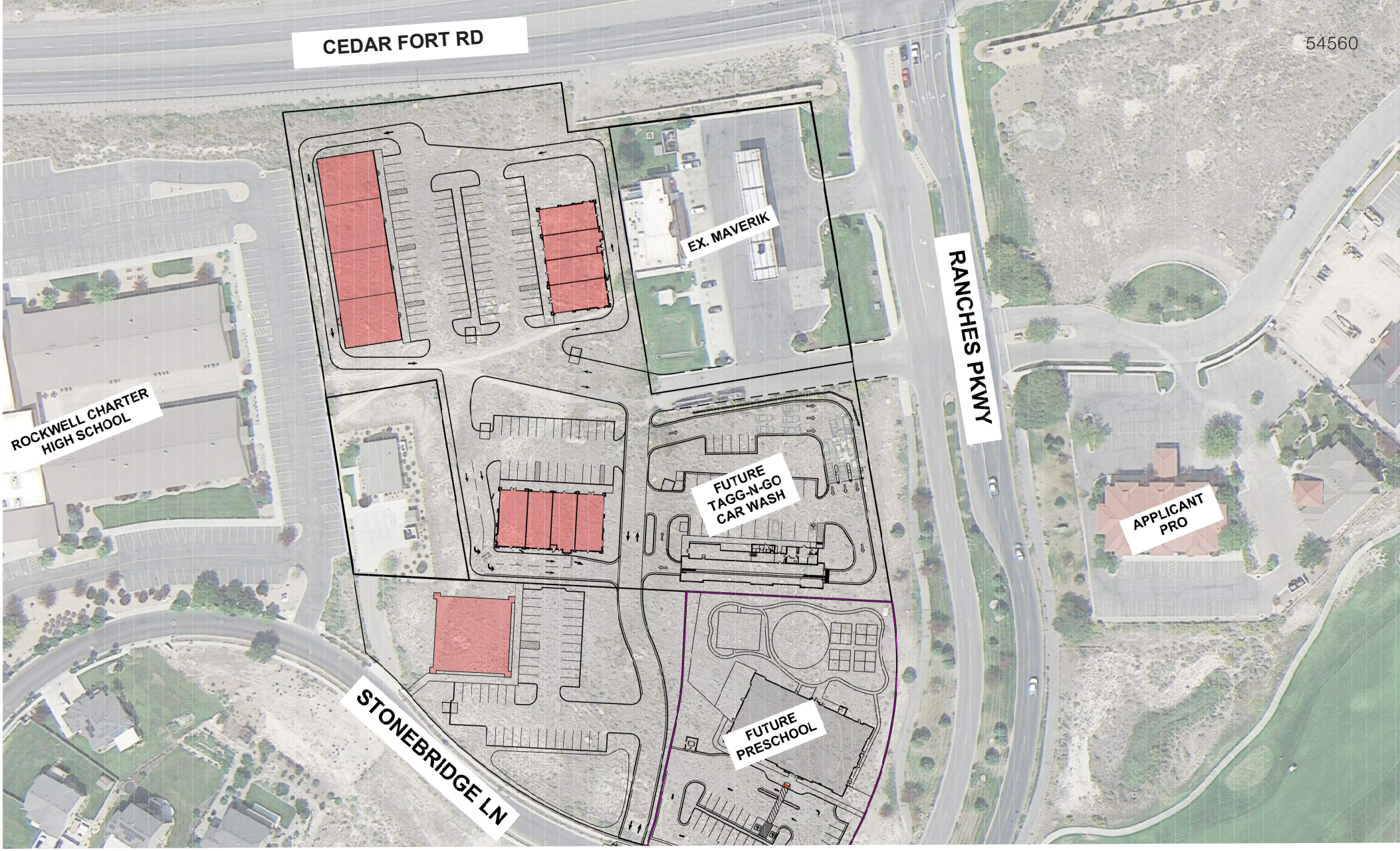


NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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

