

RETAIL PADS IN EAGLE MOUNTAIN

AVAILABLE FALL 2021

49833



2901 Ashton Blvd. Ste 102
Lehi, Utah 84043
801.341.0900 | naiexcel.com

3530 E. Pony Express Pkwy | Eagle Mountain, UT

Jay Blacker
801.960.5559
jblacker@naiexcel.com

Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

OFFER PRICE **TBD**

LOT SIZE | ACRES **3.50 ±**

TYPE **Retail | Office**

- Pre-Lease In-Line Space, Ground Lease, or Build to Suit
- Ideal for restaurants, fast casual, retail and service providers
- Located at the busiest intersection of Eagle Mountain

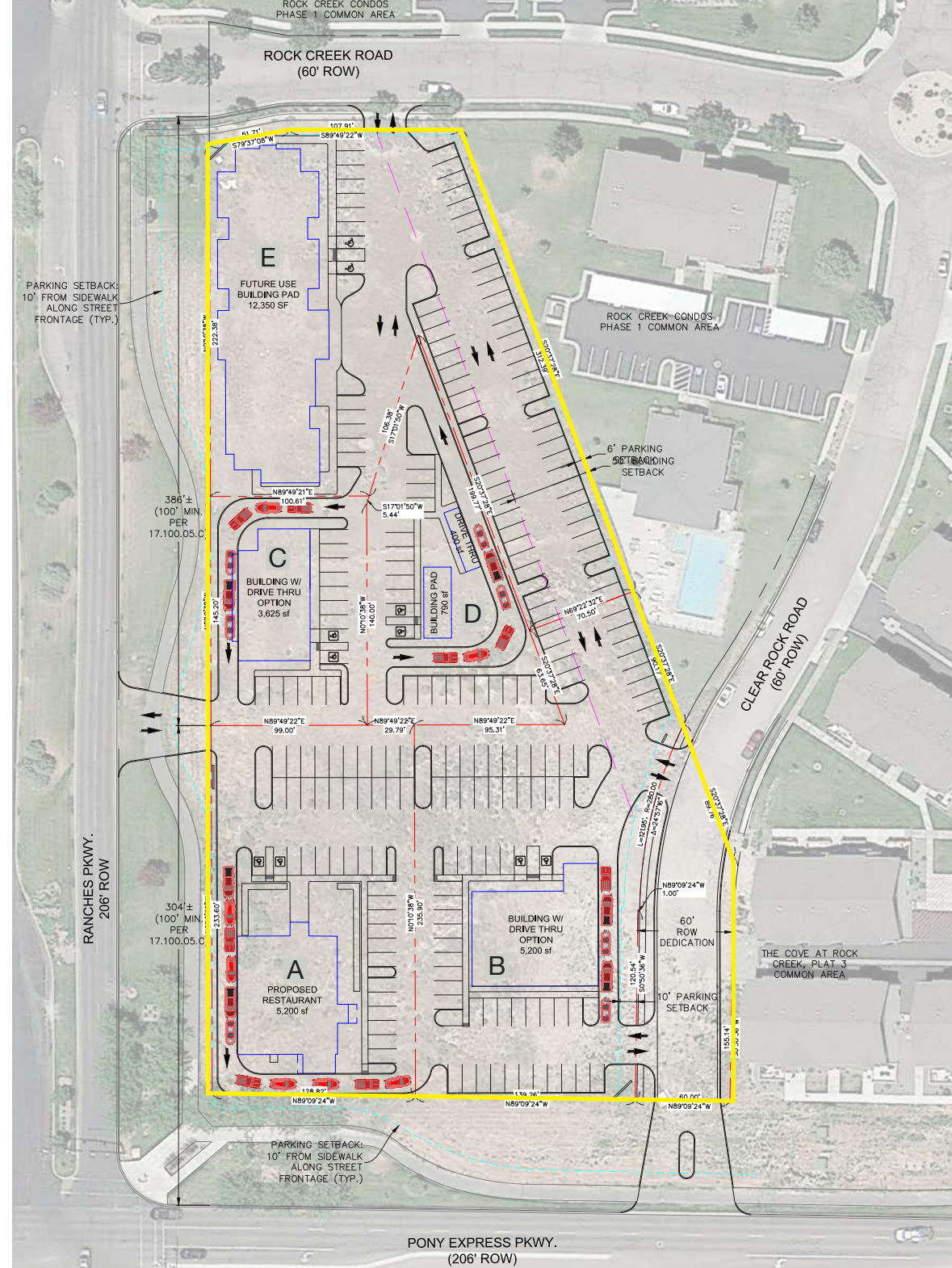
PAD	TYPE	USE	SIZE
PARCEL A	Drive Thru	Restaurant/Retail	.95 ± acres
PARCEL B	Drive Thru	Restaurant/Retail	.76 ± acres
PARCEL C	Drive Thru	Restaurant/Retail	.31 ± acres
PARCEL D	Drive Thru	Restaurant/Retail	.29 ± acres
PARCEL E	Inline	Retail/Services	1.15 ± acres

