

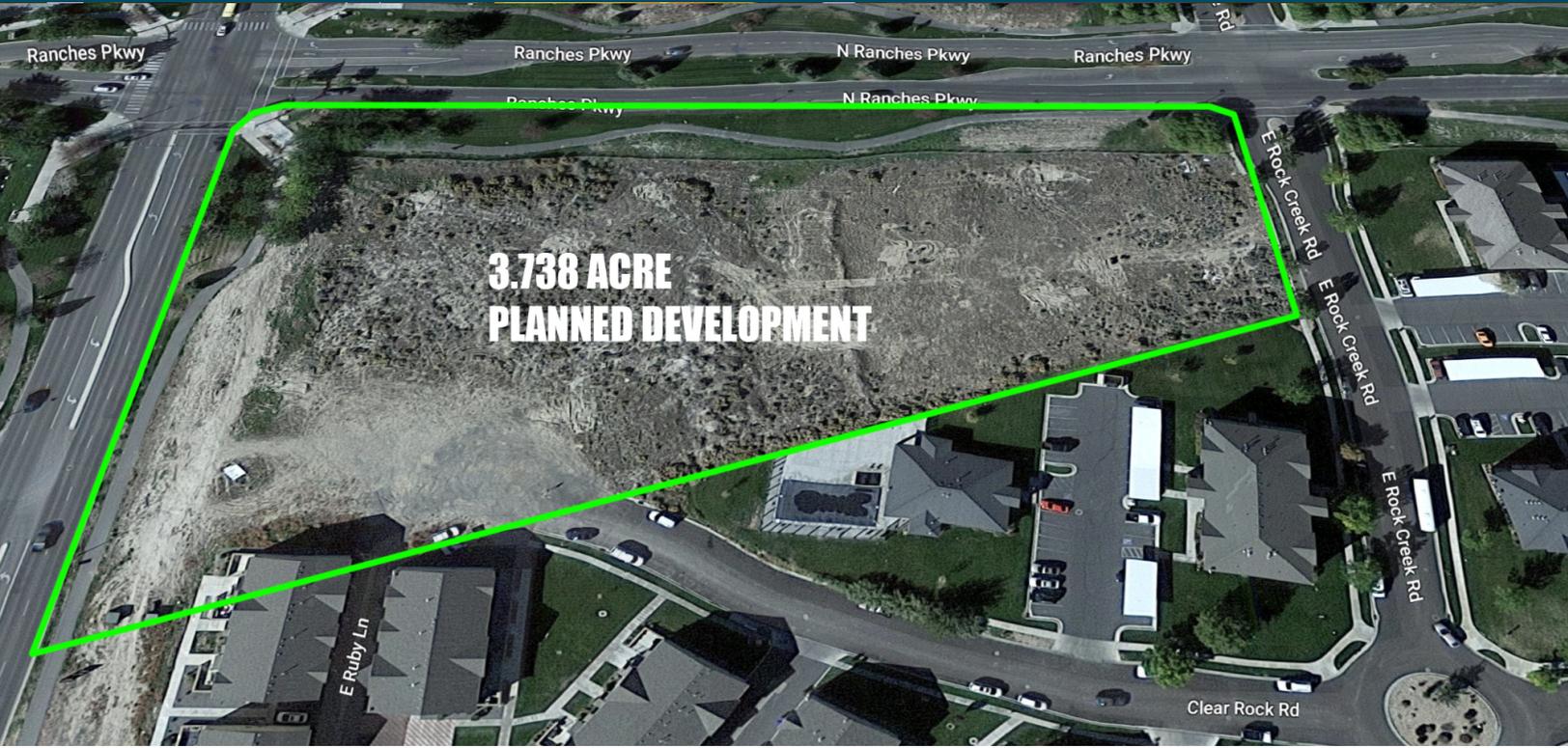
**OFFERING SUMMARY**

Offering Type:	Build-to-Suit
Available SF:	1,350 - 13,750 SF
Lot Size:	3.74 Acres
Building SF Available:	25,600 SF

