



HARVEST

— VILLAGE —

HEBER CITY MIXED USE DEVELOPMENT OPPORTUNITY

Ångstrom Development Group - Confidential (February 20, 2024)

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EXECUTIVE SUMMARY

Angstrom Development Group has entered into an agreement to acquire approximately 36 acres of undeveloped agricultural land situated at the prominent intersection of Hwy 40 and River Rd in Heber City. This parcel holds strategic significance as it stands at the closest Heber City juncture to the base of Deer Valley's expansion and the new East Village.

Currently, Ångstrom is actively engaged in the process of annexing the site into Heber City. This effort is aligned with the city's vision of fostering higher density, recreational amenities, and retail offerings within the North Village Overlay Zone (NVOZ).

Strategically positioned, Harvest Village stands to capitalize on significant growth opportunities in the foreseeable future. The location boasts proximity to key attractions such as Deer Valley, the Jordanelle Reservoir, and the Provo River. Our diversified product portfolio addresses notable gaps in the market for residential housing, retail spaces, and high end hospitality. The project aligns with community-focused initiatives by prioritizing support for local retailers, promoting inclusionary housing, and preserving open space, thereby contributing positively to the surrounding area.

Harvest Village is presented as a premier 'destination within a destination,' envisioned as a vibrant community where individuals of all ages can reside, work, visit, and indulge in unique experiences. Central to its concept is a contemporary village design complemented by standout features like an architecturally striking sled hill, a ribbon ice skating rink, and a plethora of entertainment options.

This transformative endeavor not only anchors Deer Valley's expansion but also seamlessly integrates with the picturesque North Fields of Heber Valley, enhancing the overall appeal of the region.



HARVEST VILLAGE



	UNITS	ERU	SQ FT
H HOTEL	86	33	77,600
B M CONDO	62	36	90,900
T TOWNHOME	140	132	287,960
I INCLUSIONARY	205	TBD	125,550
R B COMMERCIAL		45	105,800

ADDITIONAL SITE DETAILS

- * Green Space: 11.1 acres
- * Plaza: 3.9 acres
- * Water Feature: 0.54 acres
- * Perimeter Trail: 1 mile
- * Parking: 669 spots

Total Site Area: +/- 38.8 acres





RETAIL + COMMERCIAL

Harvest Village's retail creates an eco-system where people can park once and access plenty of options throughout the day. We aim to create a new destination for local retailers to expand their businesses.

- 105,800 sq ft of commercial
- Family friendly dining + 'eatertainment'
- Restaurants
- Brewery
- Ice Cream shop
- Coffee shop
- Smoothie shop
- Local outfitter (rentals, clothing and fishing)
- Kids daycare
- Class A office space



OPEN SPACES + ACTIVITIES

Harvest Village's open spaces and recreation are the centerpiece of the village. Approximately 40% of the property is open air and dedicated to recreation.

- 39' tall sled hill
- Ribbon ice skating rink + ice bumper cars
- Rock climbing gym
- Harvest Village ponds + fly fishing
- Stage for outdoor concerts and movies
- Kids playscape and splashpad
- Trails for walking/biking
- Community garden
- 5min to Deer Valley
 - High Valley Transit stop
 - Private shuttle to Deer Valley
- EV charging station
- 11+ acres of green space



WHY HEBER CITY

Population Growth

- One of the fastest-growing small towns in the U.S. Ranked #1 for growth for 'micropolitan areas' towns
- Out of 926 metro areas, Heber City ranked No. 5 for the biggest change in net in-migration in 2020



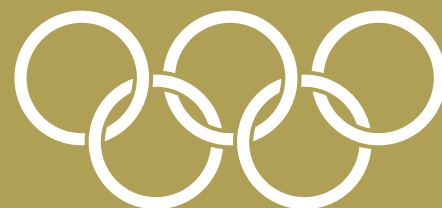
Quality of Life

- The air we breathe is clean and the views of the beautiful Heber Valley are second to none
- Low crime, good schools and year round recreation provide an ideal place for families, retirees and young professionals alike