9200 Ranches Pkwy | Eagle Mountain, UT

Zach Hatch

801.633.6313
zhatch@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

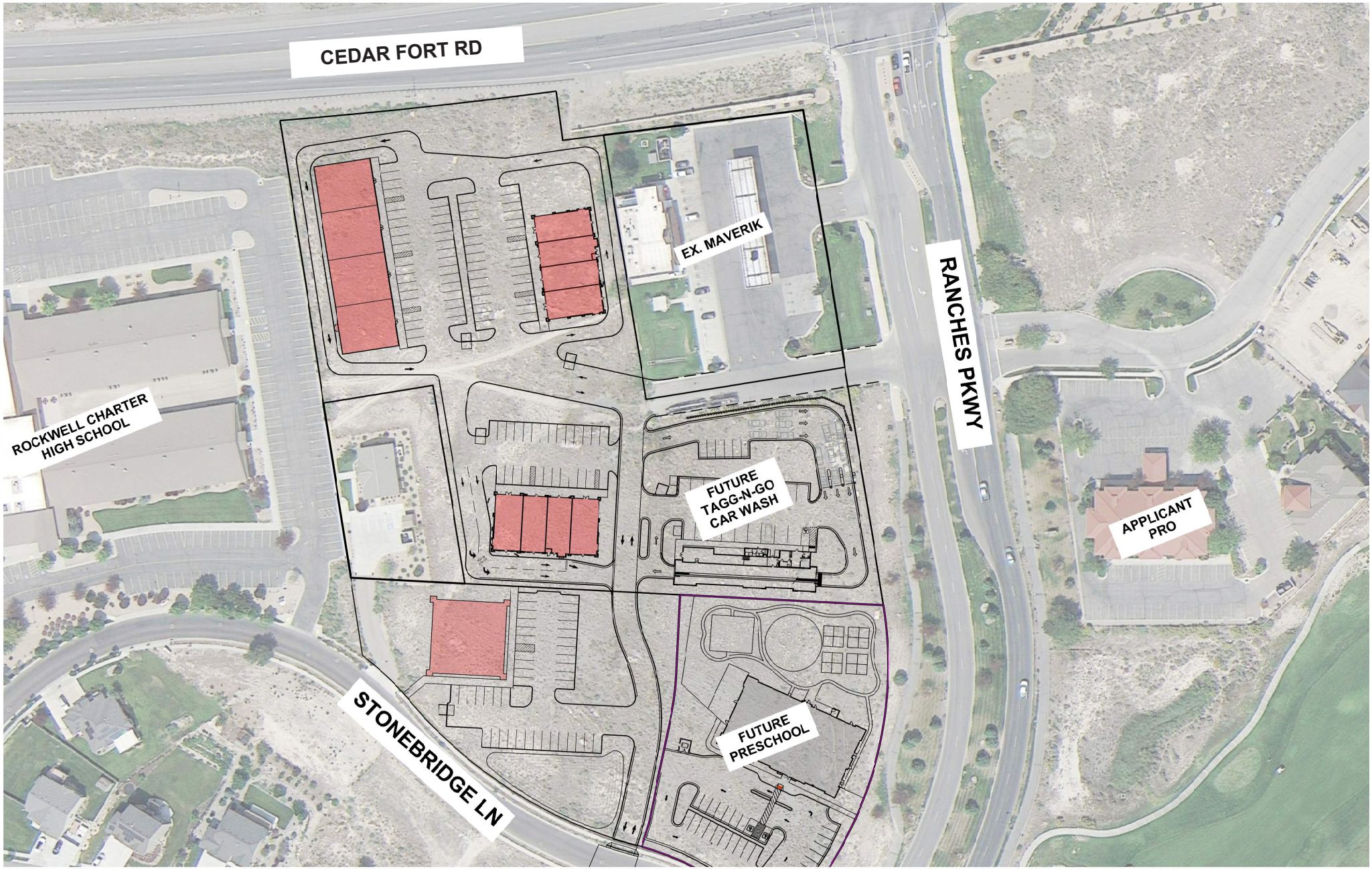
OFFER PRICE	**TBD**
YEAR BUILT	2022
LOT SIZE | ACRES	4.5 ±
TYPE	Land | Retail/Office

- Amazing retail option for ground lease or build-to-suit retail or office!
- This is a great opportunity to be in a location that is surrounded by other major retailers.
- This would make a fantastic site for a hotel, restaurant or any other retail.