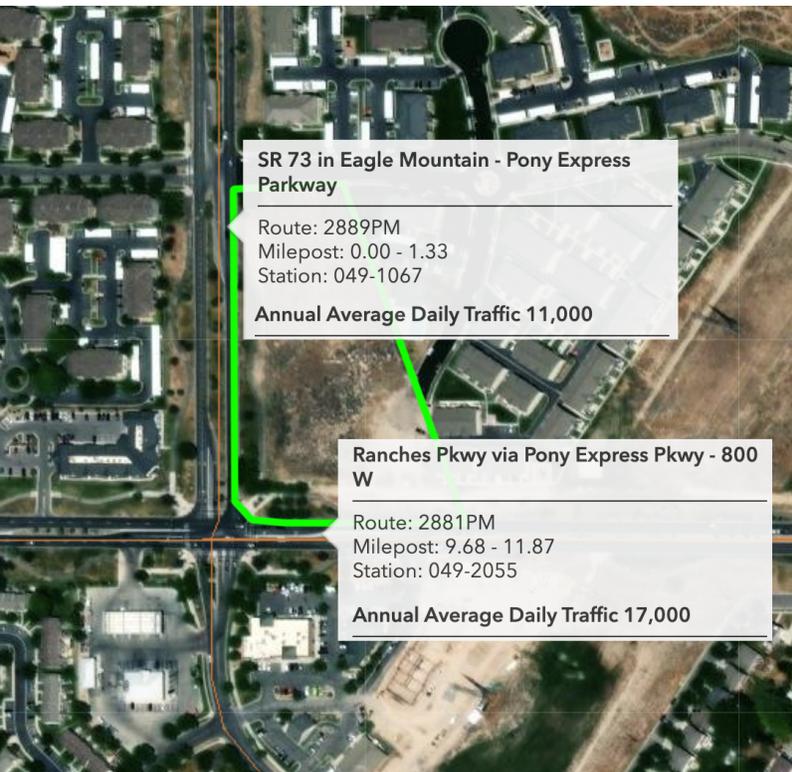
SPACES	OFFERING TYPE:	SPACE SIZE
Pad 1	Build-to-Suit	13,750 SF
Pad 2	Contact Broker	2,400 SF

DEMOGRAPHICS	5 MILES
Total Households	15,345
Total Population	63,115
Average HH Income	\$98,008

SITE PLAN

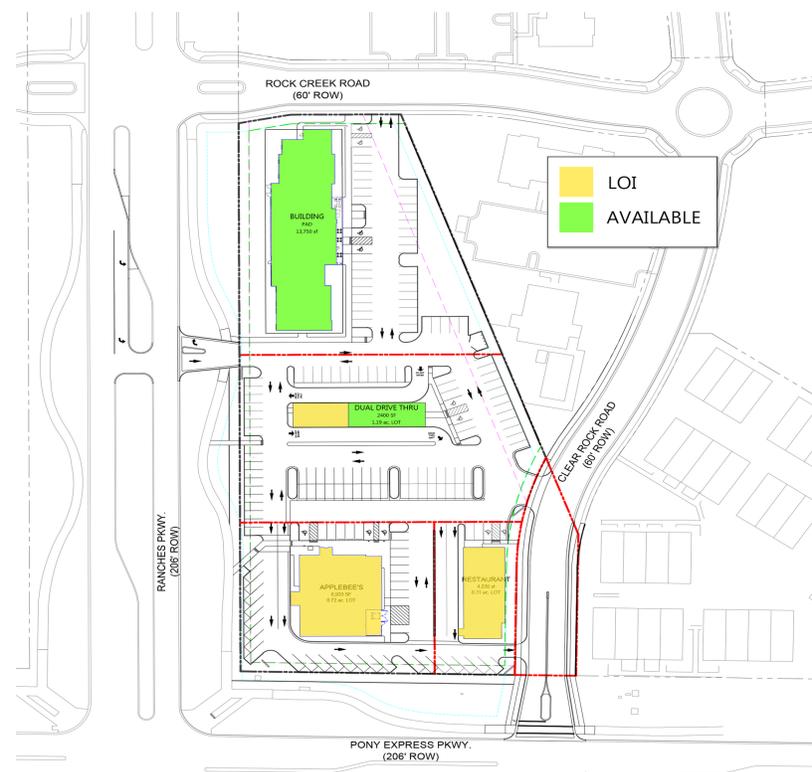


**3.738 ACRE  
PLANNED DEVELOPMENT**



**SR 73 in Eagle Mountain - Pony Express Parkway**  
Route: 2889PM  
Milepost: 0.00 - 1.33  
Station: 049-1067  
**Annual Average Daily Traffic 11,000**