Future Growth

- Deer Valley's expansion, along with various other projects, create a need for a well appointed mixed use destination
- Heber City will be central to the 2034 Winter Olympics



Aligned City Council

- Harvest Village perfectly conforms with Heber City Envision 2050
- Collaboration to preserve open space and utilize Harvest Village as an entrance to Heber Valley



DEER VALLEY'S EXPANSION



SKIABLE TERRAIN

Deer Valley's expansion represents a significant milestone, augmenting the resort with an additional 3,700 acres of skiable terrain, effectively doubling its size and positioning it as one of North America's premier ski destinations. Upon finalization, Deer Valley will boast over 5,726 acres of skiable terrain, serviced by 37 chairlifts, spanning 238 ski runs, and seamlessly integrating the Deer Valley East Village to ensure a comprehensive mountain experience for visitors.



TIMELINE

About 2,900 acres of skiable terrain with 110 ski runs serviced by 9 lifts, including a 10-passenger gondola, are set to open for the 2025-2026 winter season. Subsequently, an additional 800 acres, 7 lifts, and 25 ski runs will be introduced in future seasons, with the timeline yet to be finalized.



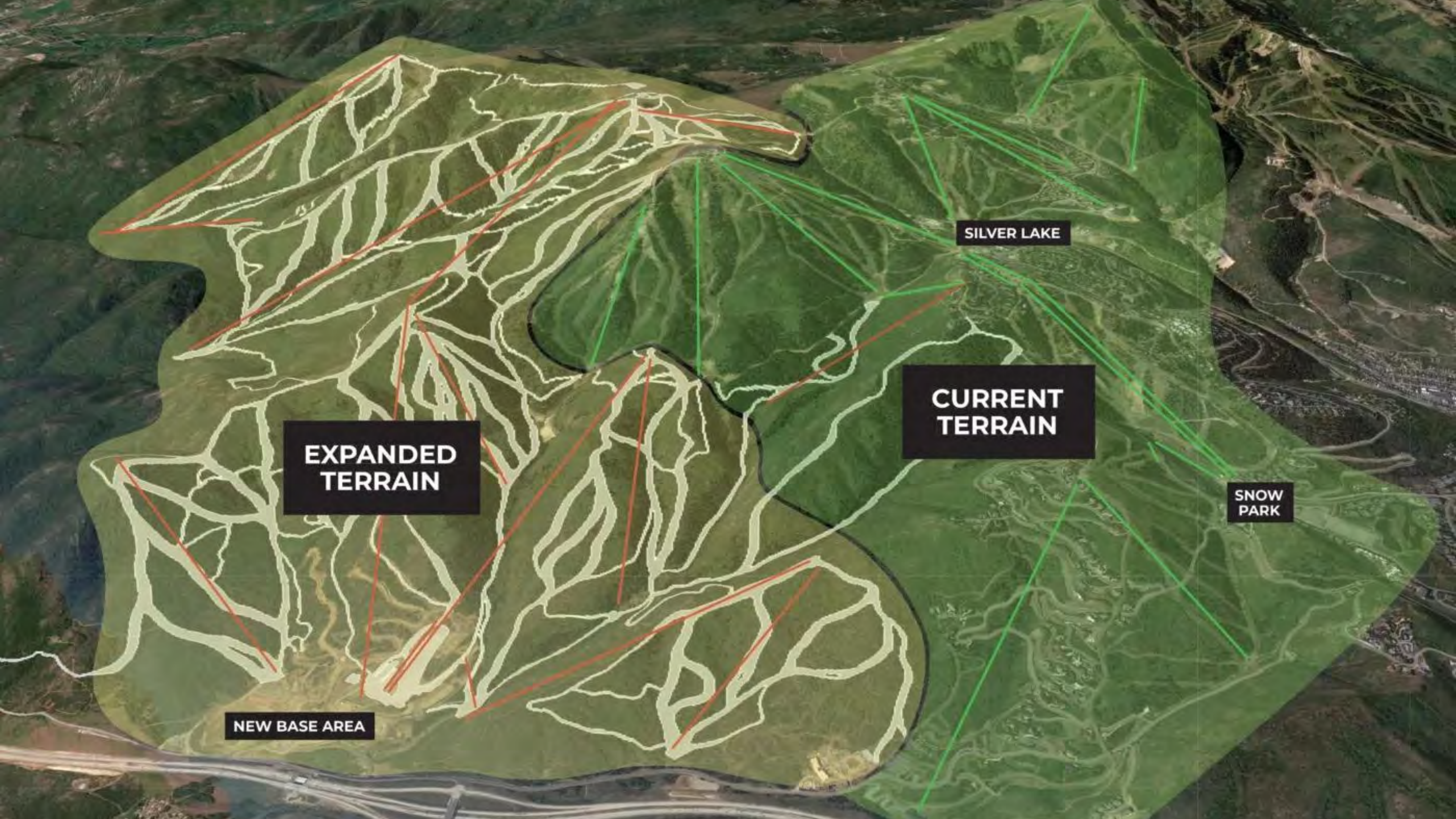
ACCESS

Visitors will have access to Deer Valley's expanded terrain via the Deer Valley East Village entrance off Hwy 40, bypassing Park City. Additionally, multiple connection points on the mountain from Deer Valley's existing terrain will provide access. The introduction of 1,200 new parking spaces designated for day skiers will offer an alternative entry point, enriching the resort's arrival options and mitigating traffic congestion within Park City.