FOR MORE INFORMATION

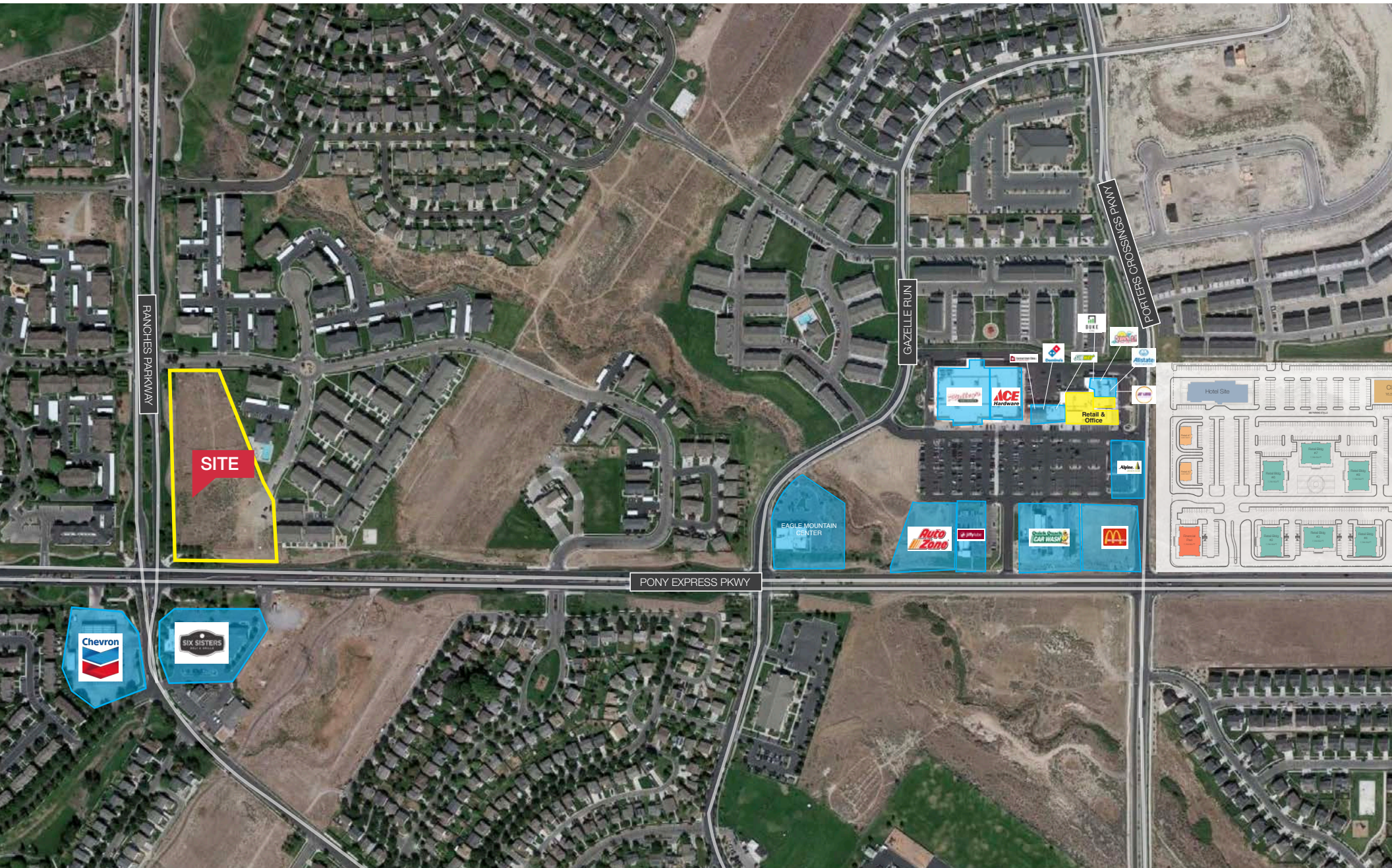


