

# Eagle Mountain Land

6000 N Eagle Mountain Blvd • Eagle Mountain

**FOR SALE**



## PROPERTY HIGHLIGHTS

- 120.62 acres available
- In direct path of high growth area
- Adjacent to ~40 acres owned by Intermountain Health
- Excellent frontage along Eagle Mountain Boulevard



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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.



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DEMOGRAPHICS			
Population	5 MILE	7 MILE	10 MILE
2019	8,551	26,117	80,126
Projected Population			
2040		120,000	
2060		150,000	
Household Income	5 MILE	7 MILE	10 MILE
Average HHI	\$76,900	\$85,700	\$104,000
Median HHI	\$72,500	\$81,300	\$93,200

## WHY EAGLE MOUNTAIN?

- Projected 522% population growth by 2040
- 3rd largest city in Utah in regards to land mass
- Community and its leaders are committed to promoting economic development with increased speed and efficiency of project approvals



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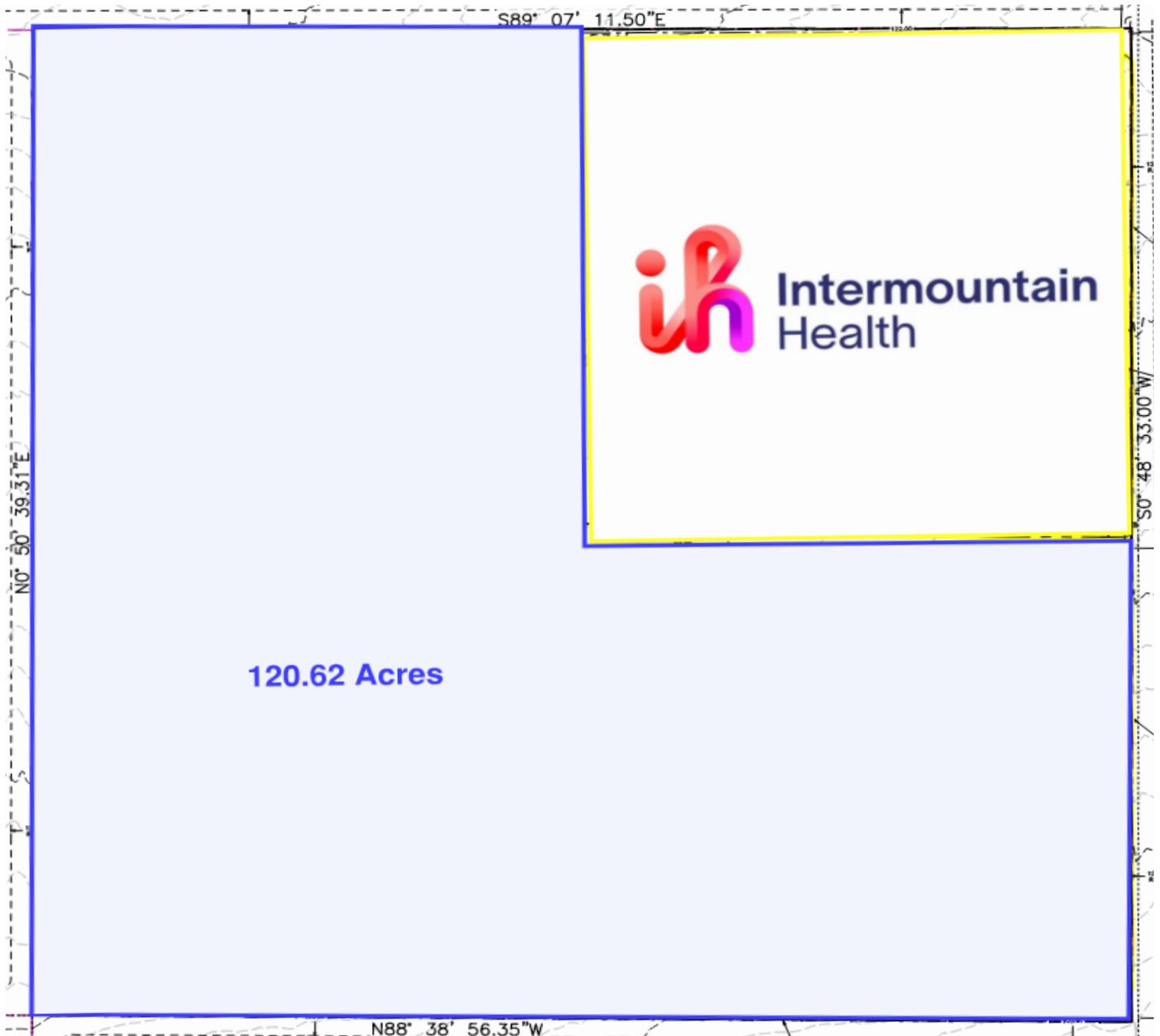
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Conceptual Site Plan



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