



POLE CANYON

AT EAGLE MOUNTAIN

Pole Canyon Business Park

±925 Acres

Land For Sale,
BTS and Speculative
Development Opportunities

Exclusively Marketed By:



Accelerating success.

Developed By:



Transportation Map


35 Mins


80

Hwy-36

SR-73

Property Overview

- 5 to 925 acres available
- Land for sale, BTS opportunities, speculative lease
- State-of-the-art design and construction
- Manufacturing, distribution, research and development
- Planned dedicated power substation
- Zoned industrial manufacturing with an RTI overlay zone

Salt Lake City
International Airport
55 Mins

43 Mins

15 Mins

20 Mins

22 Mins

SR-73



Pole Canyon
Business Park

Master Plan Overview



Fairfield

5 Day Permitting Process

Industrial/business park project area is zoned Industrial Manufacturing with a Regional Technology & Industry (RTI) overlay zone.

What does that mean to you?

- Site plan approval and permits issued within 5 days through an administrative review process, NOT a legislative review process
- **No public hearings are required.**
- All revision changes are made with a 5-day maximum turnaround within the Technology & Industry (RTI) overlay zone

Cedar Fort

Cedar Valley Hwy
(Proposed)



Proposed Cedar Valley Highway North

Project Legend	
	Mixed Use/Residential
	Zoned Commercial
	Industrial/Business Park
	Privately Administered Regional Amenity

