

RANCHES CROSSING



Investment Realty
ADVISORS

3593 E Ruby Ln, Eagle Mountain, UT 84005

Land Lease/JV/Build to Suit Opportunity

ELLIOT ABEL

Associate Broker
435.485.7070
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3,400 - 13,750 SF of Retail Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to Ranches Crossing, a to-be-built retail commercial site located in the booming Eagle Mountain retail neighborhood district. This development will feature roughly 25,600 sq ft of buildable retail space, multiple configurations available, with exclusivity. The property features ample parking spots. Tenant improvements are flexible, and there is plenty of room for signage. Don't miss this opportunity to secure a prime location for your business.

AADT on SR 73 is 11,000 & Pony Express is 18,000. This is a high traffic intersection in a rapidly growing market. Owners prefer a land lease, but are open to built-to-suit for national tenants.

LOCATION DESCRIPTION

Pad 1: Up to 13,750 square feet of building space. Retail Strip Center with ample parking, this building pad can be demised into 2,000 SF units.

Pad 2: Dedicated drive through opportunity. A 3,400 square foot structure. High traffic drive through location with ample parking.

Pad 3: High traffic corner pad. Ideal pad for a restaurant user. Accepting LOI's. To date there is significant interest in this pad, inquire today.

OFFERING SUMMARY

Lease Rate:	\$42/SF
Land Lease Rate:	INQUIRE
Lease Type:	Land - NNN - BTS
Number of Units:	3
	3,400 - 13,750 SF
Available SF:	Pad 1: 56,282 SF Pad 2: 29,830 SF Pad 3: 49,050 SF
Lot Size:	3.74 Acres Pad 1: 1.3 AC Pad 2: .68 AC Pad 3: 1.12 AC
Parking Ratio:	7/1,000
ADA Parking Stalls:	8
Total Parking Stalls:	178
AADT:	18,000
Lease Term:	3-10+ years
Available Date:	To Be Built