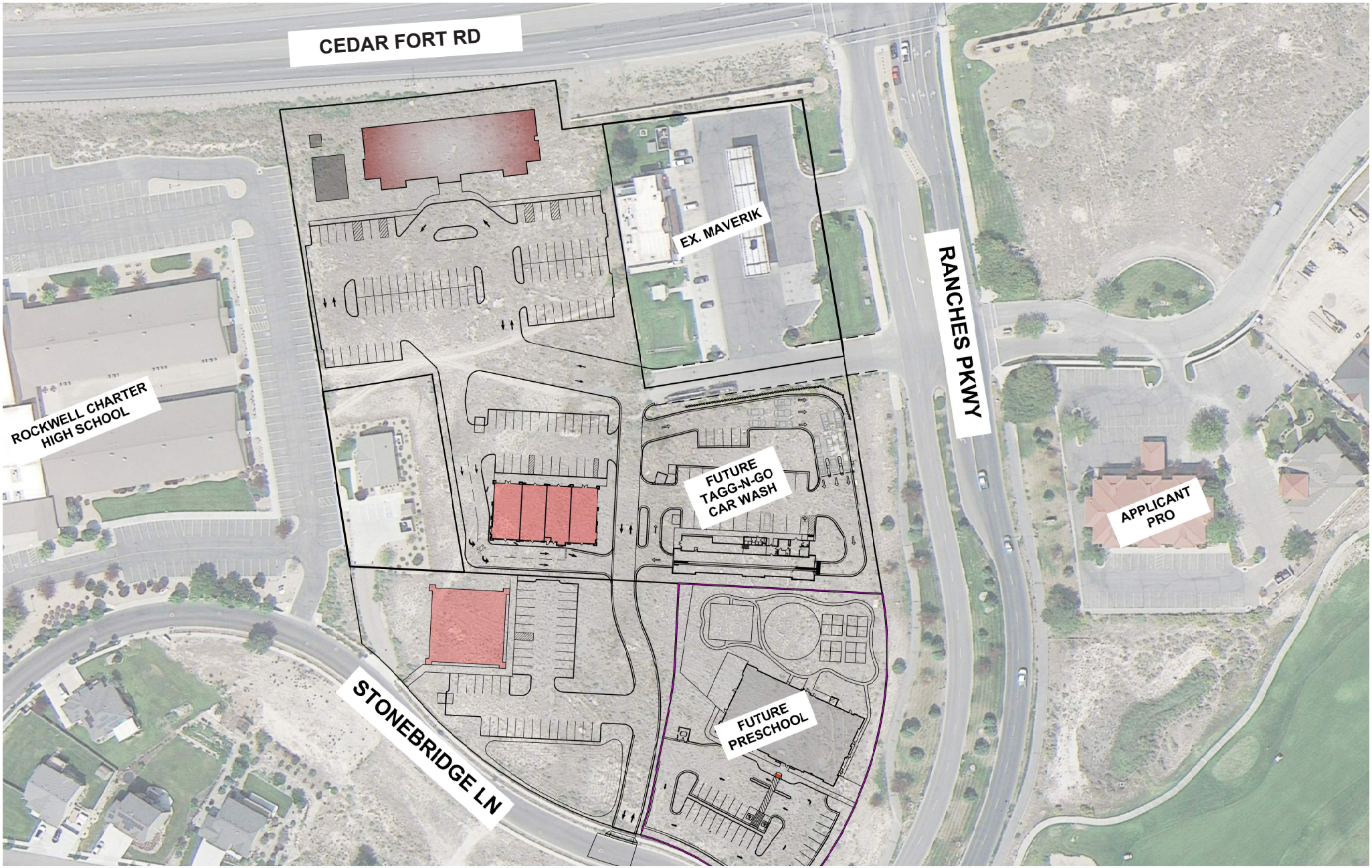
FOR MORE INFORMATION

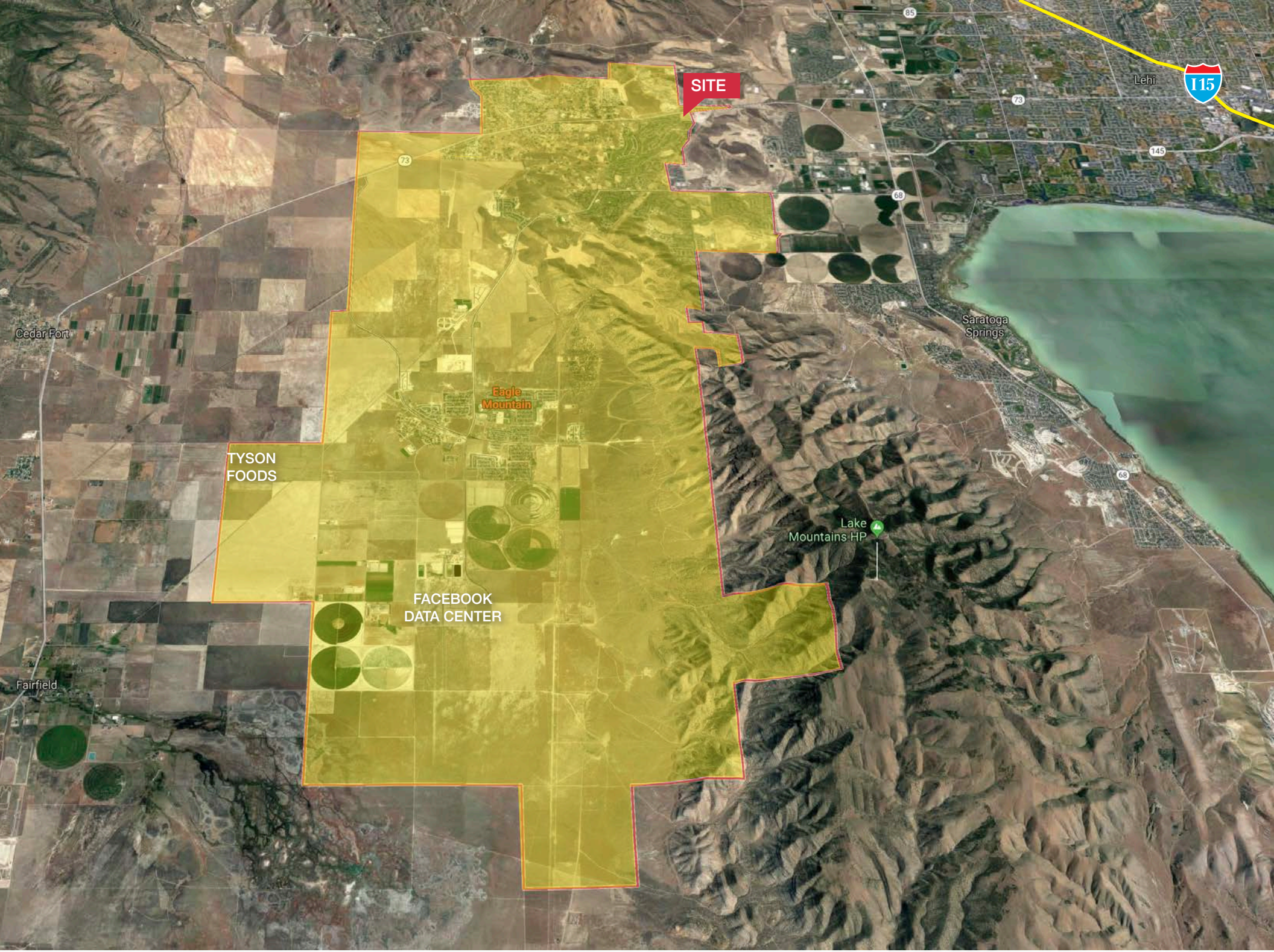
CLICK HERE
