

firefly

BUSINESS PARK

EAGLE MOUNTAIN | FAIRFIELD, UTAH



±1,208 Acres

Land For Sale, Build-To-Suit, and Speculative Development Opportunities

Exclusively Marketed By:



Accelerating success.

Developed By:



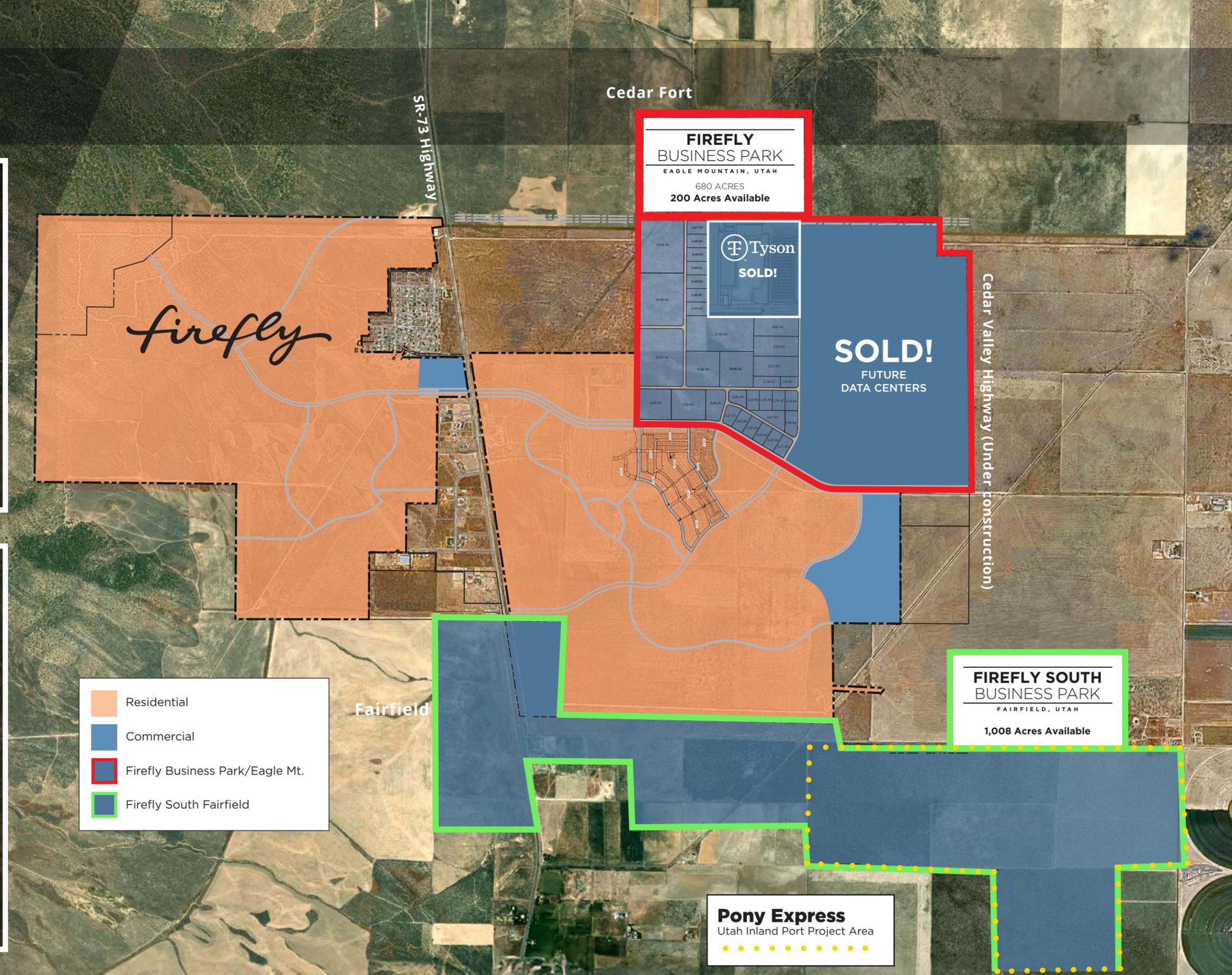
MASTER PLAN OVERVIEW

5 TO 1,208 ACRES AVAILABLE

- » Land for sale, BTS opportunity, speculative lease
- » State-of-the-art design and construction
- » Manufacturing, distribution, r&d
- » Planned dedicated power substation
- » Zoned industrial manufacturing with an RTI overlay zone
- » Fast-track permitting

