

Ephraim Crossing

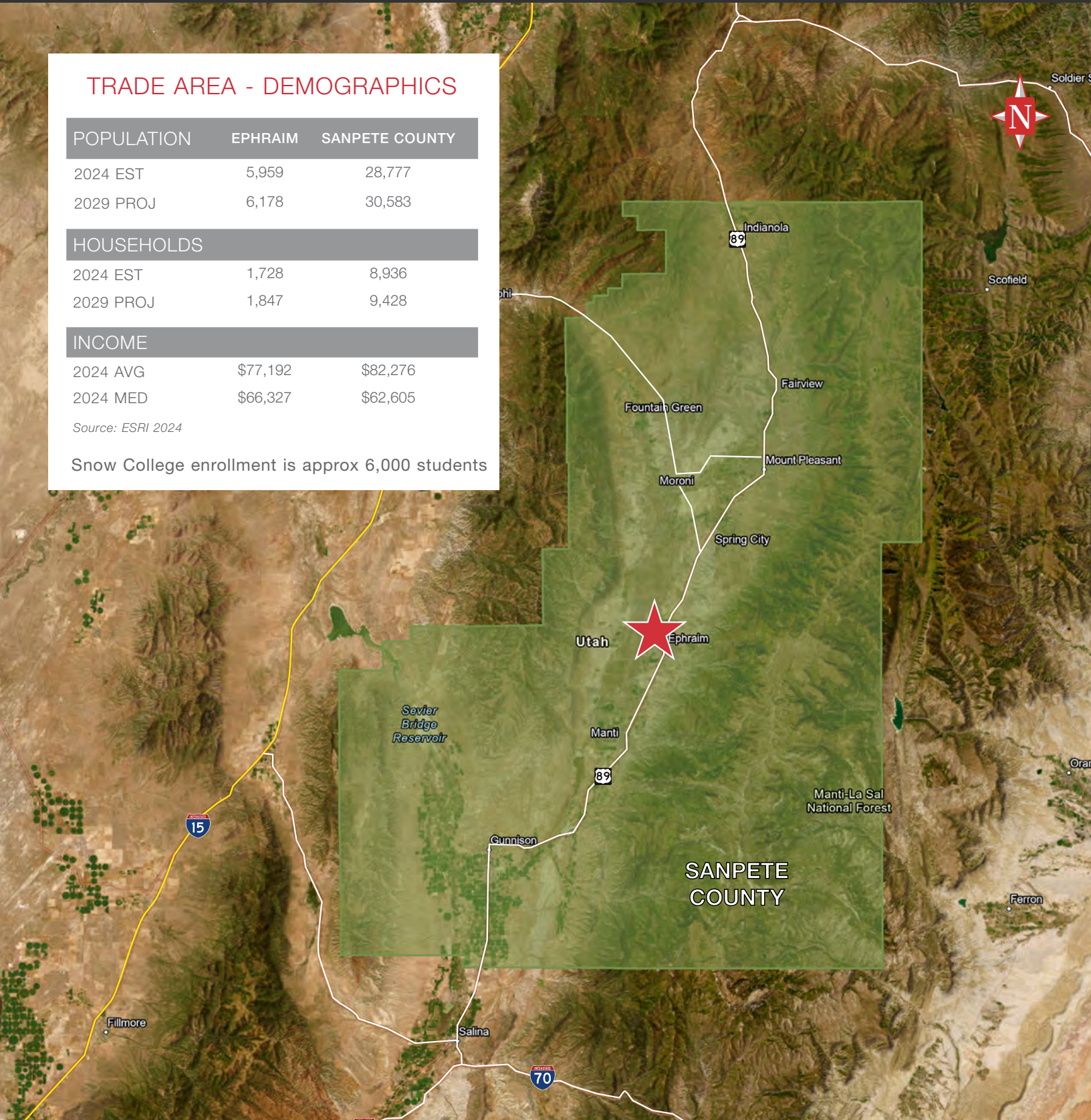
500-800 South Hwy 89
Ephraim, UT 84627

TRADE AREA - DEMOGRAPHICS

POPULATION	EPHRAIM	SANPETE COUNTY
2024 EST	5,959	28,777
2029 PROJ	6,178	30,583
HOUSEHOLDS		
2024 EST	1,728	8,936
2029 PROJ	1,847	9,428
INCOME		
2024 AVG	\$77,192	\$82,276
2024 MED	\$66,327	\$62,605

Source: ESRI 2024

Snow College enrollment is approx 6,000 students



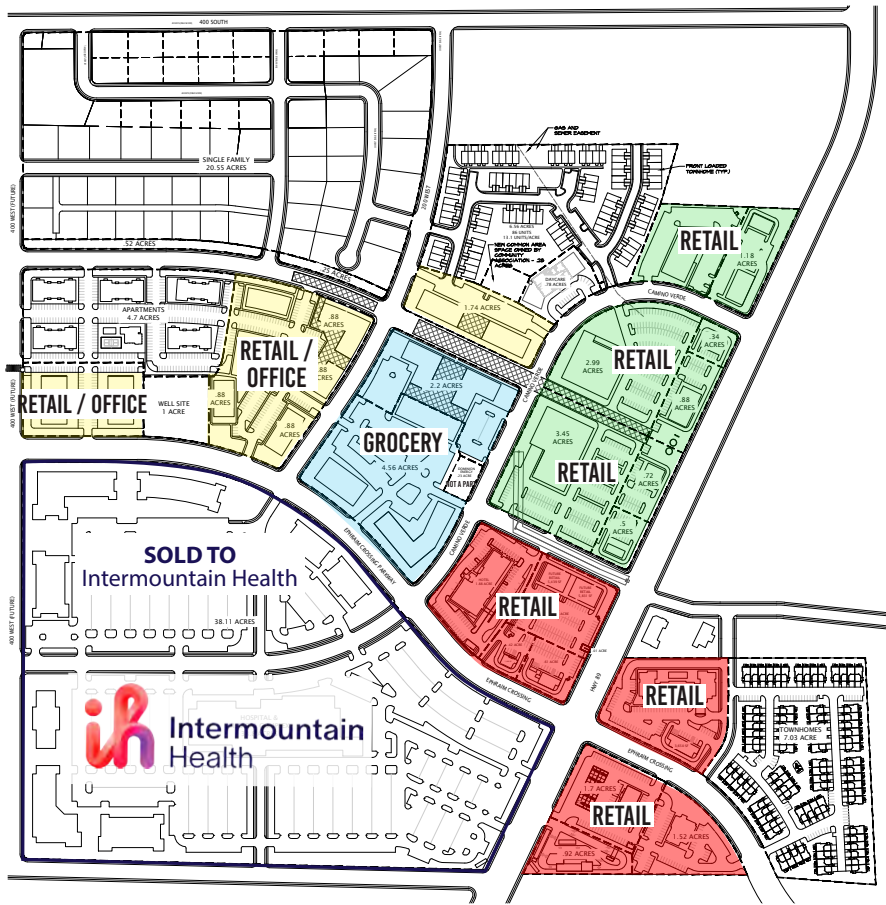
RETAIL/OFFICE | FOR LEASE/BTS

This multi-use development in Ephraim, UT, is part of a 240-acre master-planned community, featuring a new Intermountain Health hospital nearby. **Site work to commence in June 2025.**

PROPERTY INFORMATION

- > Retail starting at \$24.00 PSF NNN
- > Office starting at \$18.00 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

A better place to work and live