OR TEXT 21041 TO 39200

Plat Map | Option 1



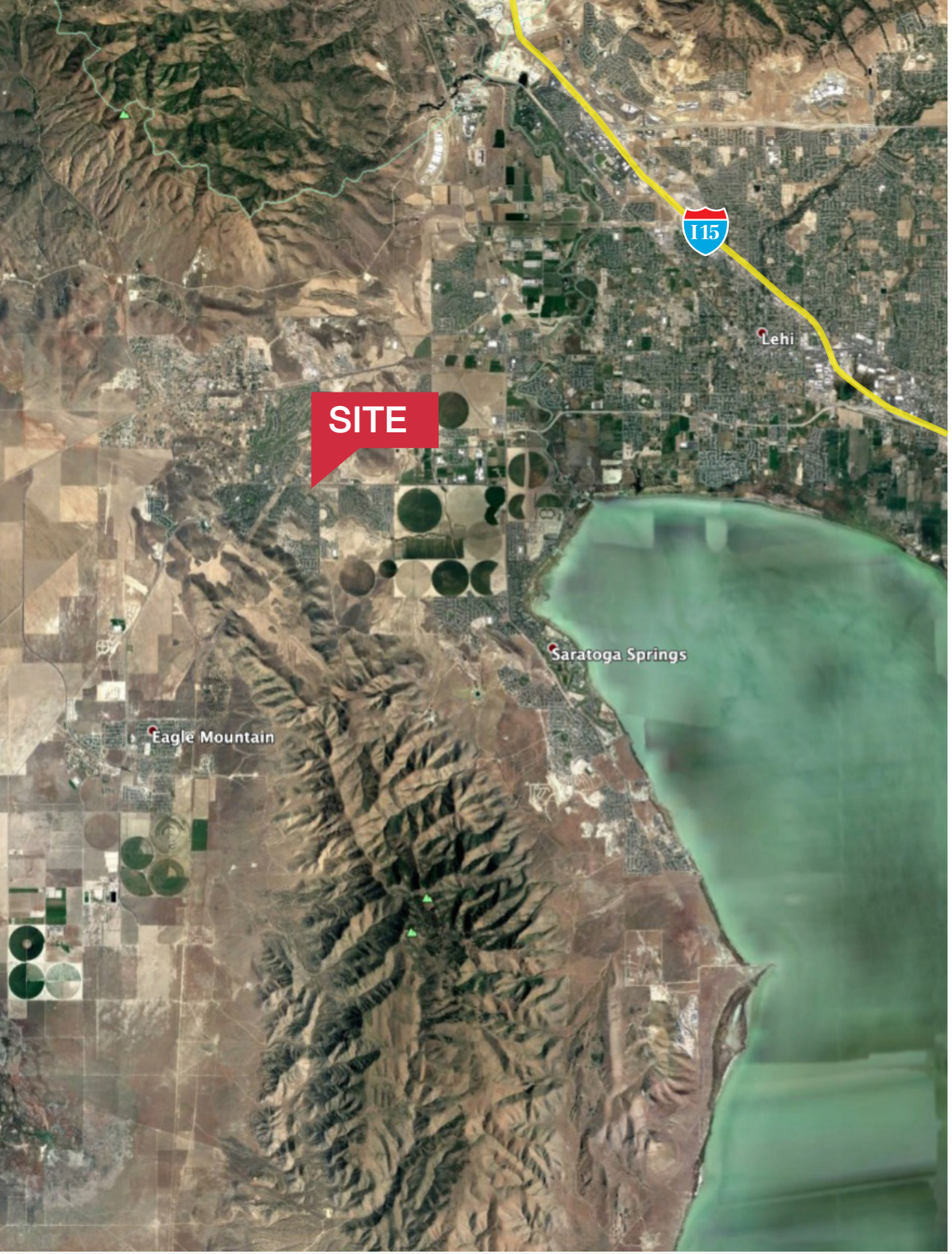
Plat Map | Option 2




SITE
TYSON
FOODS
FACEBOOK
DATA CENTER
Eagle
Mountain
Cedar Fort
Fairfield
Saratoga
Springs
Lehi
Lake
Mountains HP
I15
85
73
68
145