CONNECTIVITY

Harvest Village is strategically situated at the closest traffic signal to Deer Valley's East Village, just a brief five-minute drive along Highway 40. This advantageous location presents a unique opportunity to develop a residential and off-mountain recreational center that fosters seamless connectivity between Deer Valley and Heber Valley, providing a comprehensive village replete with retail offerings and amenities.



**EXPANDED
TERRAIN**

NEW BASE AREA

**CURRENT
TERRAIN**

SILVER LAKE

**SNOW
PARK**

WHY HARVEST VILLAGE

A community centered village that welcomes locals, and guests, into Heber Valley with an enclave for year-round activities and entertainment. Harvest Village pays homage to its agriculture history while ensuring this new hub is dark sky compliant, sustainable, full of abundant green space and a place for families to share lifelong memories..and amazing views.



Park City Main Street (7 mi)

Jordanelle Gondola (5.6 mi)

SLC Airport (34 mi)

Jordanelle Reservoir (2.8mi)

Deer Valley East Village (4.3 mi)

Provo River (150 m)

Rock Creek (50 m)



Heber City Main Street (4 mi)

Sundance (14 mi)





TOWNHOMES

Angstrom Development Group welcomes an aligned developer to create modern density in Wasatch County. A perfect housing product for both primary and secondary residences.

