

TRADE AREA - DEMOGRAPHICS

POPULATION	EPHRAIM	SANPETE COUNTY
2025 EST	6,022	29,507
2030 PROJ	6,494	31,304

HOUSEHOLDS

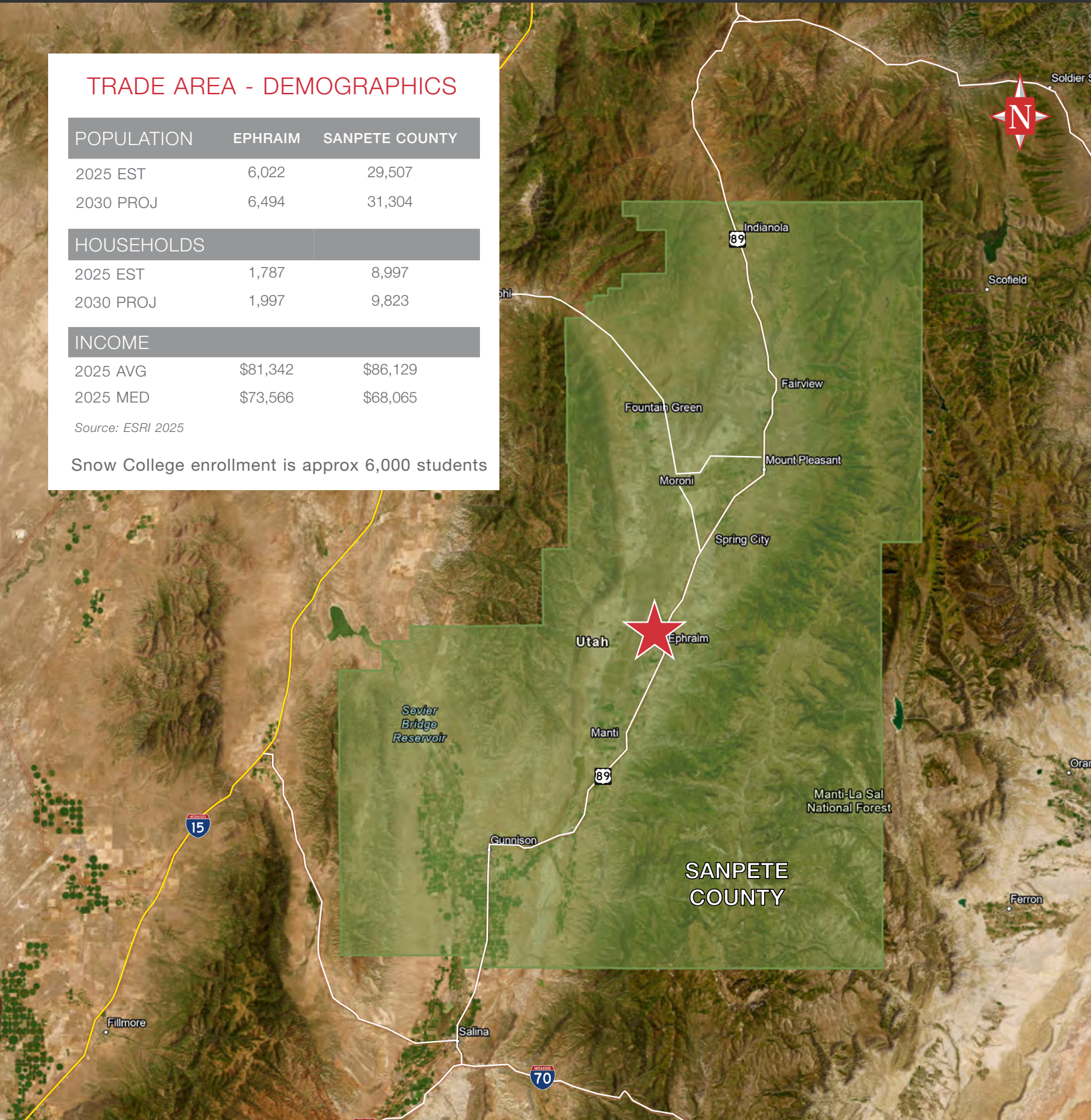
2025 EST	1,787	8,997
2030 PROJ	1,997	9,823