PONY EXPRESS | UIPA FAIRFIELD

- » **Prime Location:** connecting directly to SLC, Provo, and national freight routes.
- » **Tax Incentives:** Up to 70% post-performance rebate on property tax differential for qualified investments.
- » **Strategic Freight Hub:** Designed as a southern logistics anchor to relieve Wasatch Front congestion and improve statewide distribution efficiency.
- » **Business-Friendly Coordination:** Support for permitting, recruitment, and workforce development partnerships.



	Residential
	Commercial
	Firefly Business Park/Eagle Mt.
	Firefly South Fairfield

FIREFLY BUSINESS PARK
EAGLE MOUNTAIN, UTAH
680 ACRES
200 Acres Available

Tyson
SOLD!

SOLD!
FUTURE DATA CENTERS

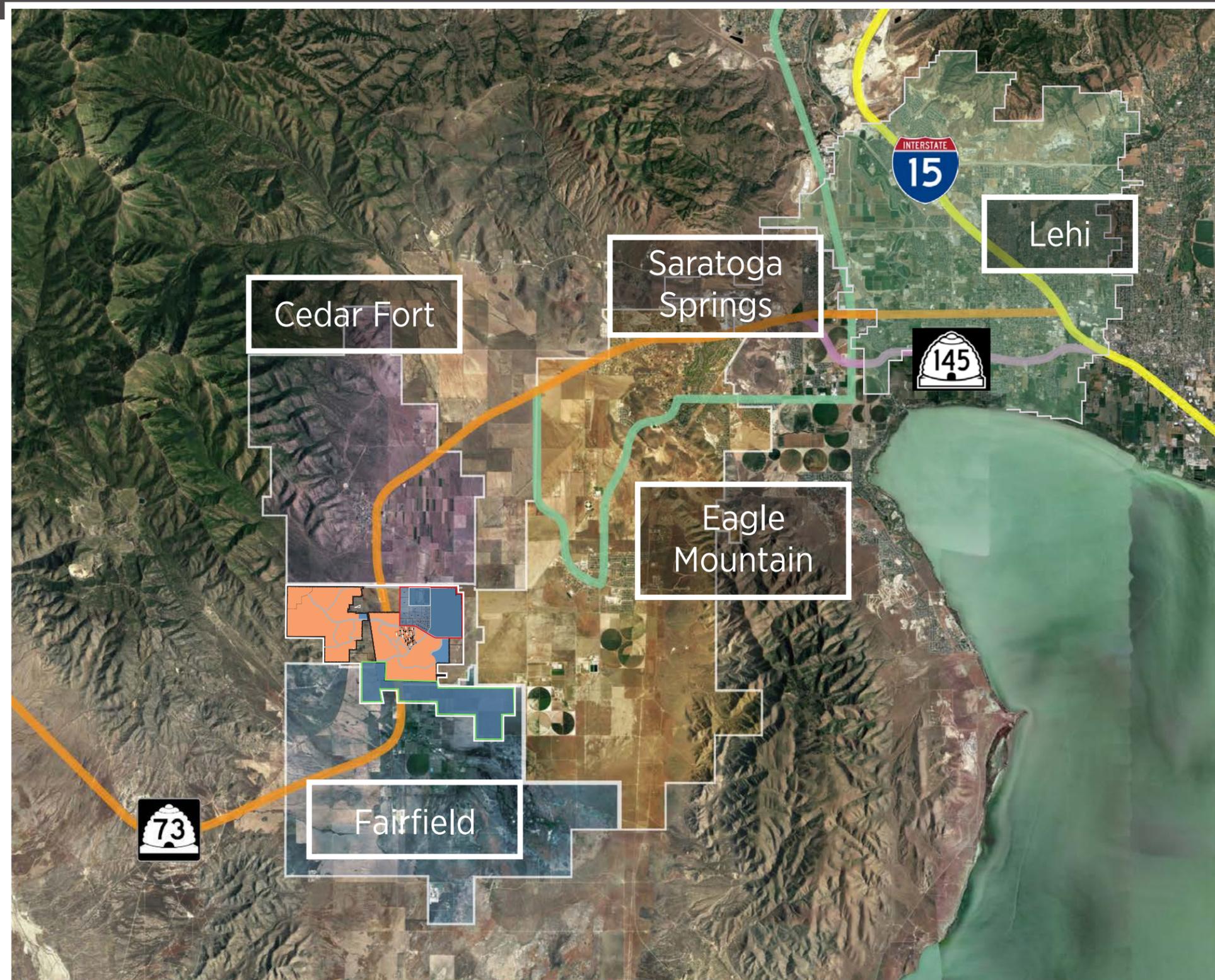
FIREFLY SOUTH BUSINESS PARK
FAIRFIELD, UTAH
1,008 Acres Available

