

# 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.

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## QUICK FACTS

### Residential Growth

Population 25 years ago ..... 250  
 Population Today ..... 65,000  
 Population in 5 Years ..... 85,000  
 Population in 30 Years ..... 175,000

Average Household Size ..... 4.35  
 Total Current Housing Units ..... 14,000+  
 Total Current Vested Units ..... 25,000+  
 Peak New Builds ..... 1,600/year  
 Current New Builds ..... 1,200/year

### Consumer Characteristics



**Median Income**  
\$101,801



**Median Age**  
24.84



**Owner Occupied**  
91.53%



## 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 currently in master planning including a future downtown district.

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



Digital Dashboard



Retail Sites



Economic Development  
Master Plan

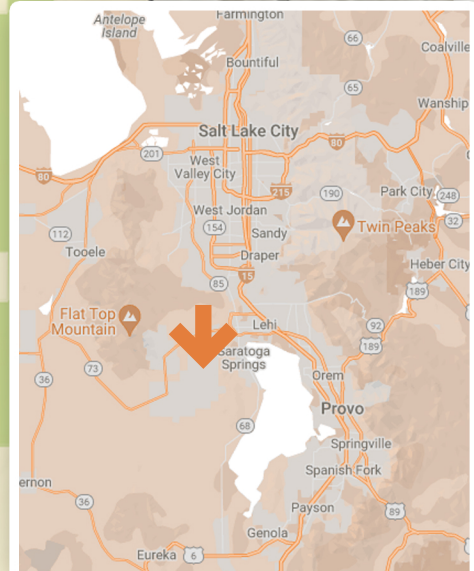
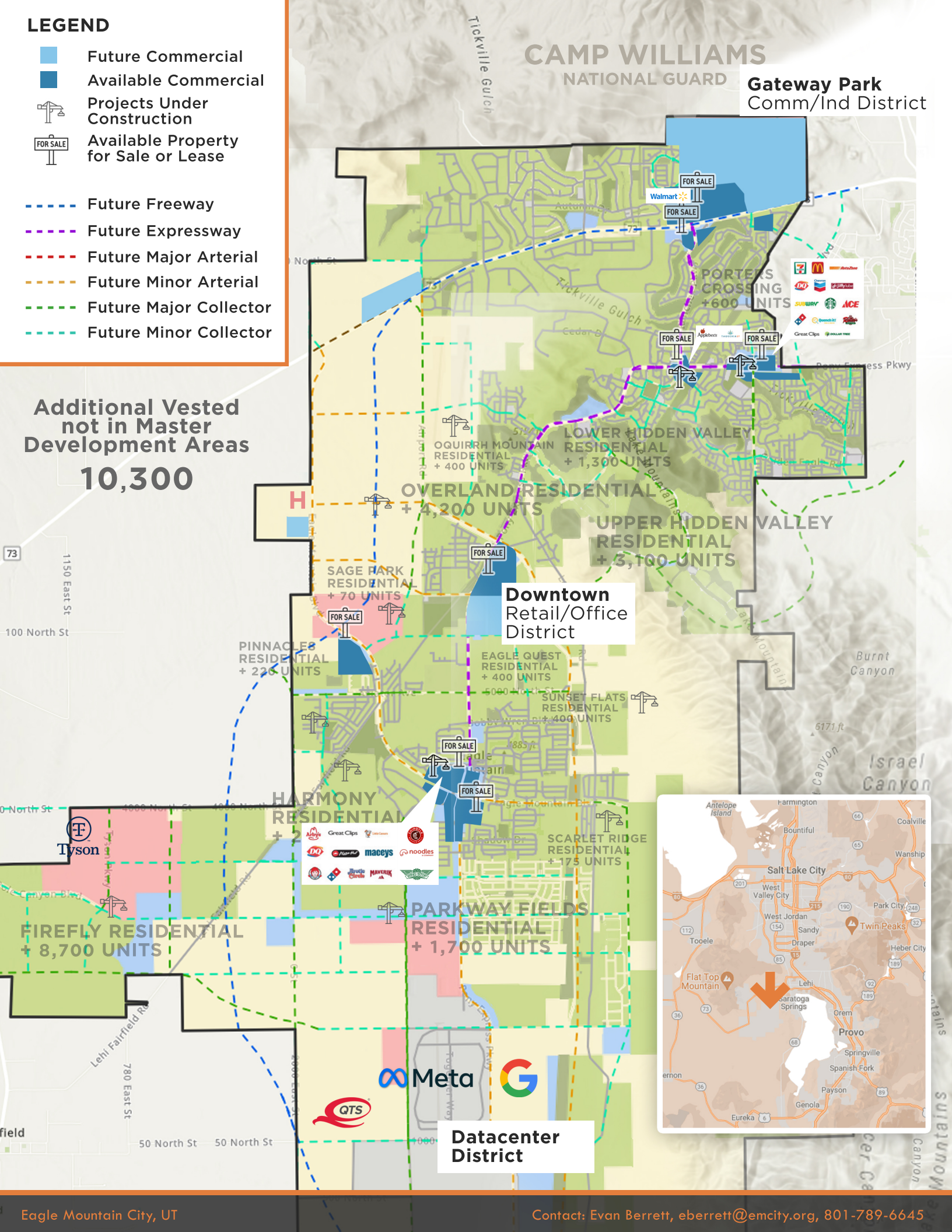
# LEGEND

- Future Commercial
- Available Commercial
- Projects Under Construction
- Available Property for Sale or Lease
- Future Freeway
- Future Expressway
- Future Major Arterial
- Future Minor Arterial
- Future Major Collector
- Future Minor Collector

Additional Vested  
not in Master  
Development Areas  
**10,300**

## CAMP WILLIAMS NATIONAL GUARD

**Gateway Park**  
Comm/Ind District



A collection of retail brand logos including Tyson, Great Clips, Maceys, Noodles, and others, positioned near the Downtown Retail/Office District.

Logos for Meta and Google, positioned near the Datacenter District.