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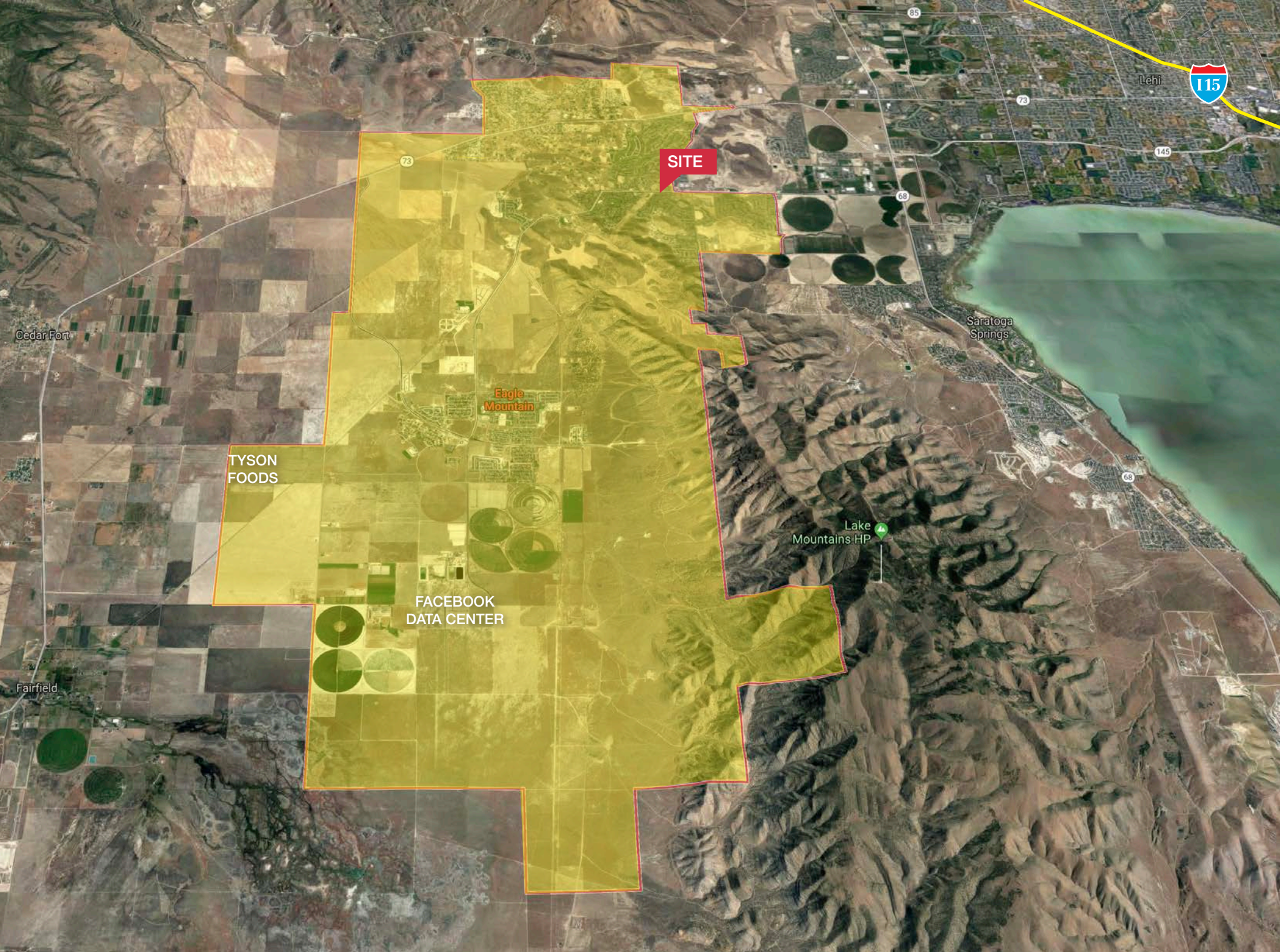