Maps

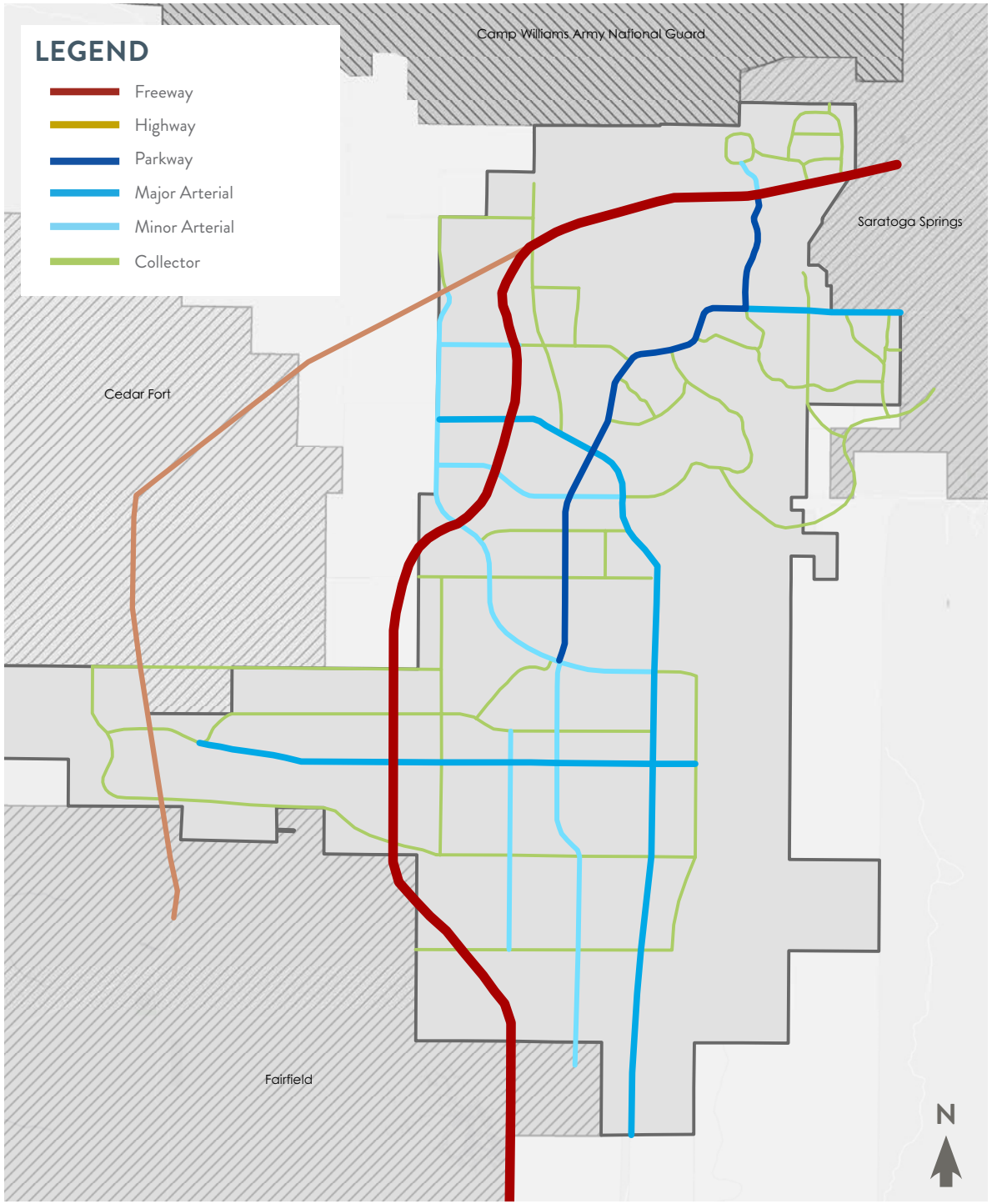
CEDAR FORT RD
SITE
MAVERIK
RANCHES PARKWAY
PONY EXPRESS PKWY
GAZELLE RUN
PORTERS CROSSINGS PKWY
ACE Hardware
Domino's
Auto Zone
SUBWAY
jiffy lube
Alpine
Quick Quack CAR WASH
DUKE
Allstate


SITE
I15
Lehi
Saratoga Springs
Eagle Mountain

SITE
Logan
Ogden
Evanston
West Wendover
Salt Lake City
Sandy
Provo
Uinta-Wasatch-Cache National Forest
Ashley National Forest
Vernal
UINTAH AND OURAY RESERVATION
Price
UTAH
Fishlake National Forest
Moab
Cedar City
Grand Staircase-Escalante National Monument
Glen Canyon National Recreation Area
Bluff
St George
Springdale
Kanab
Oljato-Monument Valley
Page
Mesquite
Kayenta
Grand Canyon-Parashant National Monument
Grand Canyon National Park
The Kaibab
Google

