



ACADEMY VILLAGE

REAL VISTA DRIVE & MOUNTAIN VIEW CORRIDOR
HERRIMAN, UT

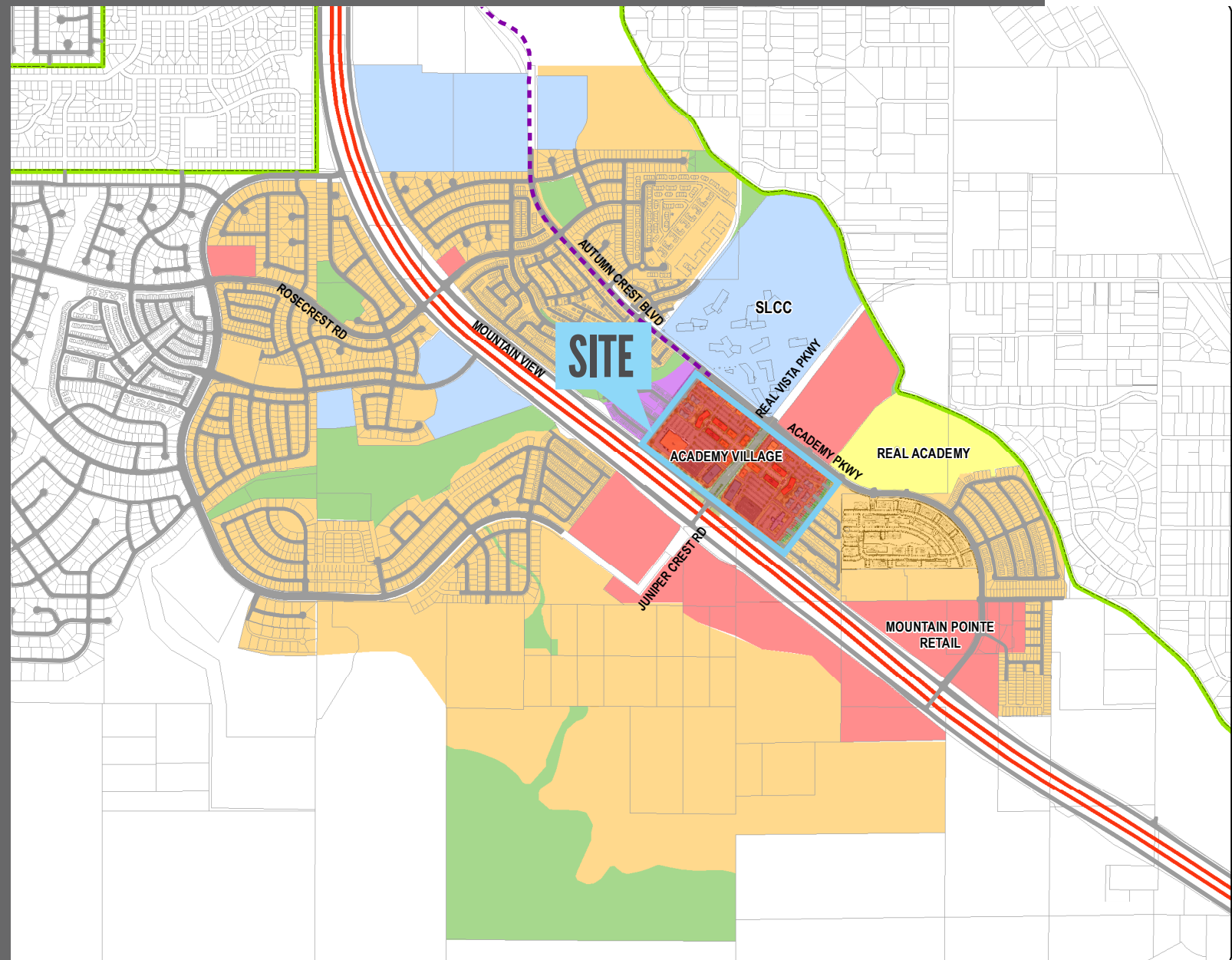


MOUNTAIN WEST
COMMERCIAL REAL ESTATE

ACADEMY VILLAGE SITE PLAN

- Academy Village is a 59-acre development that will include retail, office, multi-family, and hotel use
- Herriman is rapidly growing with a 14.7% average annual growth rate
- Located alongside Mountain View Corridor
- Adjacent to the future Salt Lake Community College and University of Utah's Juniper Campus
- Adjacent to Zions Bank Real Academy