Pony Express
Utah Inland Port Project Area

WHY FIREFLY BUSINESS PARK?

Eagle Mountain is one of **Utah's fastest growing cities** and among the fastest growing in the nation. For businesses, it offers the rare combination of affordable land, streamlined processes, and access to a young, educated workforce.

- » **Explosive growth:** Population projected to surpass 150,000 by 2060.
- » **Streamlined approvals:** Site plan approvals and permits issued in as little as 5 days, with no public hearings required.
- » **Strategic location:** Just 15 minutes to I-15 and less than an hour to both Salt Lake City International and Provo airports.
- » **Labor access:** More than 1 million workers within a 45-minute drive.
- » **Economic strength:** Utah ranks #1 in the nation for business climate and overall quality of life.
- » **Future-ready infrastructure:** Fiber backbone, natural gas, water, sewer, and power all in place.



A VISION FOR COMMUNITY & BUSINESS

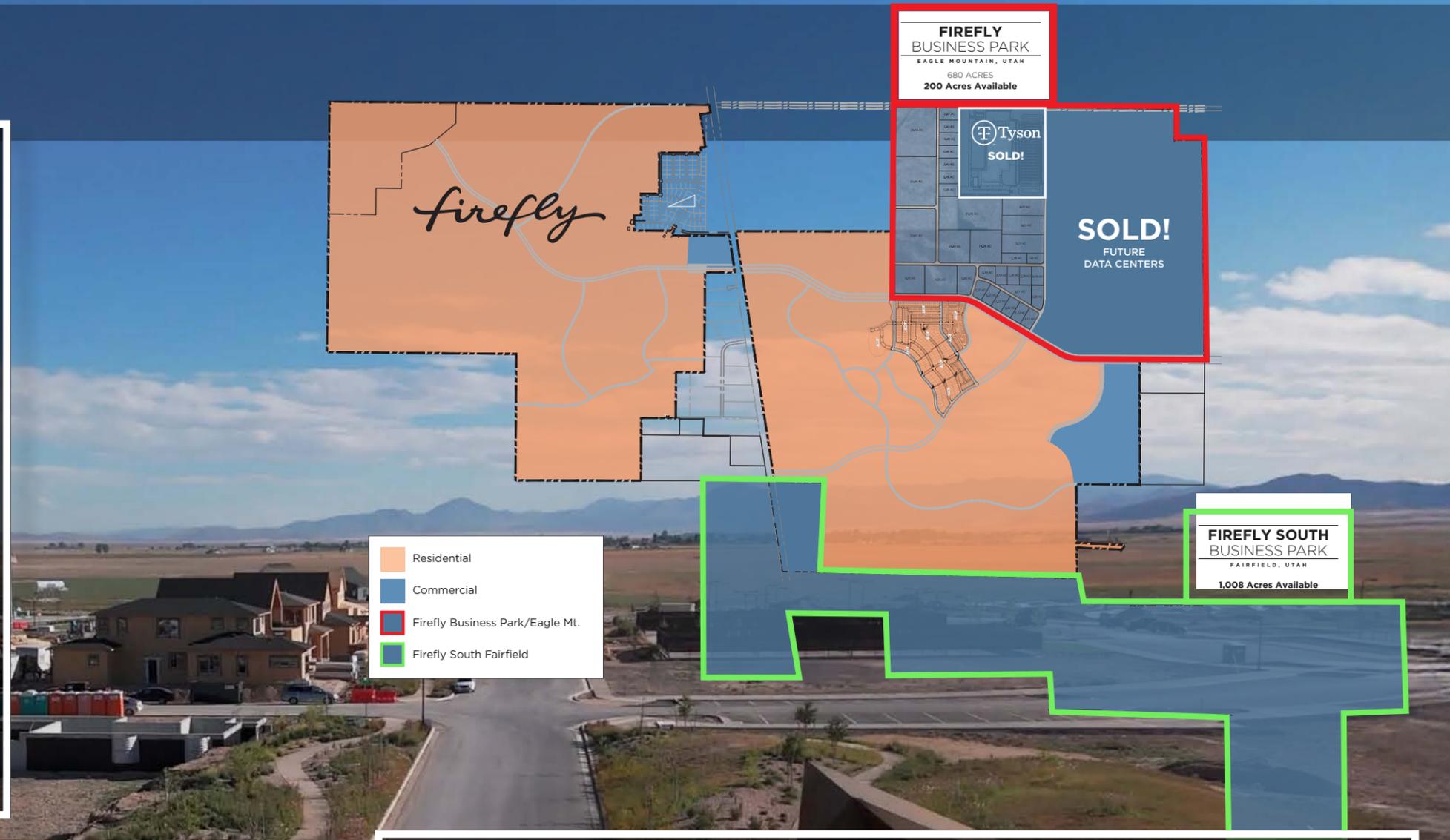
At Firefly, our mission is to create a master-planned community where families, businesses, and innovation thrive side by side. Our vision for the residential community is to help kids enjoy **less screen time and more real experiences** — the kind of adventures and friendships we all remember from childhood.

We call it **Life Unplugged**. Evenings in Firefly buzz with energy as kids run through parks, families gather outdoors, and neighbors connect in meaningful, unforgettable ways.