Road Infrastructure	
	Completed
	Under Construction
	Planned
	Proposed

Conceptual Building Plan

BUILDING LEGEND

45,000 - 99,000 SF

100,000 - 199,00 SF

200,000 - 299,000 SF

300,000+ SF

Land also available for sale

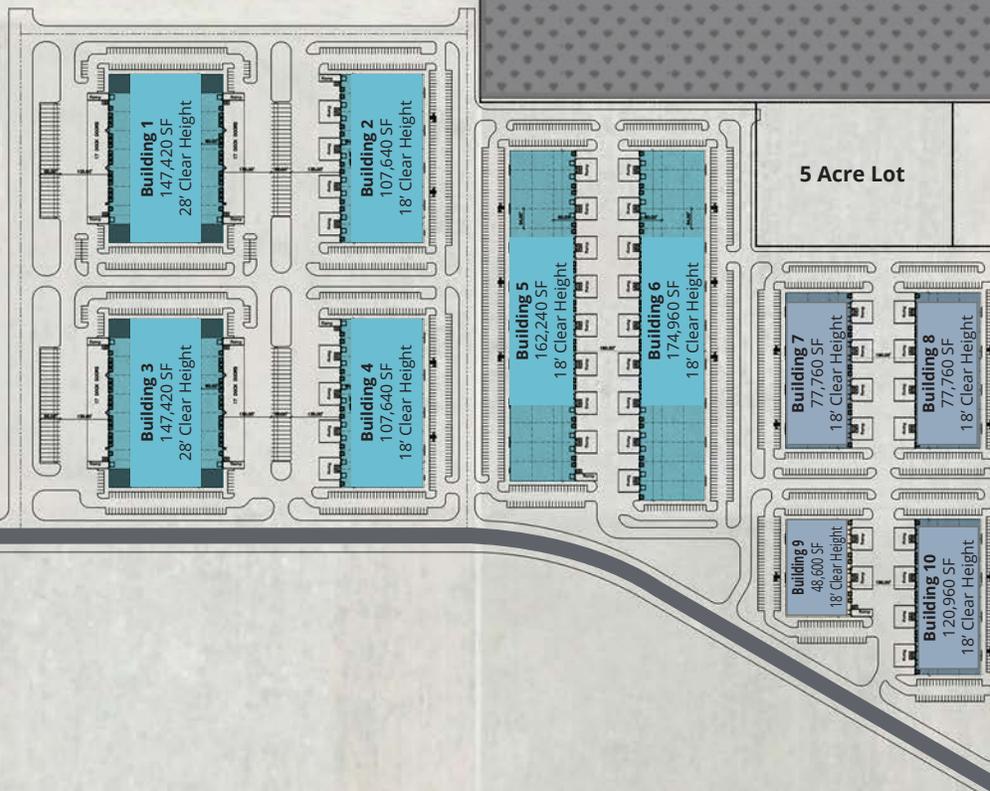


SOLD!
LAST MILE/PROCESSING
COMING 2021

80 ACRES

Sale Pending
40 Acres

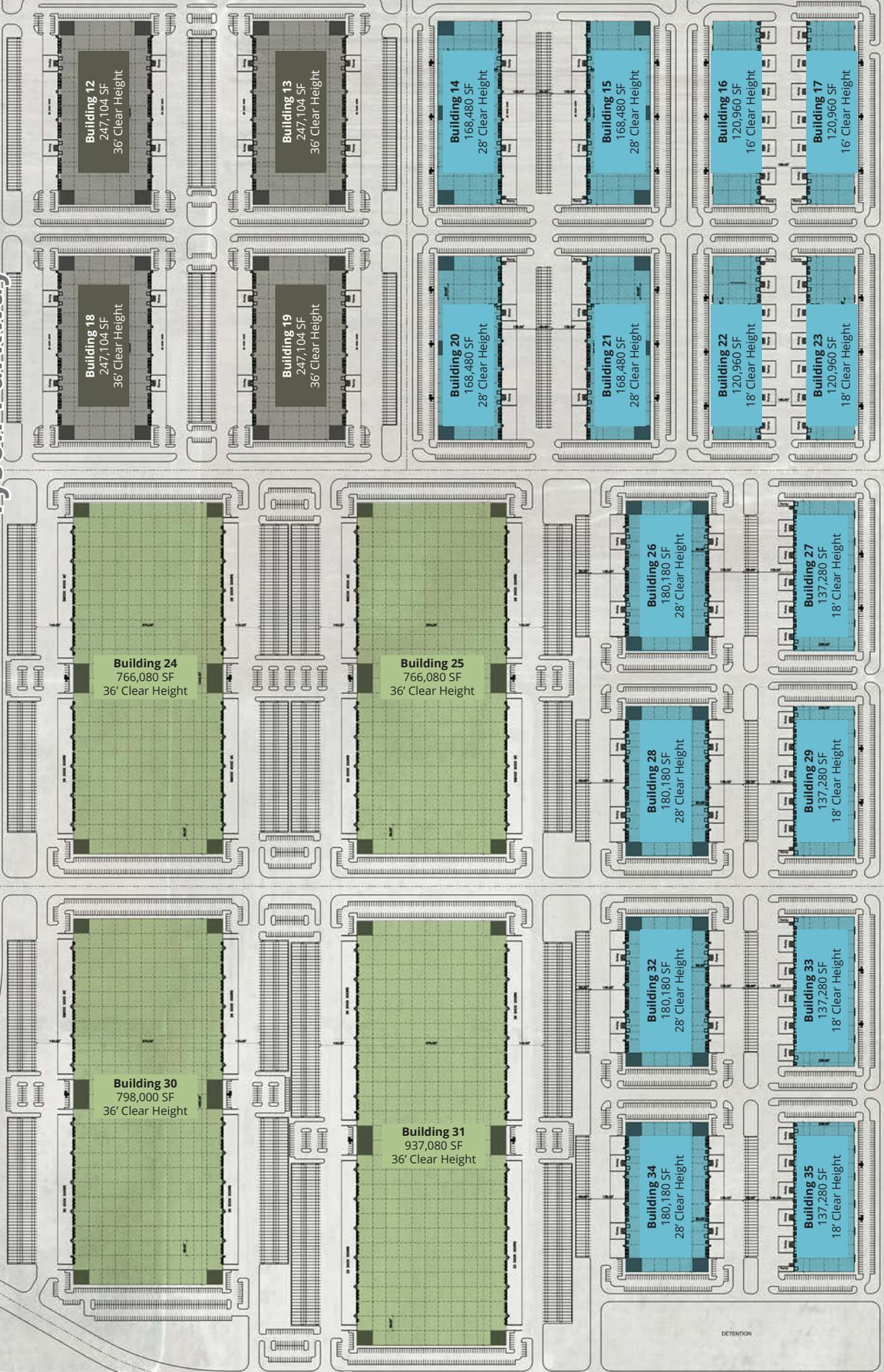
5 Acre Lot



4000 North

Tyson Parkway

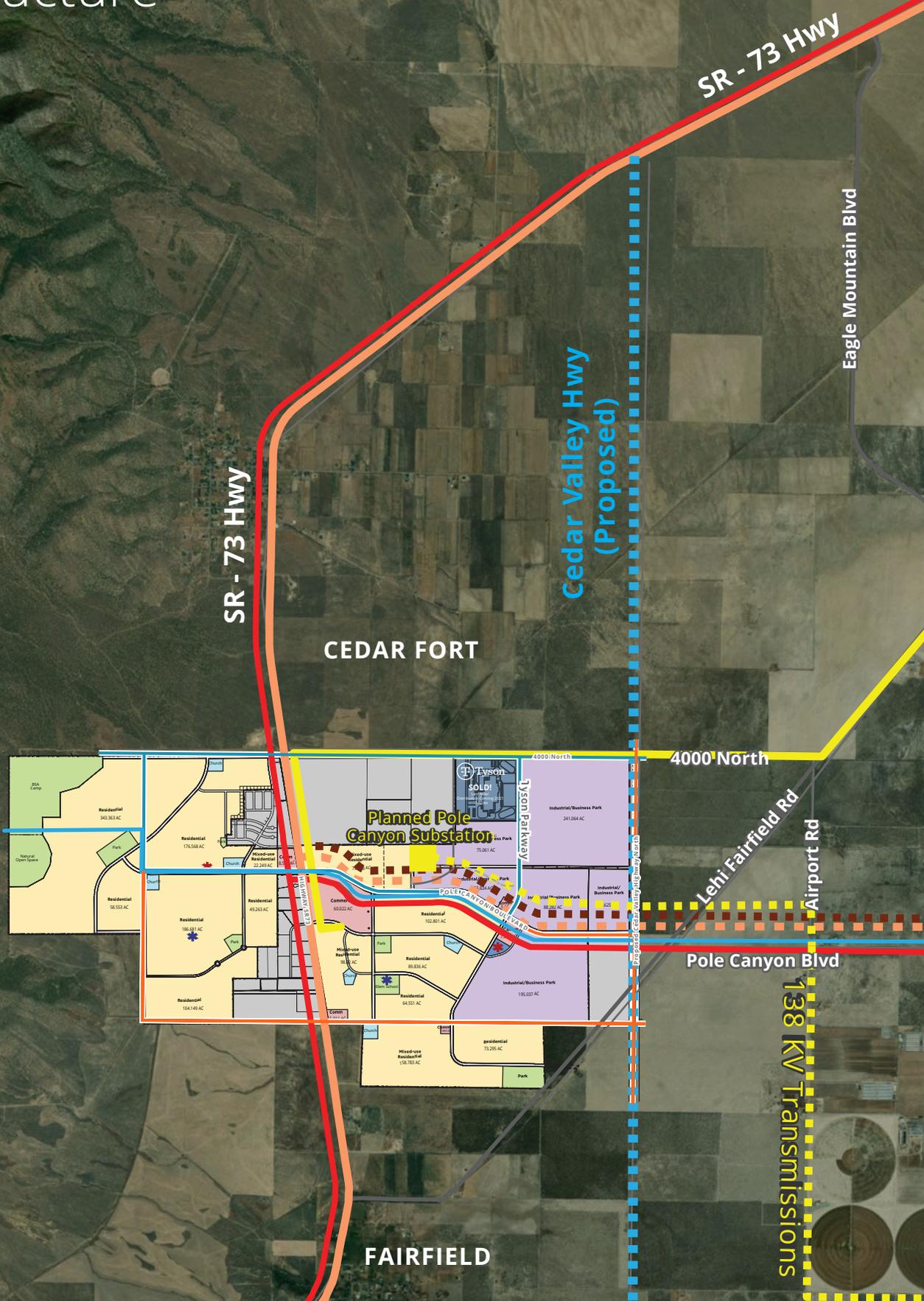
5 Acre Lot

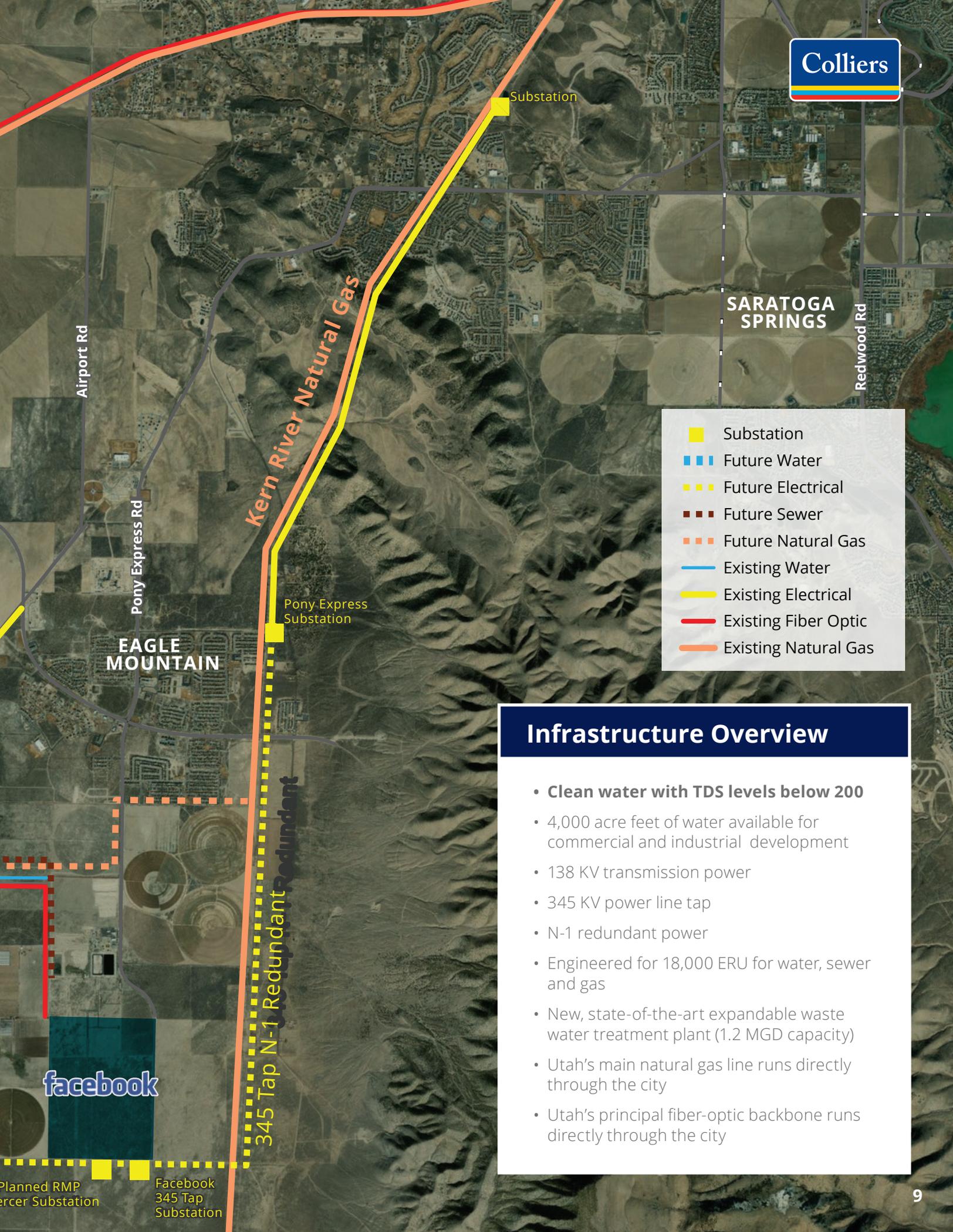


Proposed Cedar Valley Highway North

Pole Canyon Blvd

Pole Canyon Infrastructure





	Substation