ELLIOT ABEL

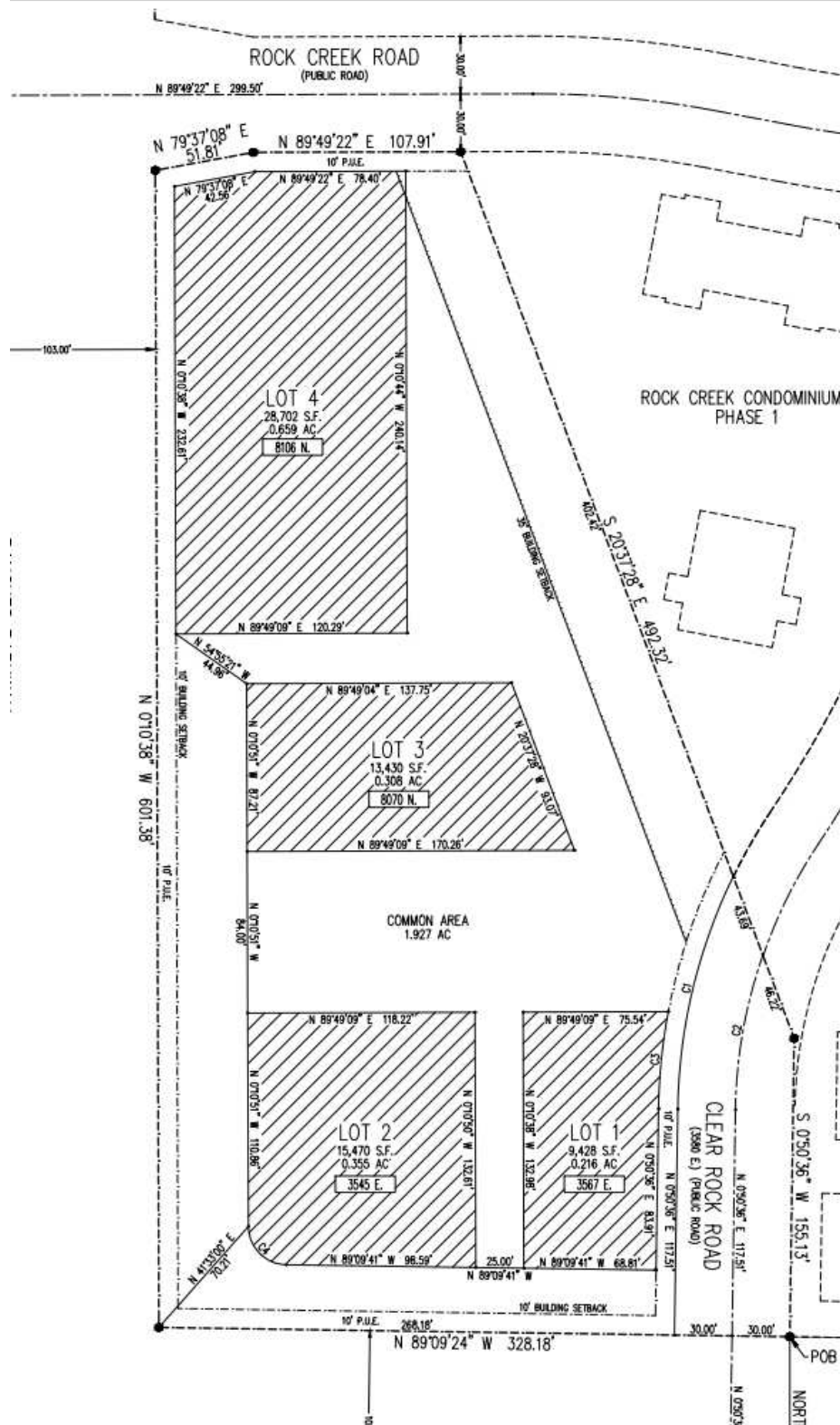
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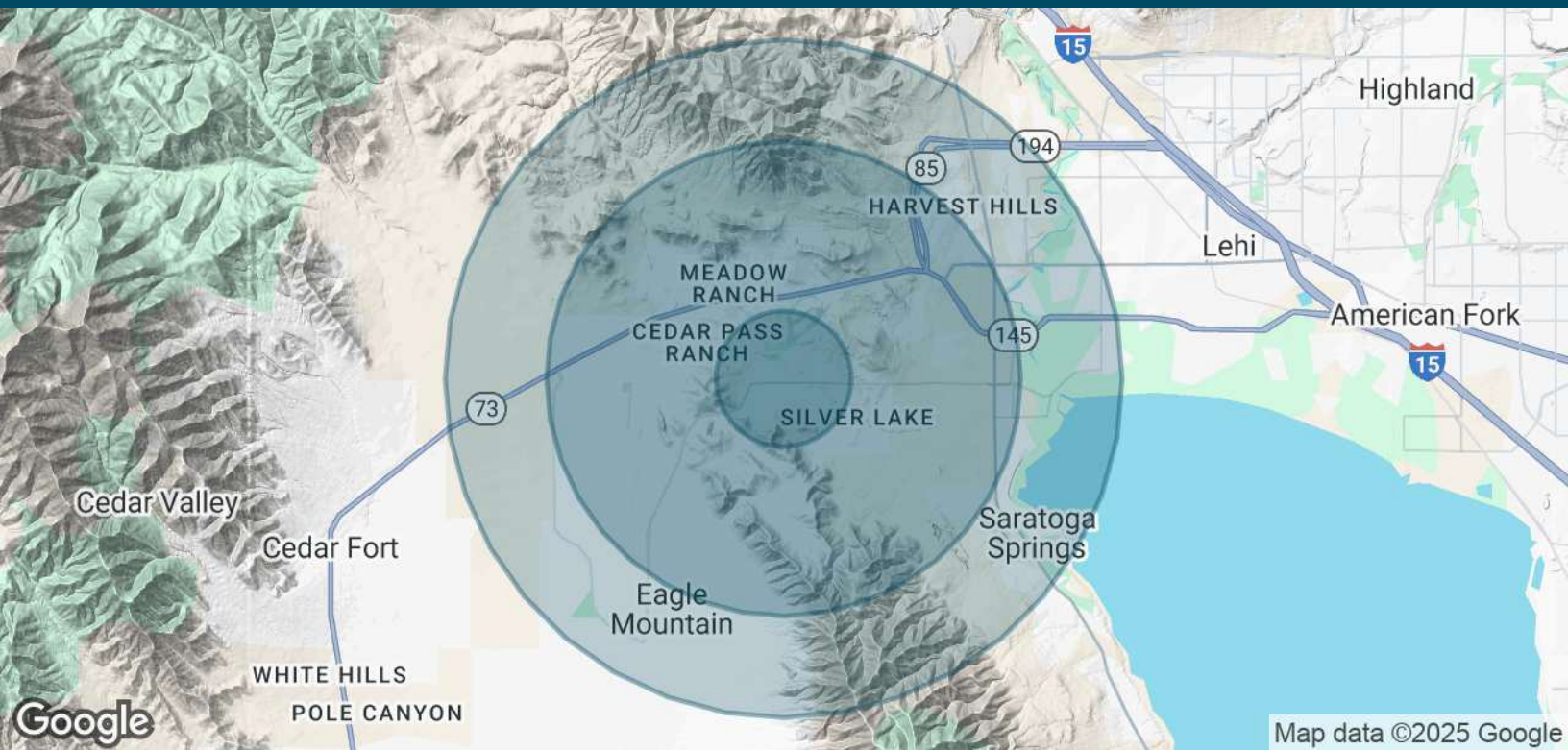
SITE & AVAILABILITY



PLAT MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3.5 MILES	5 MILES
Total Population	10,899	40,426	63,115
Average Age	19.0	18.4	20.3
Average Age (Male)	18.6	18.9	20.1
Average Age (Female)	19.6	18.3	20.3
HOUSEHOLDS & INCOME	1 MILE	3.5 MILES	5 MILES
Total Households	2,528	9,331	15,345
# of Persons per HH	4.3	4.3	4.1
Average HH Income	\$90,371	\$94,074	\$98,008
Average House Value	\$321,475	\$341,278	\$348,577

2020 American Community Survey (ACS)

3593 E RUBY LN, EAGLE MOUNTAIN, UT 84005

LOCATION MAP



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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