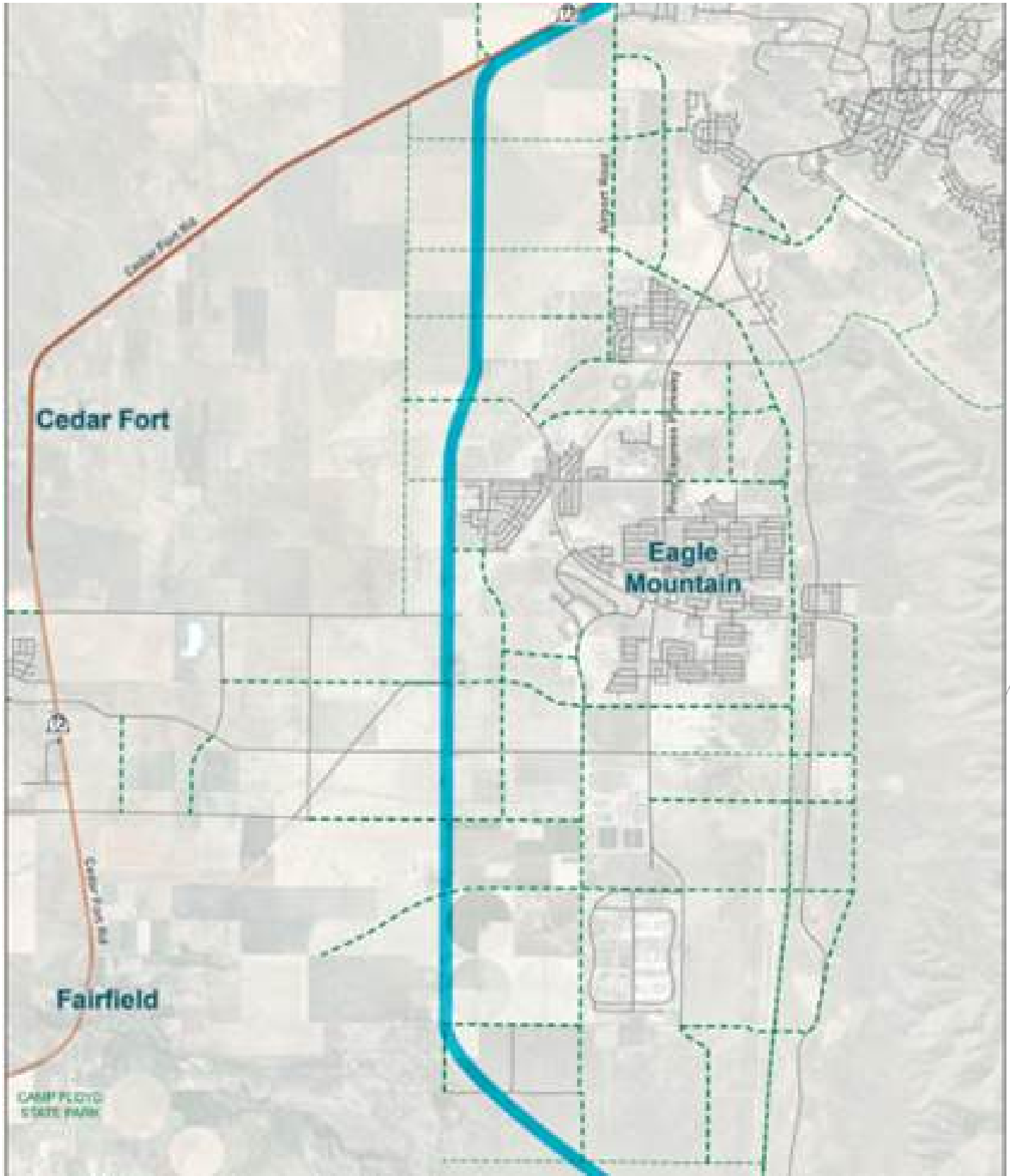
 Meta Data Center

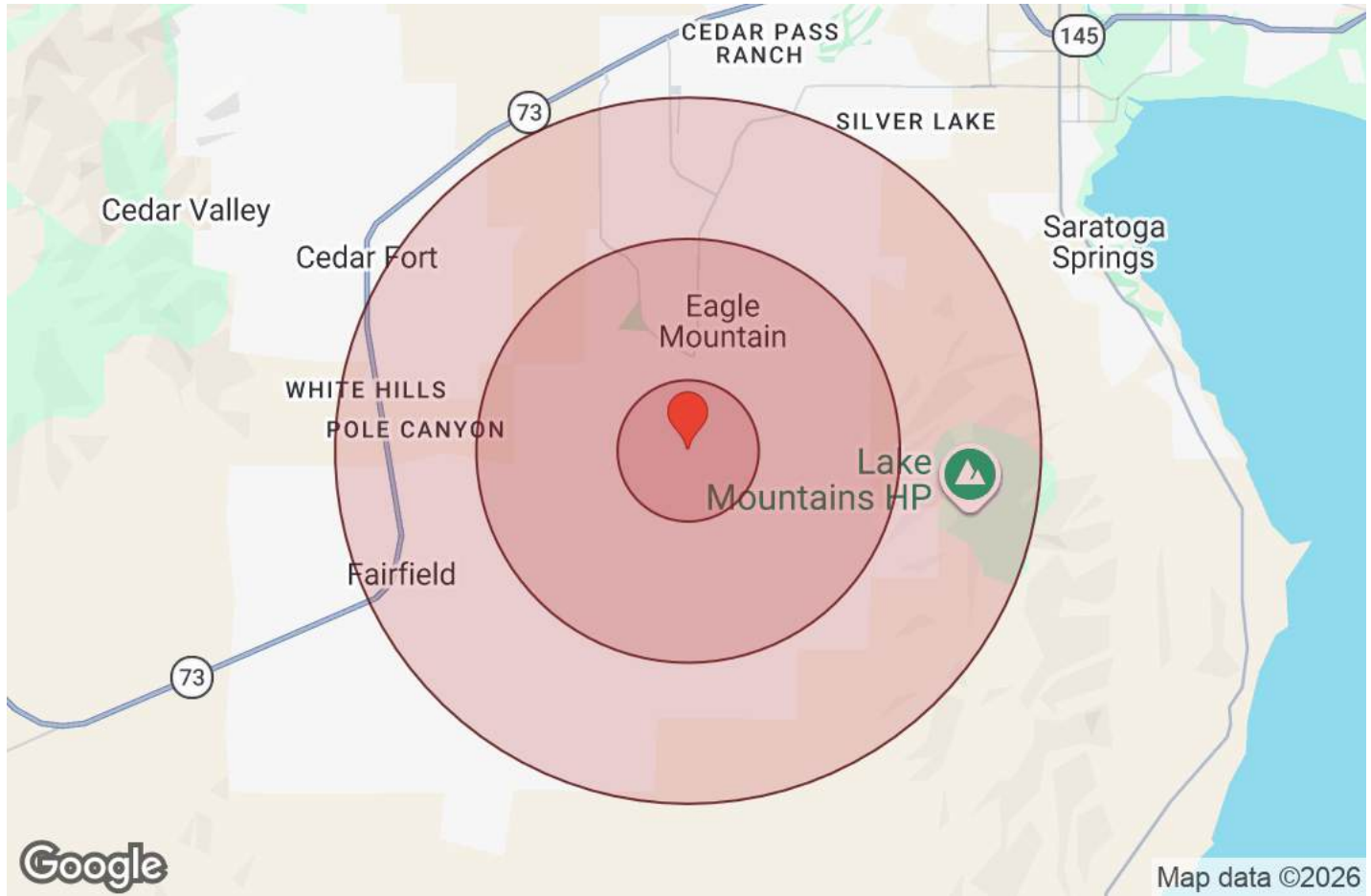
 Google

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,970	10,317	15,609
Female	1,832	9,545	14,689
Total Population	3,802	19,862	30,298

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,958	15,383	23,551
Black	23	248	342
Am In/AK Nat	10	54	61
Hawaiian	5	91	173
Hispanic	627	3,094	4,669
Asian	39	260	400
Multiracial	133	711	1,079
Other	7	20	21

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,224	5,976	8,731
Occupied	1,127	5,529	8,107
Owner Occupied	970	4,815	7,042
Renter Occupied	157	714	1,065
Vacant	98	447	624

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,041	5,588	8,481
Ages 15 - 24	717	3,513	5,288
Ages 25 - 54	1,734	9,017	13,757
Ages 55 - 64	146	854	1,389
Ages 65+	163	892	1,383

Income	1 Mile	3 Miles	5 Miles
Median	\$111,864	\$108,918	\$114,058
Under \$15k	N/A	64	97
\$15k - \$25k	5	37	50
\$25k - \$35k	3	114	165
\$35k - \$50k	90	389	462
\$50k - \$75k	101	618	861
\$75k - \$100k	197	1,081	1,438
\$100k - \$150k	528	2,040	2,931
\$150k - \$200k	112	613	1,114
Over \$200k	89	573	989