	Future Water
	Future Electrical
	Future Sewer
	Future Natural Gas
	Existing Water
	Existing Electrical
	Existing Fiber Optic
	Existing Natural Gas

Infrastructure Overview

- **Clean water with TDS levels below 200**
- 4,000 acre feet of water available for commercial and industrial development
- 138 KV transmission power
- 345 KV power line tap
- N-1 redundant power
- Engineered for 18,000 ERU for water, sewer and gas
- New, state-of-the-art expandable waste water treatment plant (1.2 MGD capacity)
- Utah's main natural gas line runs directly through the city
- Utah's principal fiber-optic backbone runs directly through the city

facebook

Planned RMP
Percer Substation

Facebook
345 Tap
Substation

Surrounding Amenities

Mountain View Corridor

THE RANCHES GOLF CLUB
Chevron MAVERIK

Walmart
SUBWAY
AutoZone
Cafe Rio
Chevron

Pole Canyon Business Park

ACE
The helpful place.
Domino's

Sr 73
Cedar Valley Hwy
Eagle Mt Blvd
Airport Rd
Lehi Fairfield Rd
Pole Canyon Blvd

4000 North

Tyson

Pizza Hut
EAGLE MOUNTAIN
Holiday





With Eagle Mountain City not only one of Utah's fastest growing cities, it is also one of the fastest growing cities in the United States. The amenities in Eagle Mountain are consistently growing.

YES UTAH!

Forbes

#1

**Best State for
GDP Growth
August 2021**

The Utah economy has been a powerhouse in recent decades, hence the reason why it takes the No. 1 spot. Over the last five years, Utah's GDP grew by an excellent 19.1%, the second-highest growth rate for that period out of all 50 states. Going back to 2010, real GDP in Utah expanded by more than a third (36.6%), from approximately \$123.47 billion in 2010, to an annual average of \$168.62 billion in 2020 (with 2020 including the pandemic's most severe impact). And the growth in Utah's economy over the last 20 years is even more astounding: 82%, from an annual real GDP of \$92.62 billion in 2000, to nearly \$169 billion in 2020.



#3

**Top State for
Business
July 2021**

Utah's No. 3 finish was earned with the third-best economy in the U.S., which proved to be resilient amid the pandemic in 2020, contracting less than any other state amid the shutdowns, and booming back in the fourth quarter.

As companies emerge from the pandemic, state finances and solid economies are a key factor in site selection and expansion plans. Among the economic factors the annual CNBC study evaluates are economic growth and job growth in the past year, credit ratings and outlook, and the states overall budget picture including spending, revenue and reserves, as well as pension obligations.

BUSINESS INSIDER

Ranked Among Best Economies in the U.S.

Business Insider ranks Utah with the 6th best economy in the United States. The U.S. is a massive, complex economy, and so too are the component economies of the 50 states that make up the whole. *Business Insider* combined six measures of labor-market and general economic health—unemployment rate, job growth, per-capita GDP, GDP growth, average weekly wages, and wage growth—to determine an overall score for each state's economy. Most recent results show the stability of Utah's quality of life.





#1

Best State Economy - June 2021
Most Independent State - June 2020

**RICH STATES,
POOR STATES**

#1

Utah ranked No. 1 for the 15th year in a row
Rich States Poor States — April 2022

**THE
WALL STREET
JOURNAL.**

#1

State for COVID-19 Performance
For its combined ranking of economy,
education, and mortality
The Wall Street Journal — April 2022