For businesses, this balanced lifestyle creates a powerful advantage: Firefly attracts and retains talent by offering employees and their families an environment that supports both modern convenience and timeless community values.

With **almost 9,000 homes approved**,

Firefly provides a built-in workforce and customer base, ensuring that companies who locate here are part of a thriving, engaged community designed for growth.



WHAT SETS FIREFLY BUSINESS PARK APART:

- » **Infrastructure Funding:** UIPA reinvests taxes in roads, power, utilities to cut developer costs.
- » **Public Infrastructure Districts:** Local financing option for utilities and access improvements.
- » **Business Coordination:** UIPA and local towns streamline permitting and workforce support.
- » **Expanding Workforce:** In Utah's fastest-growing region near "Silicon Slopes" tech corridor.
- » **Shovel-Ready Land:** Flat, build-ready terrain with quality soil and minimal site prep needed.
- » **Fast Permitting:** Local business-friendly process can approve permits in 2 weeks without public hearings.

firefly AT A GLANCE

Firefly Business Park is designed with flexibility in mind — offering **build-to-suit opportunities** alongside parcels that range from 1 acre to 800 acres. Whether you're a growing company looking for a custom facility or a major operator needing large-scale capacity, Firefly delivers the infrastructure, approvals, and location advantages to help your business succeed from day one.