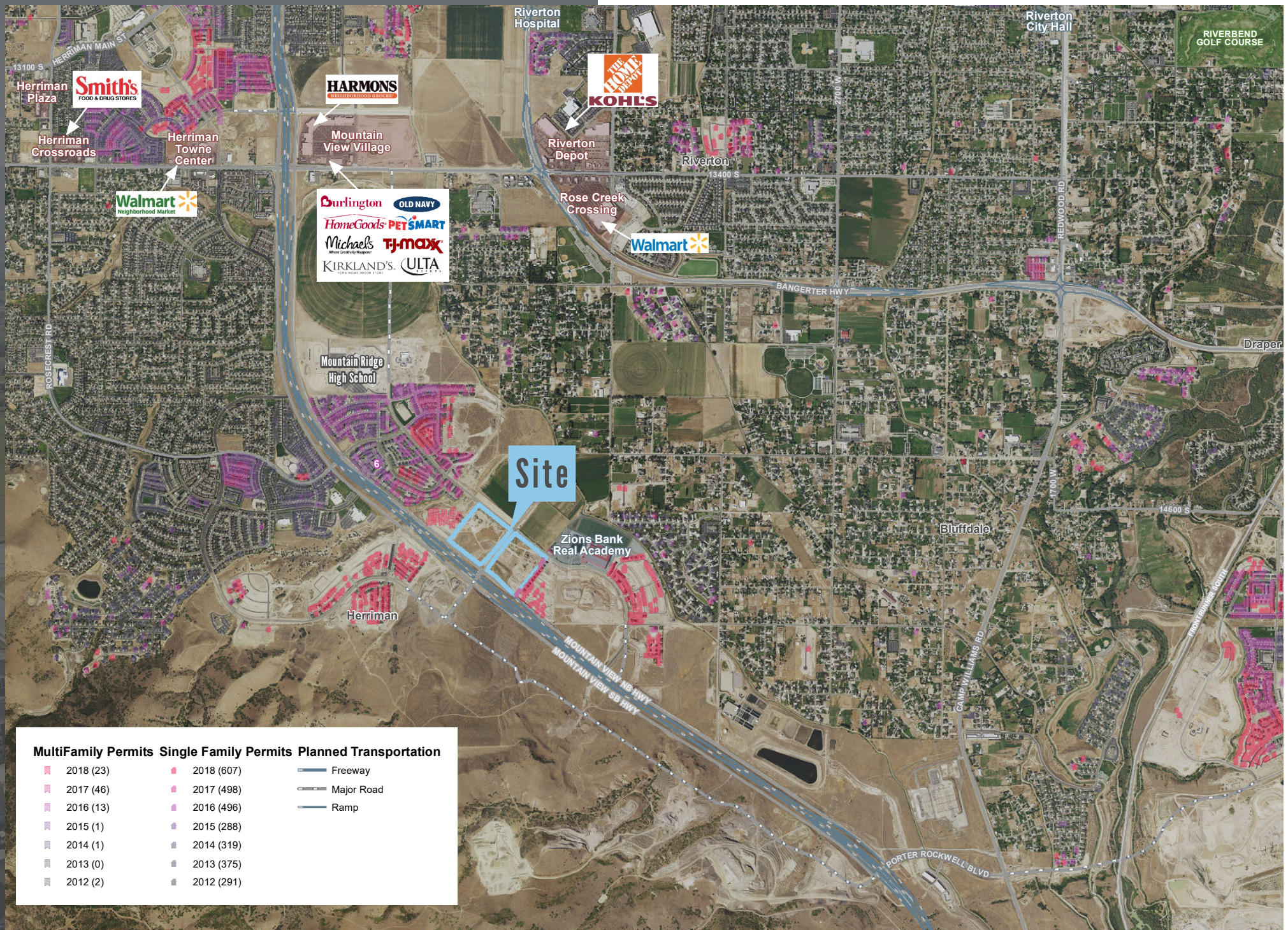




ECONOMIC DEVELOPMENT

- REAL
- Commercial
- Residential
- Mixed Use
- Open Space
- School
- Herriman City Limit
- Future Transit







HERRIMAN, UTAH

Located just 20 miles southwest of Salt Lake City, Herriman City, a master-planned community, successfully balances small-town appeal while aggressively pursuing economic development opportunities. As a result this vibrant and young community has quickly become one of the fastest growing cities in Utah, with a 73.5% growth rate over the last five years. Encompassing 23 square miles with seven miles of freeway frontage, Herriman is an ideal choice for new and expanding businesses looking for a rapidly growing population, available land, lower business costs, shovel-ready sites, and an active lifestyle. Utah continues to receive accolades as the best state for business, with Herriman City proving to be one of its most valuable assets.