INCOME

2025 AVG	\$81,342	\$86,129
2025 MED	\$73,566	\$68,065

Source: ESRI 2025

Snow College enrollment is approx 6,000 students



Ephraim Crossing

500-800 South Hwy 89  
Ephraim, UT 84627

EPHRAIM CROSSING

A better place to work and live

Intermountain Health  
HOSPITAL AND MEDICAL OFFICES

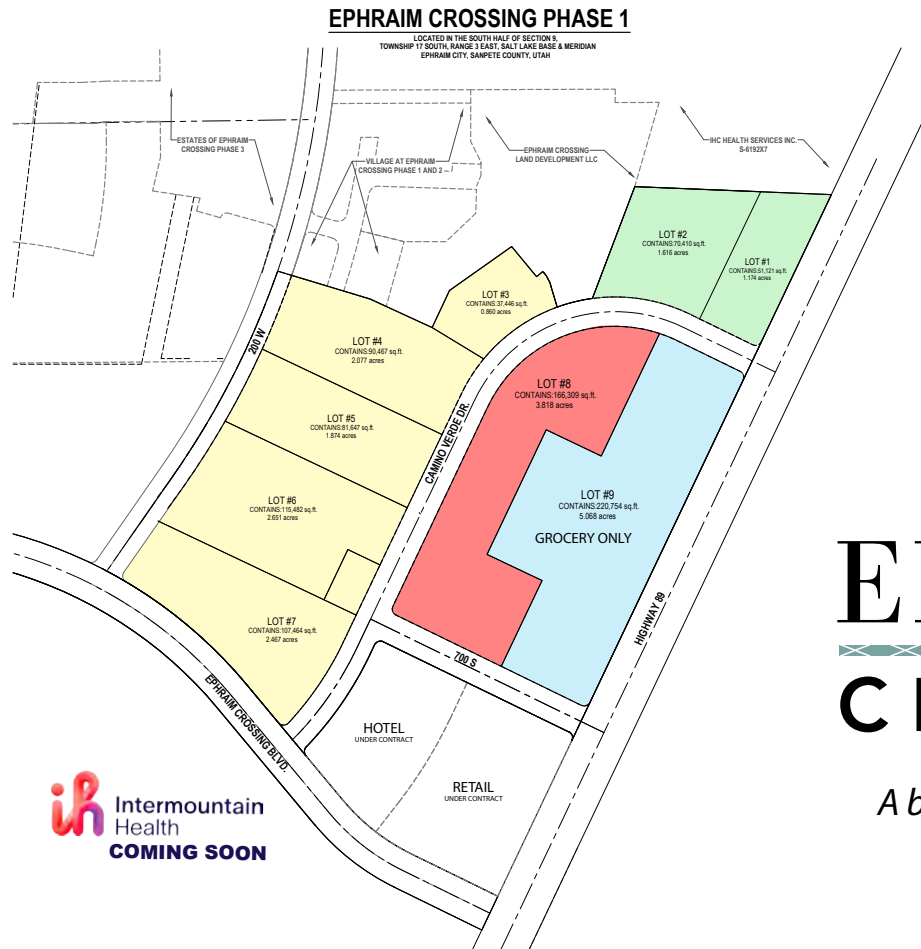
RETAIL/OFFICE/INDUSTRIAL | FOR LEASE/BTS

- This multi-use development in Ephraim, UT, is part of a 240-acre master-planned community, featuring a new Intermountain Health hospital nearby.

PROPERTY INFORMATION

  - > **Retail** starting at \$24.00/yr PSF NNN
  - > **Office** starting at \$18.00/yr PSF NNN
  - > **Industrial** starting at \$12.00/yr PSF NNN
  - > 1,200 SF - 50,000 SF Available
  - > Freestanding and drive-thru opportunities
  - > New connecting intersection to Ephraim Canyon
  - > Located on Hwy 89 in the hub of Sanpete County
  - > Largest city in the county
- > More than 700 households are being created in Ephraim Crossing development in 3 single-family communities, 3 town home communities and an apartment development.
  - > Snow College enrollment is approx 6,000 students and is offering more four-year degrees every year.
  - > Ephraim LDS Temple is under construction and is scheduled for completion in 2025.
  - > IHC just purchased 35 acres on the south end of town for a trauma center hospital with life flight.
  - > Ephraim Canyon has access to the Arapeen ATV Trail and other outdoor recreation activities.





# EPHRAIM CROSSING

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