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RETAIL MARKET AT A GLANCE

Eagle Mountain city, UT

Geography

Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



287

187% ↑ National Average



Total Population

64,376

National total is 339,887,819

Daytime Population

45,130

National total is 338,218,372

Median HH Income

\$110,296

26% ↑ than National average
 (\$81,624)

Retail SPI

109

8% ↑ than National average
 (100)

Projected 5-Year
 Population Growth

4.5%

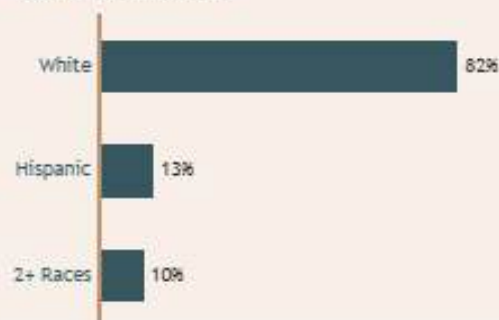
91% ↑ than National average
 (0.4%)

Median Age

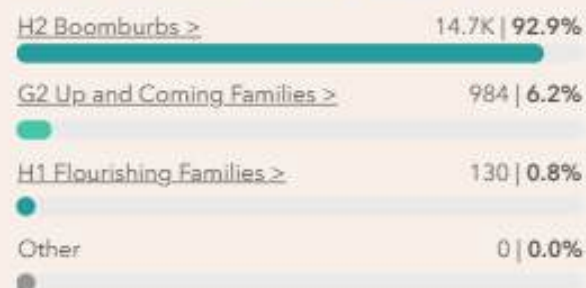
25.5

55% ↓ than National average
 (39.6)

Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



RETAIL MARKET

THE CCIM INSTITUTE

Eagle Mountain city, UT

Geography



CONSUMER BEHAVIOR AND PROFILES

The Spending Potential Index (SPI) compares average local expenditures to US levels. The SPI for the US is 100.

Apparel (SPI)



114

Entertainment & Recreation (SPI)



111

Food at Home (SPI)



104

Food Away from Home (SPI)



114

Travel (SPI)



114

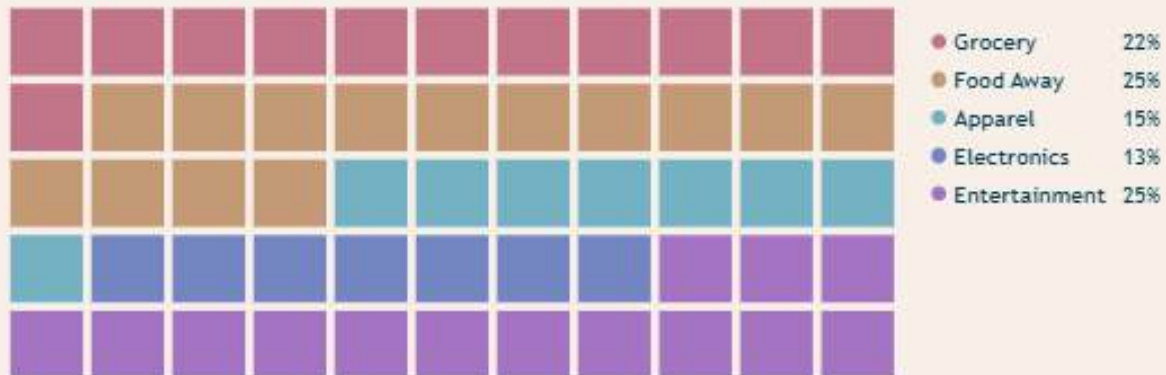
Health (SPI)



108

RETAIL PERFORMANCE

Top 5 Retail Categories by Dollar Demand



Retail Spending Potential Index (SPI)

109

Annual Retail Trade Spending (\$)

\$564M

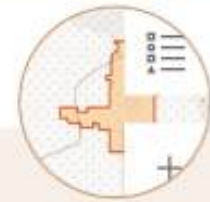
Annual Food Services & Drinking Spending (\$)