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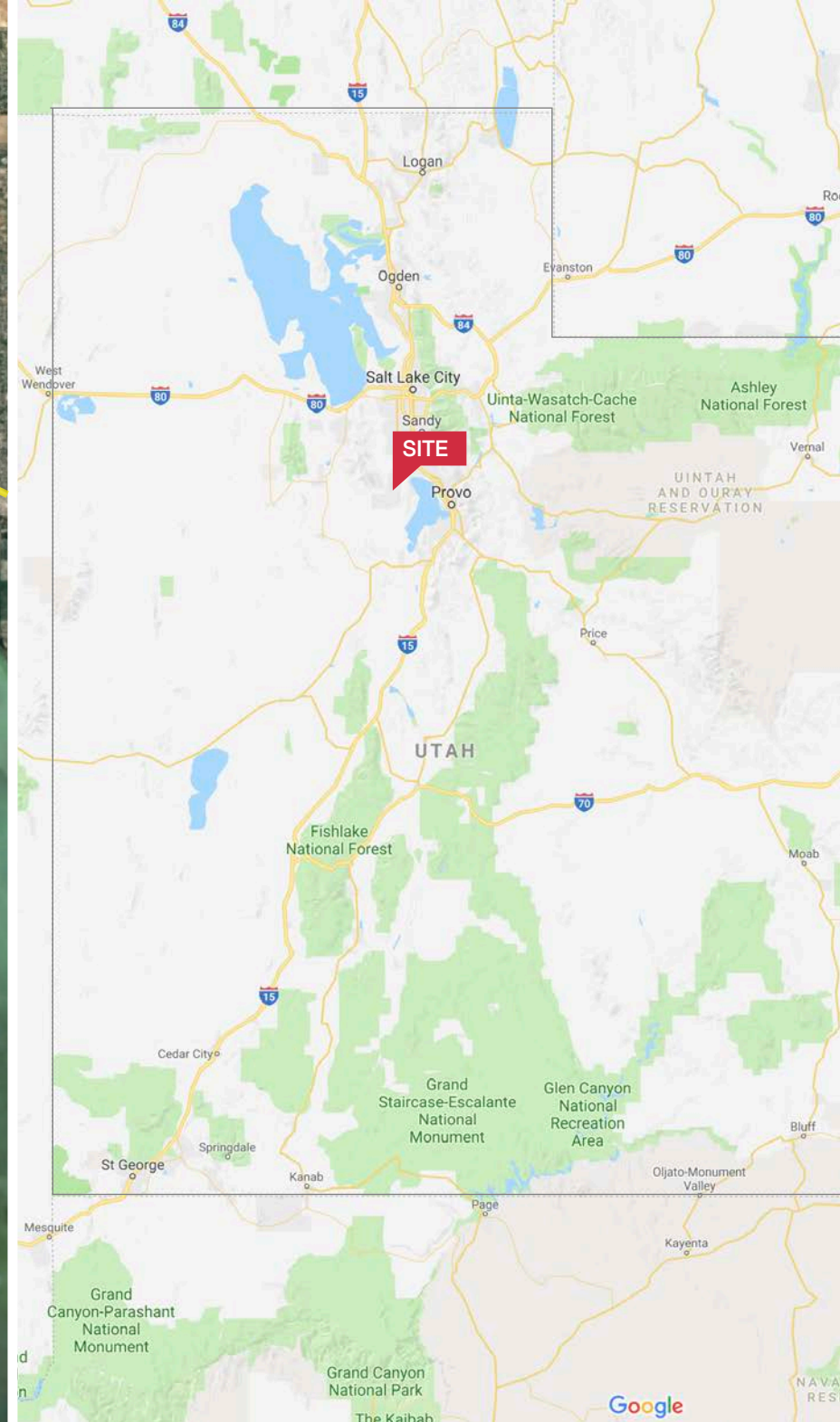