- » **Fast-track permitting:** Administrative approvals with 5-day turnaround — no public hearings.
- » **Industrial & RTI zoning:** Supports manufacturing, distribution, R&D, and tech.
- » **Utilities to site:** Water, sewer, natural gas (high & low pressure), fiber, and power.
- » **Flexible parcels:** From 1 acre to 1,208 acres — scalable for small businesses or major industrial projects.
- » **Prime connectivity:** 15 minutes to I-15, 55 minutes to two international airports.
- » **Future-proof capacity:** 1,000 acre feet of water, a state-of-the-art wastewater plant, and high-capacity transmission power.
- » **Mega Site certified:** Qualified to attract large-scale projects with transformational economic impact.





SLC Airport
45 Minutes

Provo Airport
30 Minutes

Eagle Mountain City is not only one of **Utah's fastest growing cities**, it is also one of the fastest growing cities in the United States.

Businesses Nearby:

- » Tyson Foods, Inc.
- » Meta Data Center
- » **Utah Data Research Center**
- » Adobe
- » BoostabilityEntrata
- » **Facebook**
- » GooglePodium
- » SolutionReach
- » Visa
- » Vivint
- » Xyngular
- » **And room for so much more!**

Tyson Foods

Mortenson
construction

Meta

Future Data Center Campus

» 17 miles to I-15

» 45 miles to I-80



BUSINESS PARK

EAGLE MOUNTAIN, UTAH • FAIRFIELD, UTAH

±1,208 Acres - Land for Sale | BTS | Spec Development Opportunities

PROPERTY HIGHLIGHTS

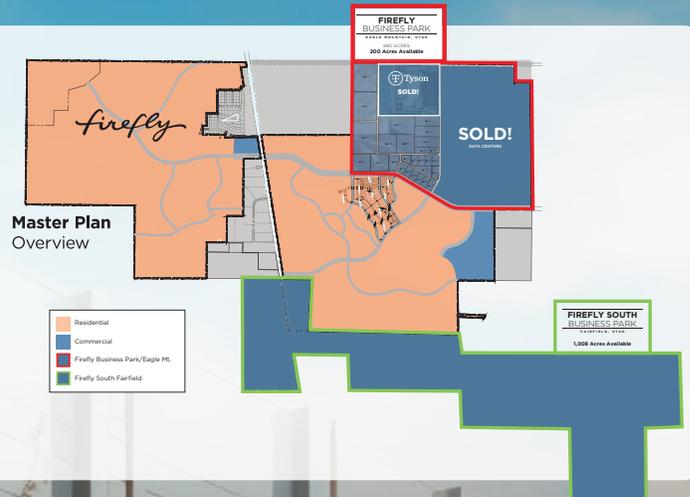
- 5 to 1,208+- acres
- Build-to-suit (BTS), speculative lease, or land sale
- State-of-the-art design for manufacturing, distribution, R&D;
- Zoned *Industrial Manufacturing* with RTI overlay (fast-track permitting in 5 days)

AVAILABLE INFRASTRUCTURE

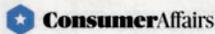
- 1,000+- Acre Feet of water
- Sewer treatment
- Transmission or distribution power
- High or low pressure natural gas
- High speed fiber internet

LOCATION & ACCESS

- Located in Eagle Mountain & Fairfield, UT - one of the fastest-growing U.S. cities
- Easy access to I-15, SR-73, Redwood Rd, Mountain View Corridor
- 40 miles to Salt Lake City, 30 miles to Provo
- Surrounded by growing residential communities & labor pool



#1
Most Affordable
State to Live
2024



#1
Place to Move
2024



Ranked Among
Best Economies
in the U.S.
2024



#1
Best State
Overall
2024

THE FREEMAN, HEALEY, & JENSEN INDUSTRIAL TEAM

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Exclusively Marketed By:



Developed By:

