



# POLE CANYON

AT EAGLE MOUNTAIN

## Pole Canyon Business Park

**±525 Acres**

Land For Sale,  
BTS and Speculative  
Development Opportunities

Exclusively Marketed By:



Accelerating success.

Developed By:



DAI DEVELOPMENT INC.

# Transportation Map

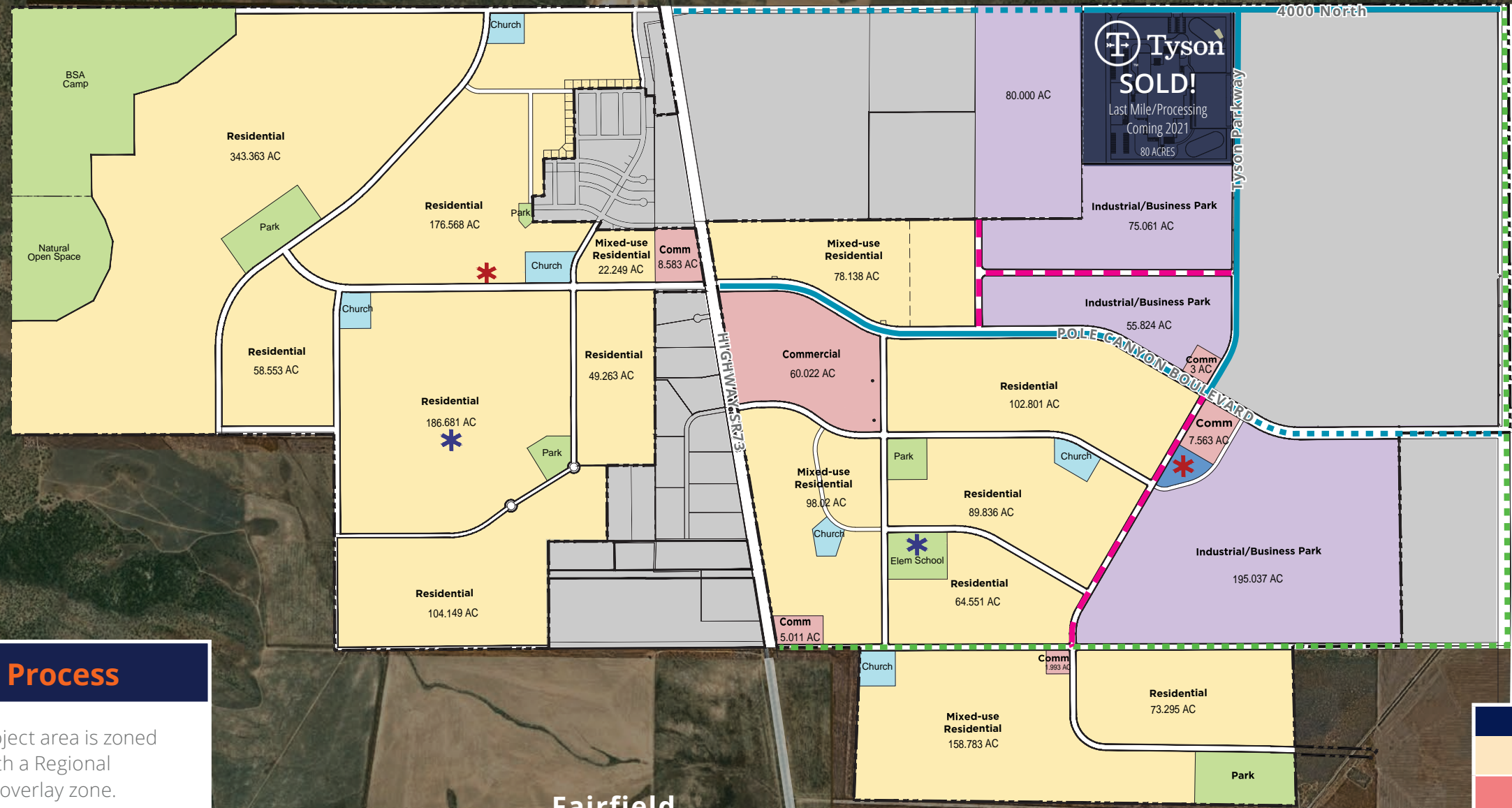


## Property Overview

- 5 to 525 acres available
- Land for sale, BTS opportunities, speculative lease
- State-of-the-art design and construction
- Manufacturing, distribution, research and development
- Planned dedicated power substation
- Zoned industrial manufacturing with an RTI overlay zone

**Pole Canyon**  
Business Park

# Master Plan Overview



## 5 Day Permitting Process

Industrial/business park project area is zoned Industrial Manufacturing with a Regional Technology & Industry (RTI) overlay zone.

### What does that mean to you?

- Site plan approval and permits issued within 5 days through an administrative review process, NOT a legislative review process
- **No public hearings are required.**
- All revision changes are made with a 5-day maximum turnaround within the Technology & Industry (RTI) overlay zone

### Project Legend

- Mixed Use/Residential
- Zoned Commercial
- Industrial/Business Park
- Privately Administered Regional Amenity

### Road Infrastructure

- Completed
- Under Construction
- Planned
- Proposed

# Conceptual Building Plan

## BUILDING LEGEND

45,000 - 99,000 SF

100,000 - 199,00 SF

Land also available for sale



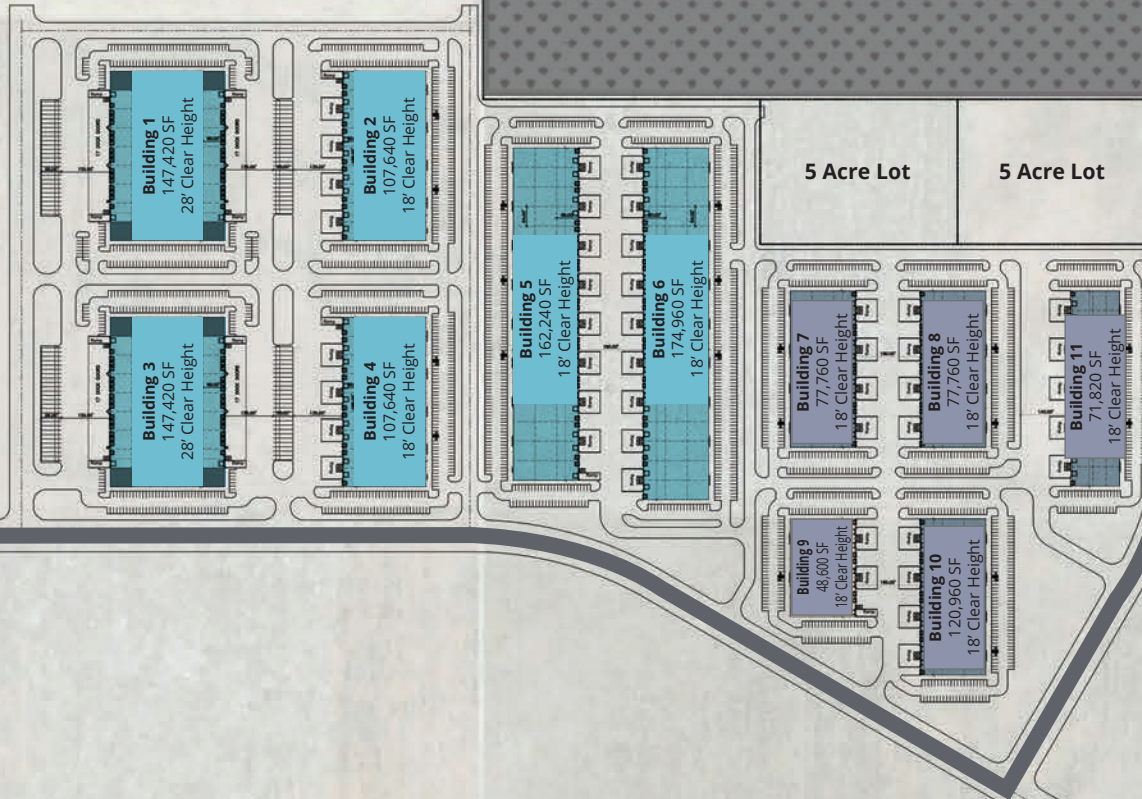
**SOLD!**  
LAST MILE/PROCESSING  
COMING 2021

80 ACRES

Sale Pending  
40 Acres

5 Acre Lot

5 Acre Lot



Tyson Parkway

4000 North



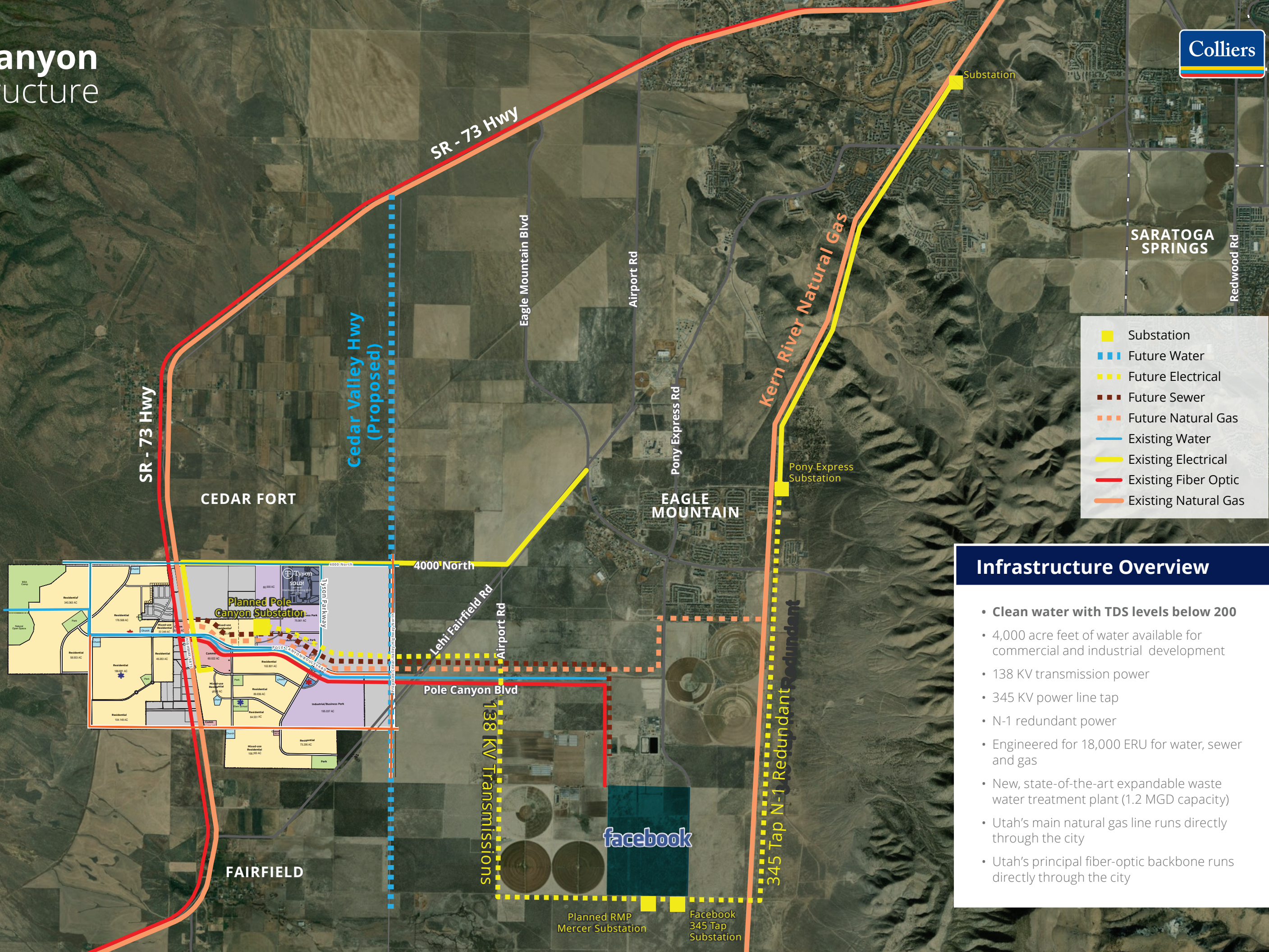
Unavailable/  
Currently Leased

Proposed Cedar Valley Highway North

Pole Canyon Blvd



# Pole Canyon Infrastructure



	Substation
	Future Water
	Future Electrical
	Future Sewer
	Future Natural Gas
	Existing Water
	Existing Electrical
	Existing Fiber Optic
	Existing Natural Gas

## Infrastructure Overview

- Clean water with TDS levels below 200
- 4,000 acre feet of water available for commercial and industrial development
- 138 KV transmission power
- 345 KV power line tap
- N-1 redundant power
- Engineered for 18,000 ERU for water, sewer and gas
- New, state-of-the-art expandable waste water treatment plant (1.2 MGD capacity)
- Utah's main natural gas line runs directly through the city
- Utah's principal fiber-optic backbone runs directly through the city

# Surrounding Amenities



With Eagle Mountain City not only one of Utah's fastest growing cities, it is also one of the fastest growing cities in the United States. The amenities in Eagle Mountain are consistently growing.

# YES UTAH!



#1

**Most Affordable  
State to Live  
2024**

Studies found that Utah is the most affordable state with one of the lowest costs of living, boasting the lowest percentage of income spent (63.3%) and the highest disposable income per capita (\$32,732). Contributing to Utah's affordability is its median income of \$89,168, coupled with the nation's lowest health care spending at \$6,213.



#1

**Place to Move  
2024**

Consumer Affairs ranks Utah #1 place to move to 2024 "analysis shows Utah should get top consideration as a new home. Its affordability score is the highest of any state and can be attributed to its low property taxes — residents had a 0.57% average effective rate in 2021, according to the Tax Foundation — and relatively high median household income (\$79,449 median in 2021, according to census data)."



#4

**Best State To Live in the Country  
2024**



#1

**Utah ranked No. 1 for the 17<sup>th</sup> year in a row  
Rich States Poor States — April 2024**

## BUSINESS INSIDER

**Ranked Among Best  
Economies in the U.S.**

*Business Insider* ranks Utah with the 6th best economy in the United States. The U.S. is a massive, complex economy, and so too are the component economies of the 50 states that make up the whole. *Business Insider* combined six measures of labor-market and general economic health—unemployment rate, job growth, per-capita GDP, GDP growth, average weekly wages, and wage growth—to determine an overall score for each state's economy. Most recent results show the stability of Utah's quality of life.



#1

**Utah ranks No. 1 Best State Overall  
by U.S. News and World Report  
for a Second Year — 2024**

## DISTRIBUTION IN UTAH



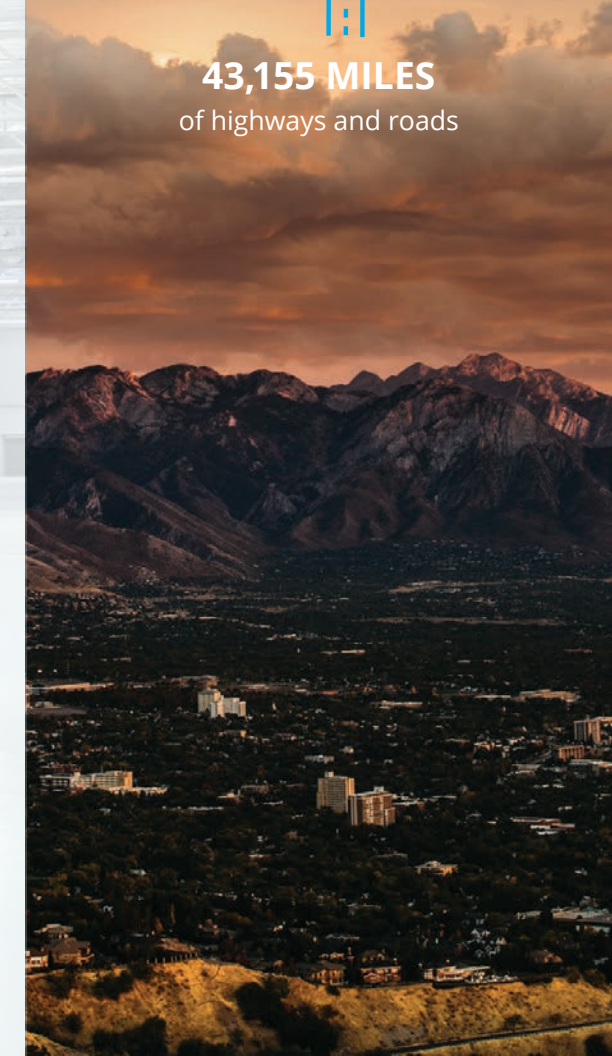
**1,400 MILES**  
of railroad track



**695 MILLION POUNDS**  
of air cargo & freight annually



**43,155 MILES**  
of highways and roads



# Why Eagle Mountain?

Eagle Mountain City is a master-planned community that captures a neighborhood feel in the midst of Utah's urban corridor. Eagle Mountain sits just 40 miles southwest of Salt Lake City and 30 miles northwest of Provo, Utah at the western base of the Lake Mountains. The historic Pony Express Trail runs through the city.

Since its incorporation in December 1996, the city's population grew from 250 to an estimated 40,000 residents by the end of 2019, becoming one of the state's fastest growing communities. It is the third largest city geographically in the state of Utah.

## City Facts

- Projected population for 2060 is estimated at over 150,000, which makes Eagle Mountain one of Utah's fastest growing communities
- Eagle Mountain is the third largest city geographically in Utah
- The city's master plan includes more than 30 miles of jogging, bike, and horse trails, connecting Eagle Mountain's residential developments
- It is established as one of the most seismically safe cities in the state
- A variety of incentive options are available through Eagle Mountain City

## Current Zoning

Industrial/business park project area is zoned Industrial Manufacturing with a Regional Technology & Industry (RTI) overlay zone.

### What does that mean to you?

- Site plan approval and permits issued within 5 days through an administrative review process, NOT a legislative review process
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### Total Improved Lots by Size

		% OF TOTAL
Ag Lots (>5 Acres)	150	1.5%
1 Acre - 2 Acres	405	4.2%
0.5 Acre - 1 Acre	619	6.4%
0.25 Acre - 0.49 Acre	736	7.6%
0.20 Acre - 0.24 Acre	1,642	16.9%
1/7 Acre - 1/5 Acre	2,206	22.7%
<0.15 Acres (Small Lots)	2,403	24.8%
Multifamily (Condos, Townhomes)	1,539	15.9%
<b>TOTAL IMPROVED LOTS</b>	<b>9,700</b>	

### Residential Building Permits For 2014-2019

2014	365
2015	489
2016	675
2017	920
2018	884
2019	963



## Active Development

As of right now, 922 improved lots ready for homes, that have already gone through final platting. These homes would likely be built within the next year to 18 months. That is combined with 886 unimproved lots that have likewise done final platting that are approximately 1-2 years out from being built. We currently have 7,428 lots that have received a preliminary plat that are approximately 5-6 years out from being built.

## Labor Access

Eagle Mountain has access to a large pool of labor close to Pole Canyon Business Park.

<b>45 Minutes</b>	<b>20 Minutes</b>	<b>15 Minutes</b>
1,003,142	635,967	88,269

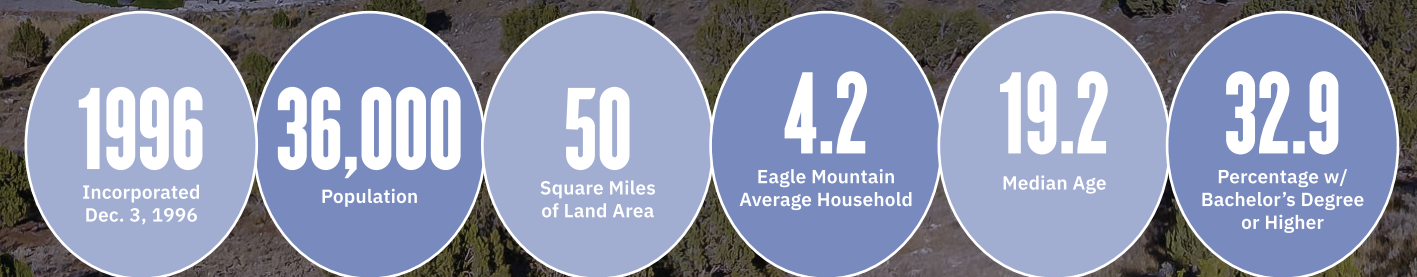
DEMOGRAPHICS	10 Mile	15 Mile	20 Mile
<b>POPULATION</b>			
2019 Estimated Population	42,402	153,866	487,159
2024 Projected Population	53,519	188,822	563,730
<b>HOUSEHOLDS</b>			
2019 Total Households	9,873	38,217	129,895
2024 Projected Households	12,394	46,705	150,041
2019 Est. Median HH Income	\$81,466	\$88,001	\$91,507
2019 Est. Average HH Income	\$96,488	\$104,374	\$110,433
2019 Est. Per Capita HH Income	\$22,400	\$26,159	\$29,497

Source: U.S. Census Bureau, Census 2010 Data, ESRI forecasts for 2018 and 2023.



## Qualified Mega Site

The Utah Mega Sites Program is designed to identify and certify a limited number of 400+ acre industrial sites across the state of Utah. These sites are intended to attract large-scale industrial projects with the goal of 1,000 jobs and/or one billion dollars in capital investment. Projects of that scale will have substantial direct and indirect economic impact on surrounding communities.







# POLE CANYON

AT EAGLE MOUNTAIN

## Pole Canyon Business Park

For information, contact the Freeman, Healey, & Jensen Industrial Team:

**Tom Freeman, SIOR**  
Vice Chair  
+1 801 947 8309  
tom.freeman@colliers.com

**Travis Healey, SIOR**  
Vice Chair  
+1 801 947 8335  
travis.healey@colliers.com

**Jeremy Jensen, SIOR, CCIM**  
Executive Vice President  
+1 801 441 1207  
jeremy.jensen@colliers.com

**Jeremy Terry**  
Vice President  
+1 801 671 9349  
jeremy.terry@colliers.com



Accelerating success.

**Colliers**  
111 S. Main St., Suite 2200  
Salt Lake City, UT 84111  
Main: +1 801 947 8300  
colliers.com

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