

# Pony Express Medical Office Build...

1318 E Eagle Mountain Blvd, Eagle Mountain, UT 84005

HEALTH CARE FOR SALE

**LISTING ID: 4073726**

Status: Active

Prepared By: Ben Nielsen

Created On: June 06, 2025

## Offering Summary

<b>Price</b>	\$5,072,000
<b>Cap Rate</b>	6.00%
<b>Cross Streets</b>	Eagle Mountain Boulevard
<b>Parcel No.</b>	65:737:0002
<b>Building Size</b>	10,096 SF
<b>Building Class</b>	A
<b>Year Built</b>	2026
<b>Land Size</b>	0.96 Ac
<b>No. Buildings</b>	1
<b>Use Type</b>	Medical
<b>Traffic Count</b>	1800
<b>Zoning</b>	CN (Community Neighborhood)
<b>Tenancy</b>	Multi-Tenant
<b>Type</b>	
<b>Occupancy</b>	60.00%



## Property Type

Health Care, Shopping Center / Retail

## Property Description

Eagle Mountain is a thriving community 15 miles from I-15 in Utah County. FUANG LLC is proud to announce one if not the only New Construction Class A MOB/Retail building in Eagle Mountain for sale to private and public investors. This underpinned investment boasts 10,096 square feet, with 7097 s.f on the main floor and 2,999 s.f. on the second floor. There are 34 parking stalls provided on site.

## Area Description

Eagle Mountain is a thriving hub for budding and expanding businesses and is in need of more businesses. 1318 E Eagle Mountain Blvd. is south of the newly developed Macys with other national retailers close by. With the recent expansion of both Facebook (Meta) and Tyson foods, Google, Walmart and others have expanded into Eagle Mountain, the area is poised for growth.

**RESIDENTIAL POPULATION**-Eagle Mountain was founded in 1996 with a population of only 250 residents. In under 30 years, Eagle Mountain has already grown to be over 70,000 residents and will grow to 175,000 at build out.

**CITY FOR STARTING A SMALL BUSINESS**-Among small cities, Eagle Mountain ranked #11 nation-wide according to Wallet Hub (2023)

**BEST STATE ECONOMY**-Utah has repeatedly ranked #1 for the best state economy, best state economic outlook, and



### Ben Nielsen

Broker

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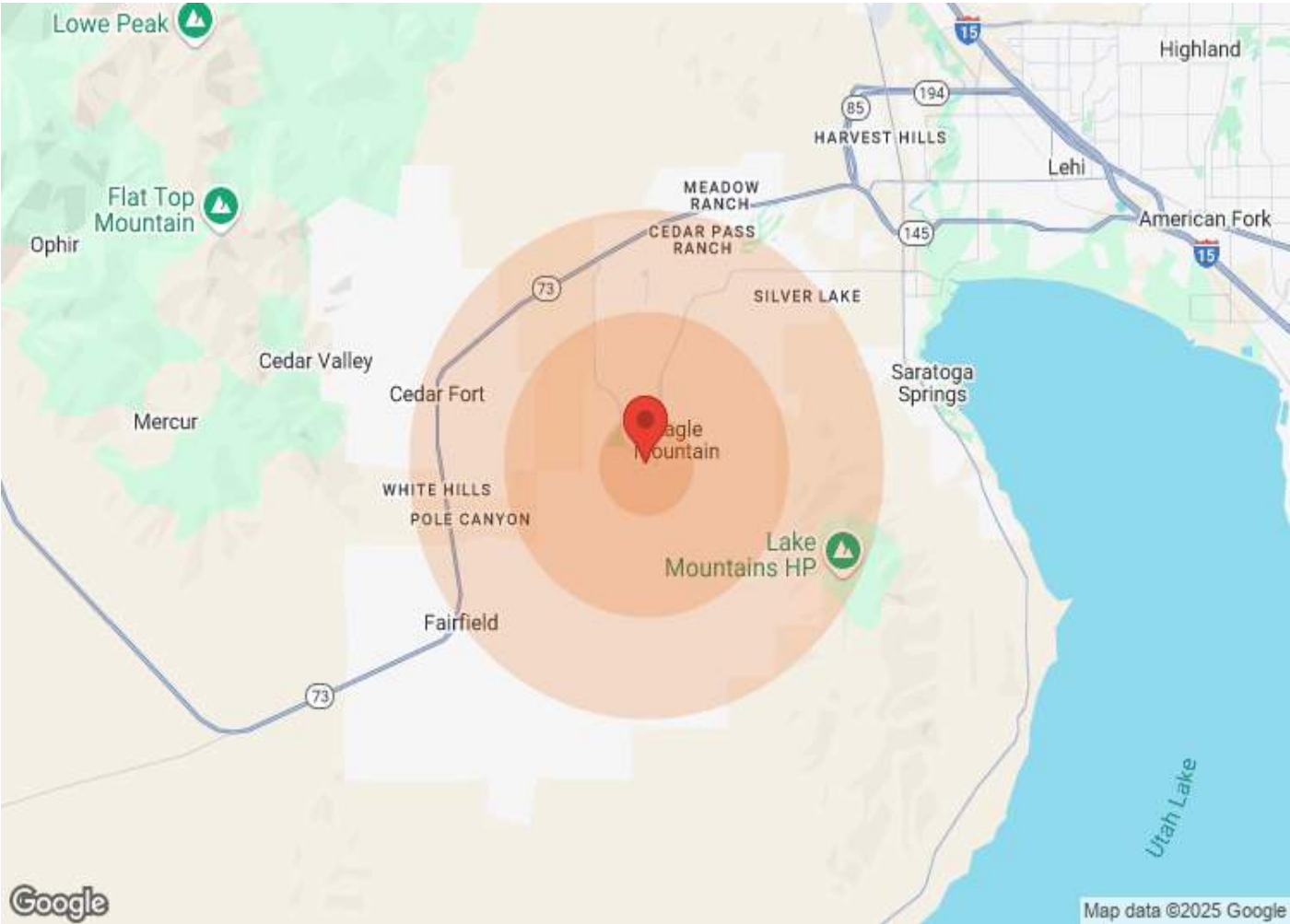


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	0	6,147	25,442
Female Population	0	2,937	12,387
Male Population	0	3,210	13,055

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Housing Units	0	1,480	6,460
Median Income	0	60,143	68,653
Household Income < 100k	0	1,324	5,336
100k > Household Income < 200k	0	71	673
Household Income > 200k	0	0	46



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