HERRIMAN DEMOS & GROWTH PROJECTIONS

POPULATION



55,492
2019
CURRENT
POPULATION

49,568
2025
PROJECTED
POPULATION

102,904
2035
PROJECTED
POPULATION



73.5%
2013-2018
POPULATION GROWTH

14.7%
AVERAGE ANNUAL
GROWTH RATE



26.2
MEDIAN AGE

HOUSEHOLDS & MEDIAN INCOME



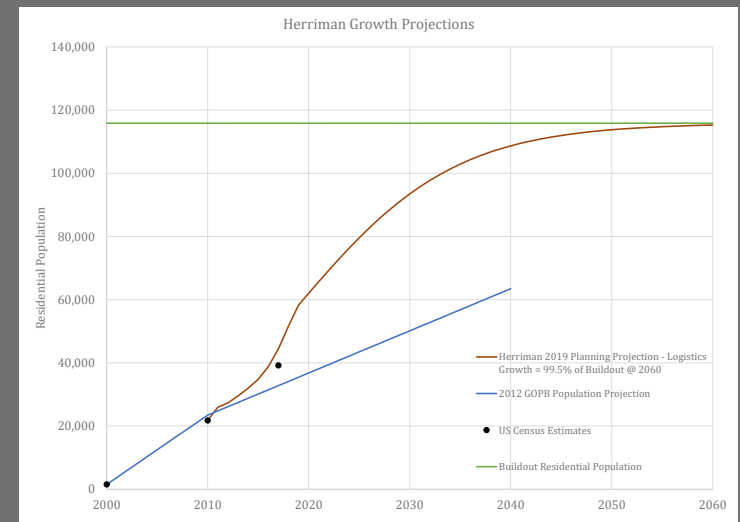
14,692
2019
HOUSEHOLDS

3.91
HOUSEHOLD
SIZE



\$94,837
MEDIAN HOUSEHOLD
INCOME

\$327,400
MEDIAN HOME
VALUE



ZIONS BANK REAL ACADEMY

The Zions Bank Real Academy training center is home to Real Salt Lake, Real Monarchs, and offers opportunities for high school, college and adult recreational soccer activity, as well as varying levels of rugby, lacrosse and other sports. Owner Dell Loy Hansen believes that the Herriman-based Zions Bank Real Academy provides a unique community gathering place, providing aspiration and inspiration to develop local talent on and off the field, and ultimately training that talent to an elite level, leading to stronger community connection and all types of success.

DETAILS:

- 90-acre campus with 208,000 sq. ft. indoor structure
- 77,000 sq. ft. of classrooms that hosts 300 STEM charter high school students
- Along with the Stadium, the facility has 8 fields; four of which have natural grass surfaces dedicated to Real Salt Lake/Real Monarchs/Academy use alongside one Herriman City community field
- Real Salt Lake holds practices and lockers on site daily
- The Real Monarchs play 17 times each year averaging 1,500 attendees
- The Utah Warriors play 10 games each year averaging 2,500 attendees
- The interior is open to the public at night, averaging 10,000 attendees per month ranging from adult rec leagues to youth club practices
- Approximately 40-50 other events are held at the facility each year



SALT LAKE COMMUNITY COLLEGE & UNIVERSITY OF UTAH JUNIPER CAMPUS

Salt Lake Community College and the University of Utah are forming the Juniper Campus to address the rapidly growing community and its need for higher education facilities. The Juniper campus will reside on 90-acres with over 1 million gross sq. ft. of indoor space.

The projected student head count for the Juniper campus is estimated to be 10,000 in addition to staff and faculty. Students at the Juniper Campus will be able to earn certificate or a 2-year degree with Salt Lake Community College and remain on campus for the completion of a bachelor's degree with the University of Utah.

The Utah Transit Authority is planning a TRAX rail expansion creating a stop in front of the Juniper Campus.



ZIONS BANK
REAL ACADEMY

FUTURE CAMPUS
Salt Lake Community College
THE UNIVERSITY OF UTAH

REAL VISTA DRIVE

SITE

MOUNTAIN VIEW CORRIDOR

PREPARED BY

MW