Future Transportation

FUTURE TRANSPORTATION MASTER PLAN

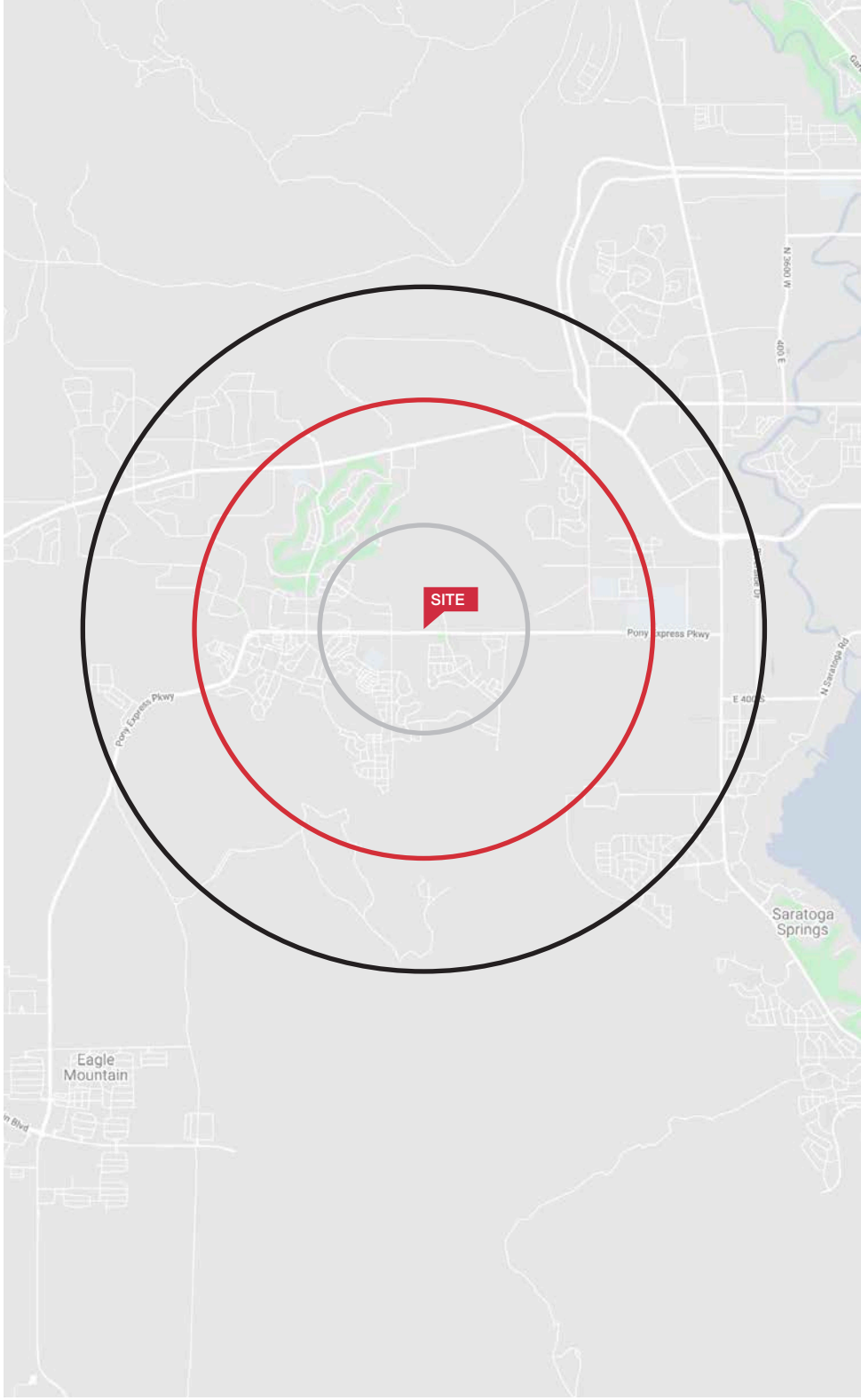


Demographics

POPULATION	1-mile	3-mile	5-mile
2021 POPULATION	9,636	43,084	78,629
HOUSEHOLDS	**1-mile**	**3-mile**	**5-mile**
2021 HOUSEHOLDS	2,254	10,090	18,796
INCOME	**1-mile**	**3-mile**	**5-mile**
2021 AVERAGE HH INCOME	$119,928	$109,189	$113,287

TRAFFIC COUNTS

STREET	ADT
WEST CEDAR FORT ROAD	30,915
NORTH RANCHES PARKWAY	11,861



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

CLICK HERE

VIEW MARKET STATISTICS FOR OFFICE, RETAIL, INDUSTRIAL & MULTIFAMILY

https://excelcres.com/market-research

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