Maps

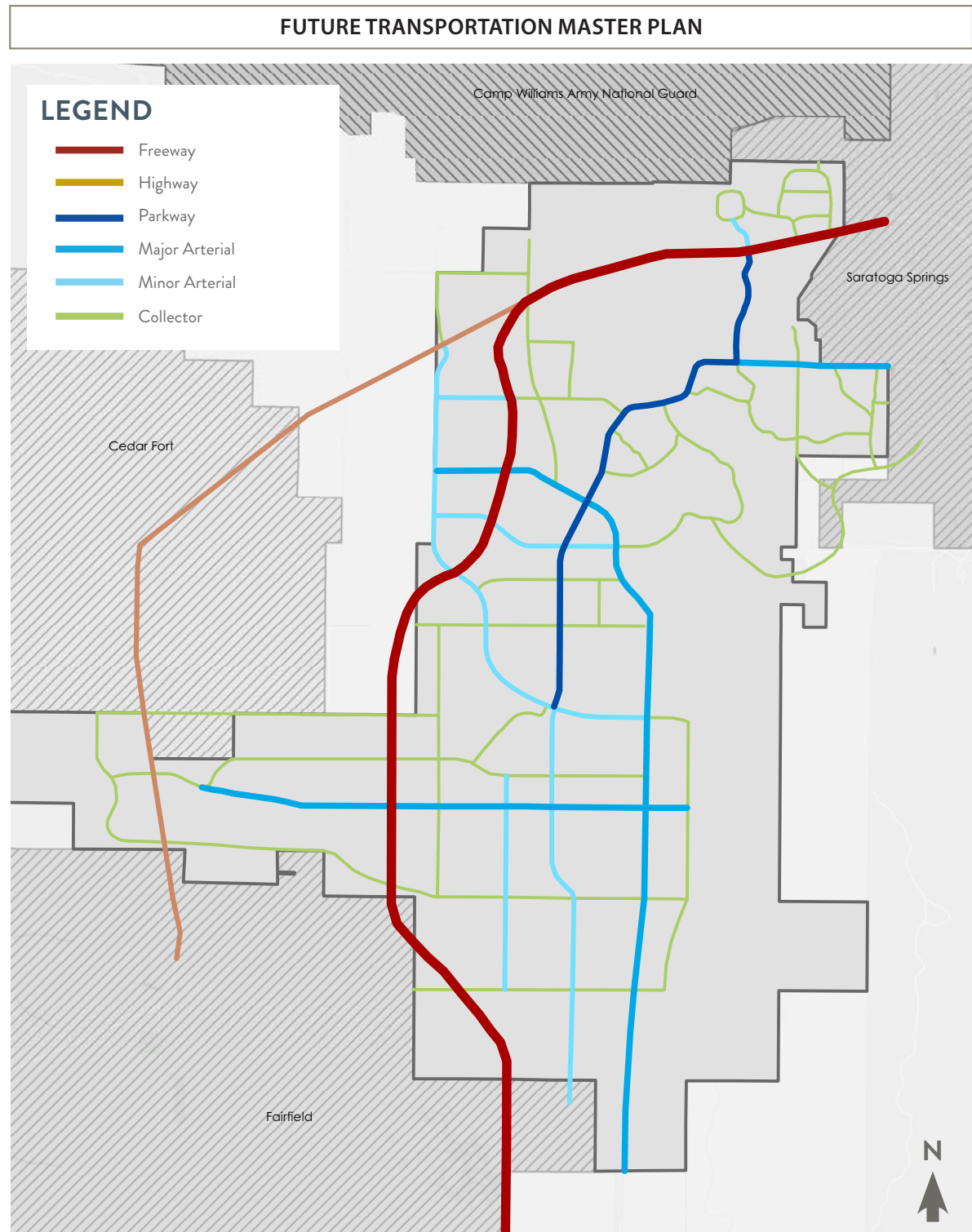






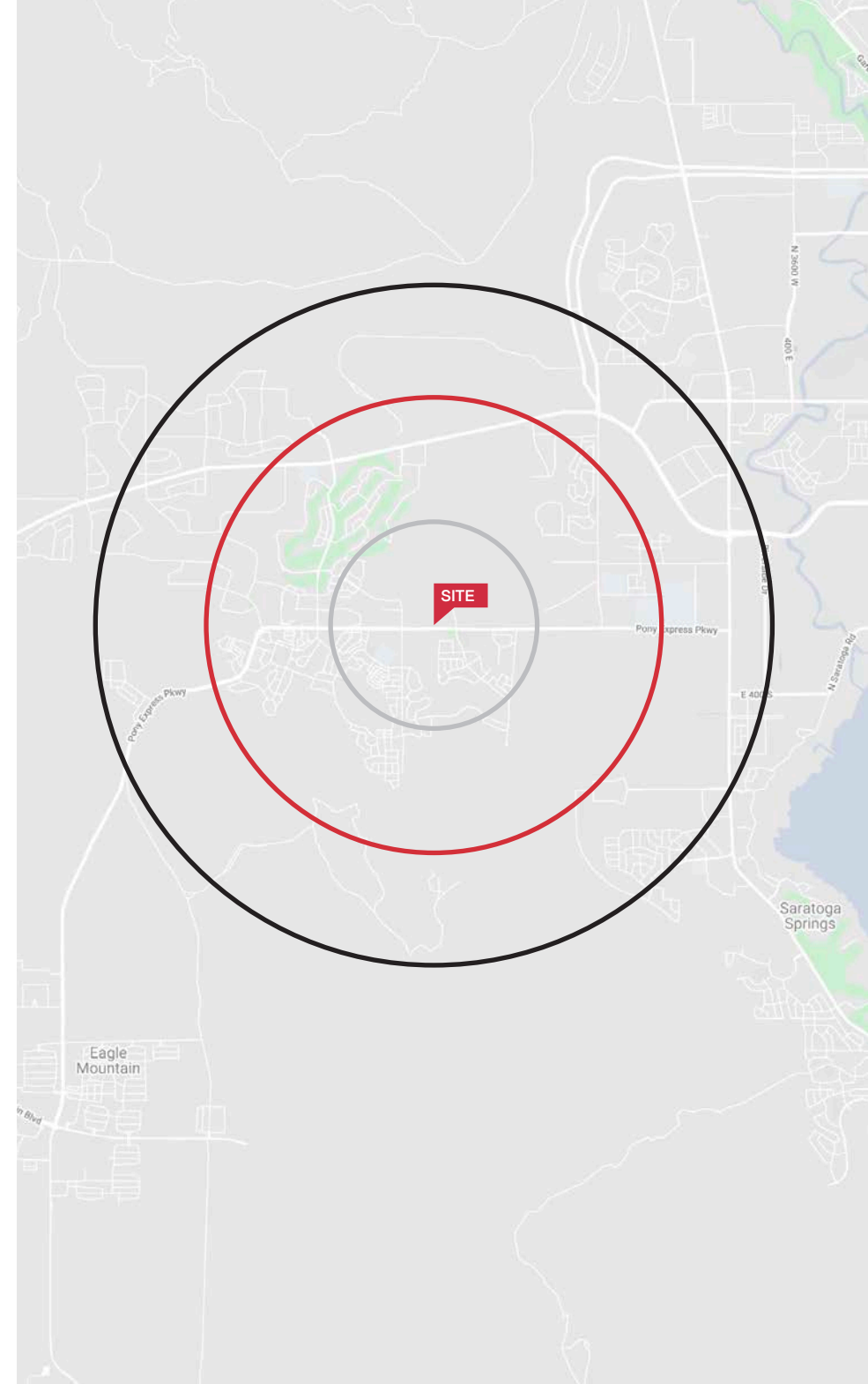


Future Transportation



Demographics

	1 Mile	3 Mile	5 Mile
Population	15,594	44,986	83,564
Average Household Size	4.07	4.26	4.24
Total Businesses	51	328	536
Total Employees	441	3,396	5,738
Average Household Income	\$96,958	\$106,791	\$104,514
Median Household Income	\$86,623	\$92,430	\$88,895
Per Capita Income	\$22,895	\$25,326	\$24,891



Area Information

Eagle Mountain, Utah

Eagle Mountain City is a master-planned community that captures a neighborhood feel in the midst of Utah's urban corridor. Since its incorporation in December 1996, the city's population has grown from 250 residents to a projected 55,889 by the end of 2025, becoming one of the state's fastest growing communities. Eagle Mountain residents enjoy quiet, safe neighborhoods with plenty of open space where families can play and spend time together.

- Elevation: 4,882'
- Population | 2020: 44,061



Things to Do

- Saratoga Hot Springs
- Inlet Park Hot Springs
- Soldiers Pass
- Camp Floyd State Park
- Cory Wride Memorial Park
- Hidden Hollow Mountain Bike Trail
- Ranches Golf Course



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VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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