DISTRIBUTION IN UTAH



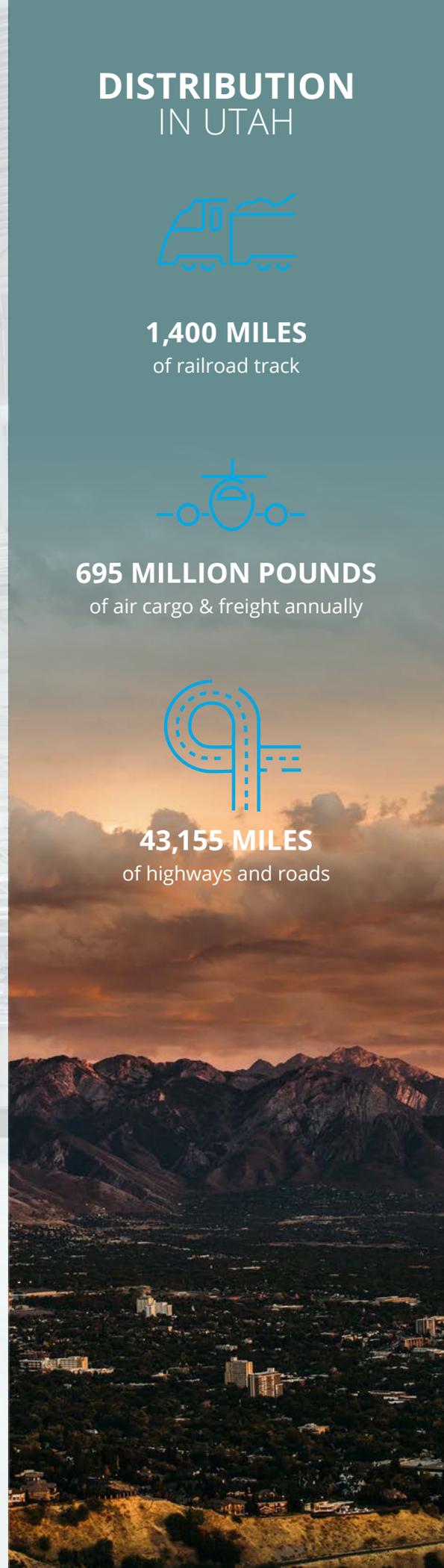
1,400 MILES
of railroad track



695 MILLION POUNDS
of air cargo & freight annually



43,155 MILES
of highways and roads



Why Eagle Mountain?

Eagle Mountain City 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 through the city. Since its incorporation in December 1996, the city's population grew from 250 to an estimated 40,000 residents by the end of 2019, becoming one of the state's fastest growing communities. It is the third largest city geographically in the state of Utah.

City Facts

- Projected population for 2060 is estimated at over 150,000, which makes Eagle Mountain one of Utah's fastest growing communities
- Eagle Mountain is the third largest city geographically in Utah
- The city's master plan includes more than 30 miles of jogging, bike, and horse trails, connecting Eagle Mountain's residential developments
- It is established as one of the most seismically safe cities in the state
- A variety of incentive options are available through Eagle Mountain City



EAGLE
MOUNTAIN

Current Zoning

Industrial/business park project area is zoned Industrial Manufacturing with a Regional Technology & Industry (RTI) overlay zone.

What does that mean to you?

- Site plan approval and permits issued within 5 days through an administrative review process, NOT a legislative review process
- **No public hearings are required**
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Total Improved Lots by Size

	% OF TOTAL	
Ag Lots (>5 Acres)	150	1.5%
1 Acre - 2 Acres	405	4.2%
0.5 Acre - 1 Acre	619	6.4%
0.25 Acre - 0.49 Acre	736	7.6%
0.20 Acre - 0.24 Acre	1,642	16.9%
1/7 Acre - 1/5 Acre	2,206	22.7%
<0.15 Acres (Small Lots)	2,403	24.8%
Multifamily (Condos, Townhomes)	1,539	15.9%
TOTAL IMPROVED LOTS	9,700	

Residential Building Permits For 2014-2019

2014	365
2015	489
2016	675
2017	920
2018	884
2019	963

Active Development

As of right now, 922 improved lots ready for homes, that have already gone through final platting. These homes would likely be built within the next year to 18 months. That is combined with 886 unimproved lots that have likewise done final platting that are approximately 1-2 years out from being built. We currently have 7,428 lots that have received a preliminary plat that are approximately 5-6 years out from being built.

Labor Access

Eagle Mountain has access to a large pool of labor close to Pole Canyon Business Park.

45 Minutes
1,003,142

20 Minutes
635,967

15 Minutes
88,269

DEMOGRAPHICS	10 Mile	15 Mile	20 Mile
POPULATION			
2019 Estimated Population	42,402	153,866	487,159
2024 Projected Population	53,519	188,822	563,730
HOUSEHOLDS			
2019 Total Households	9,873	38,217	129,895
2024 Projected Households	12,394	46,705	150,041
2019 Est. Median HH Income	\$81,466	\$88,001	\$91,507
2019 Est. Average HH Income	\$96,488	\$104,374	\$110,433
2019 Est. Per Capita HH Income	\$22,400	\$26,159	\$29,497

Source: U.S. Census Bureau, Census 2010 Data. ESRI forecasts for 2018 and 2023.



Qualified Mega Site

The Utah Mega Sites Program is designed to identify and certify a limited number of 400+ acre industrial sites across the state of Utah. These sites are intended to attract large-scale industrial projects with the goal of 1,000 jobs and/or one billion dollars in capital investment. Projects of that scale will have substantial direct and indirect economic impact on surrounding communities.

1996

Incorporated
Dec. 3, 1996

36,000

Population

50

Square Miles
of Land Area

4.2

Eagle Mountain
Average Household

19.2

Median Age

32.9

Percentage w/
Bachelor's Degree
or Higher



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AT EAGLE MOUNTAIN

Pole Canyon Business Park

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Accelerating success.

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