25.3M

RETAIL MARKET

THE CCIM INSTITUTE

Eagle Mountain city, UT
 Geography



DEMOGRAPHICS

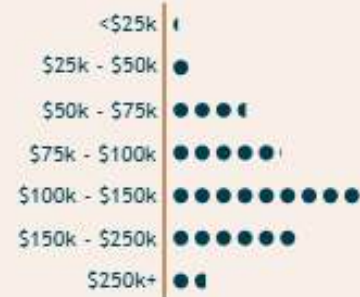
Total Population

64,376

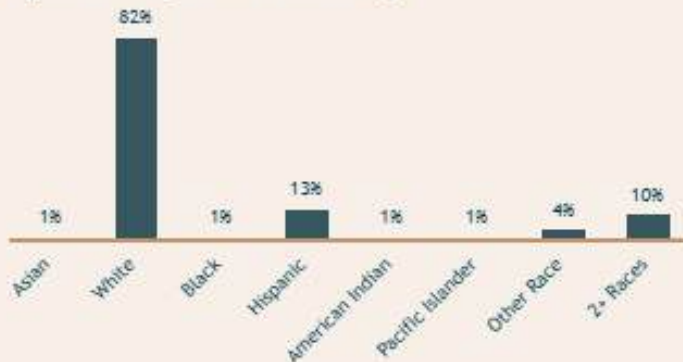
Daytime Population

45,130

Median Household Income



Population by Race & Ethnicity



Population by Age



MARKET CONCENTRATION

Total Businesses

311

Retail Businesses

29

Total Employees

2,992

Employee-to-Population Ratio

75.3%

Age 25 - 64

19.2%

Age 16 - 24

1.8%

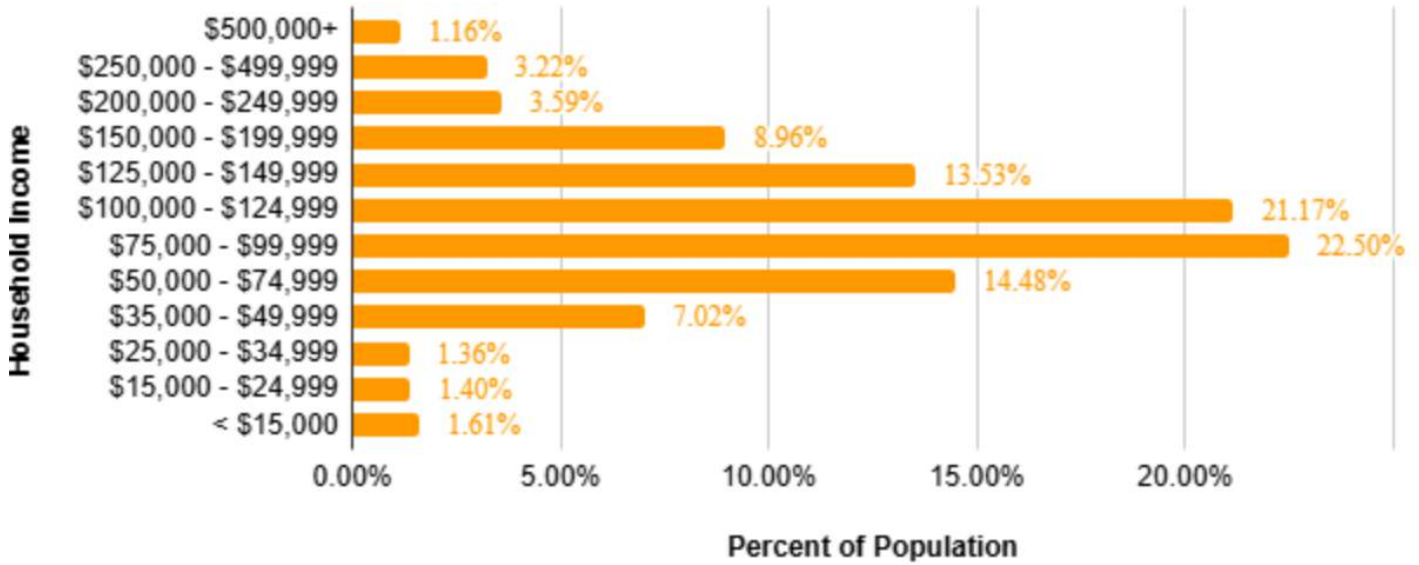
Age 65+

Group Quarters

Population living in group facilities such as dorms, group homes, correctional facilities, military barracks, and others.

2000 2010 2020

Population by Household Income



Fields of Bachelors Degrees



Graphics courtesy Eagle Mountain Economic Development. <https://eaglemountain.gov/eagle-mountain-economic-development/>



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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