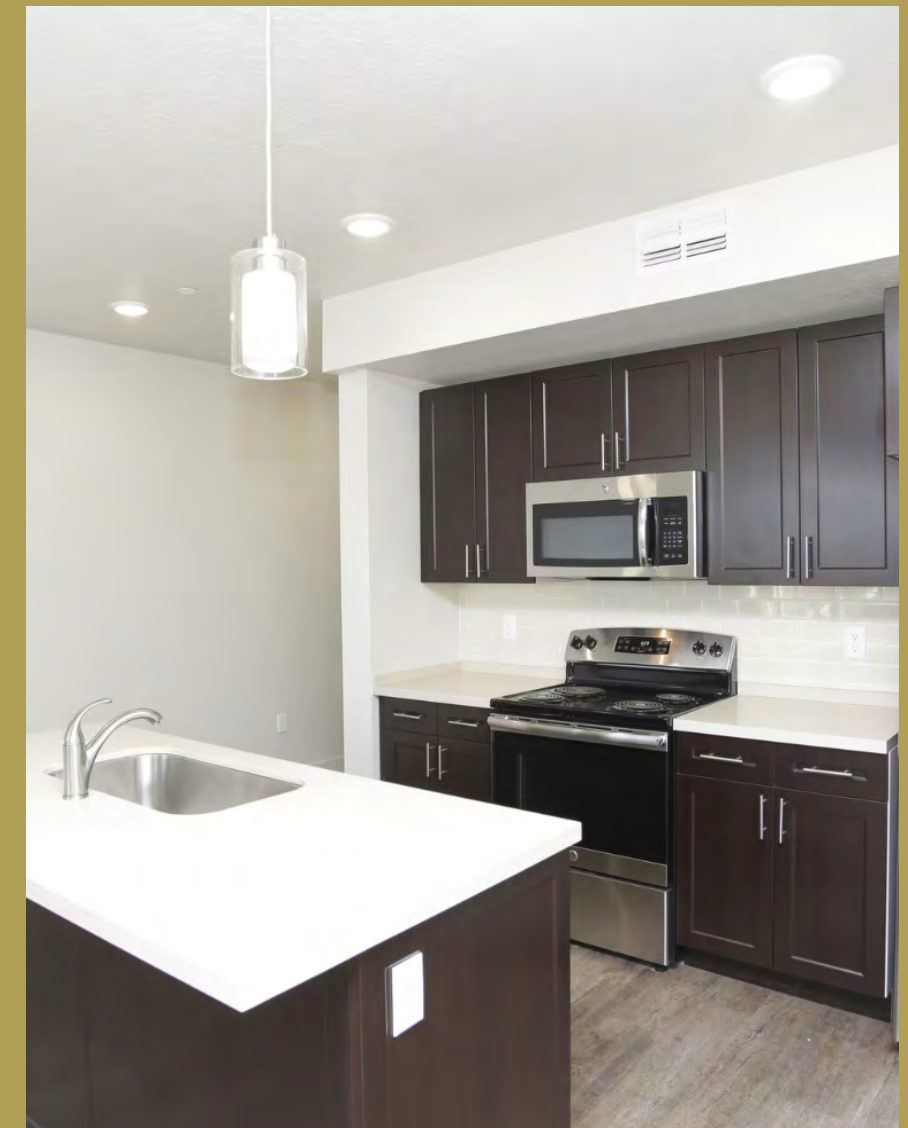
- 12+ acre parcel of entitled land
- 140 Townhomes (2,200 - 3,000 sq ft).
- Each townhome block contains (7) units with footprints of 60ft x 20ft
- Projecting ~ \$650sqft finished home sale prices
- Mountain modern
- Two car garages
- Clubhouse and/or shared amenities with hotel
- 70% of homes have water in their backyard
- Townhome product can be rented via hotel sales channels



INCLUSIONARY HOUSING

Angstrom Development Group seeks a proficient affordable housing developer. Harvest Village's workforce housing serves a much needed group of individuals along the Wasatch Back. Residents can walk to work and easily access other regional job sites.

- 4 acre parcel of entitled land
- ~ 205 housing units (125,550 total sqft)
- Mountain modern
- Studios to 2 Bedrooms
- Surface parking
- Housing restricted to area median incomes (AMI)
- Average annual household income is \$111,766
- Priority housing: 1st - Harvest Village staff
2nd - Heber City employees + teachers
3rd - Wasatch Back workforce



BENEFITS OF DEVELOPING IN HARVEST VILLAGE

- A mixed use project that is anchored by a world class plaza - the centerpiece is a 4* hotel that will garner international travel interest with warm hospitality, recreation and dining options.
- Year round recreation, and dining, that creates an eco-system where people can park once and linger.
- Angstrom Development Group's commitment to build the plaza in a timely manner and commit significant marketing resources to bring attention to the project.
- The ability to create a Public Infrastructure District (PID) to finance public infrastructure.
- A townhome developer can generate incremental revenue by selling brand standard FF&E packages to homeowners interested in renting their units via the hotel's sales channel.