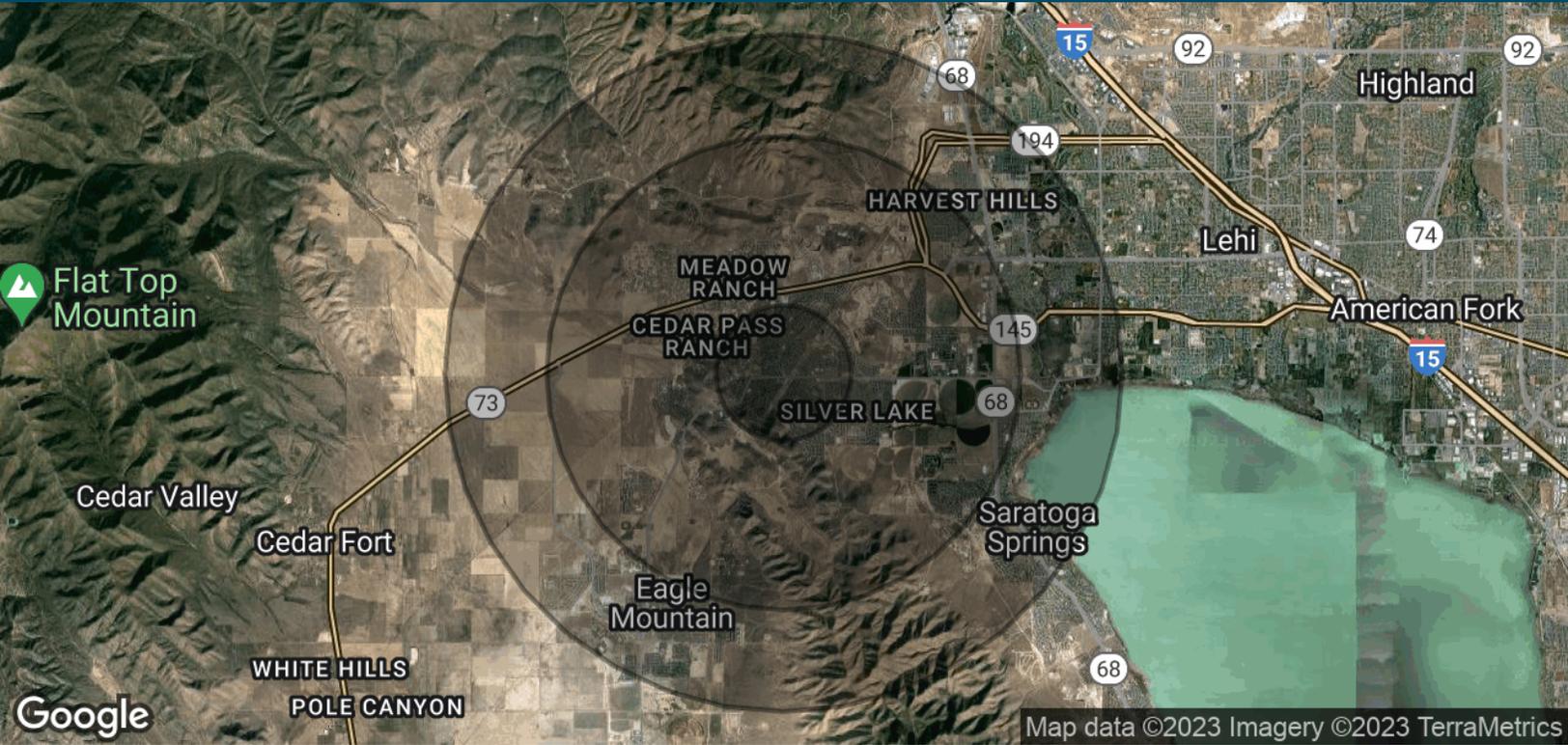
**Ranches Pkwy via Pony Express Pkwy - 800 W**  
Route: 2881PM  
Milepost: 9.68 - 11.87  
Station: 049-2055  
**Annual Average Daily Traffic 17,000**





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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>3.5 MILES</b>	<b>5 MILES</b>
Total Population	10,899	40,426	63,115
Average Age	19.0	18.4	20.3
Average Age (Male)	18.6	18.9	20.1
Average Age (Female)	19.6	18.3	20.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3.5 MILES</b>	<b>5 MILES</b>
Total Households	2,528	9,331	15,345
# of Persons per HH	4.3	4.3	4.1
Average HH Income	\$90,371	\$94,074	\$98,008
Average House Value	\$321,475	\$341,278	\$348,577

\* Demographic data derived from 2020 ACS - US Census