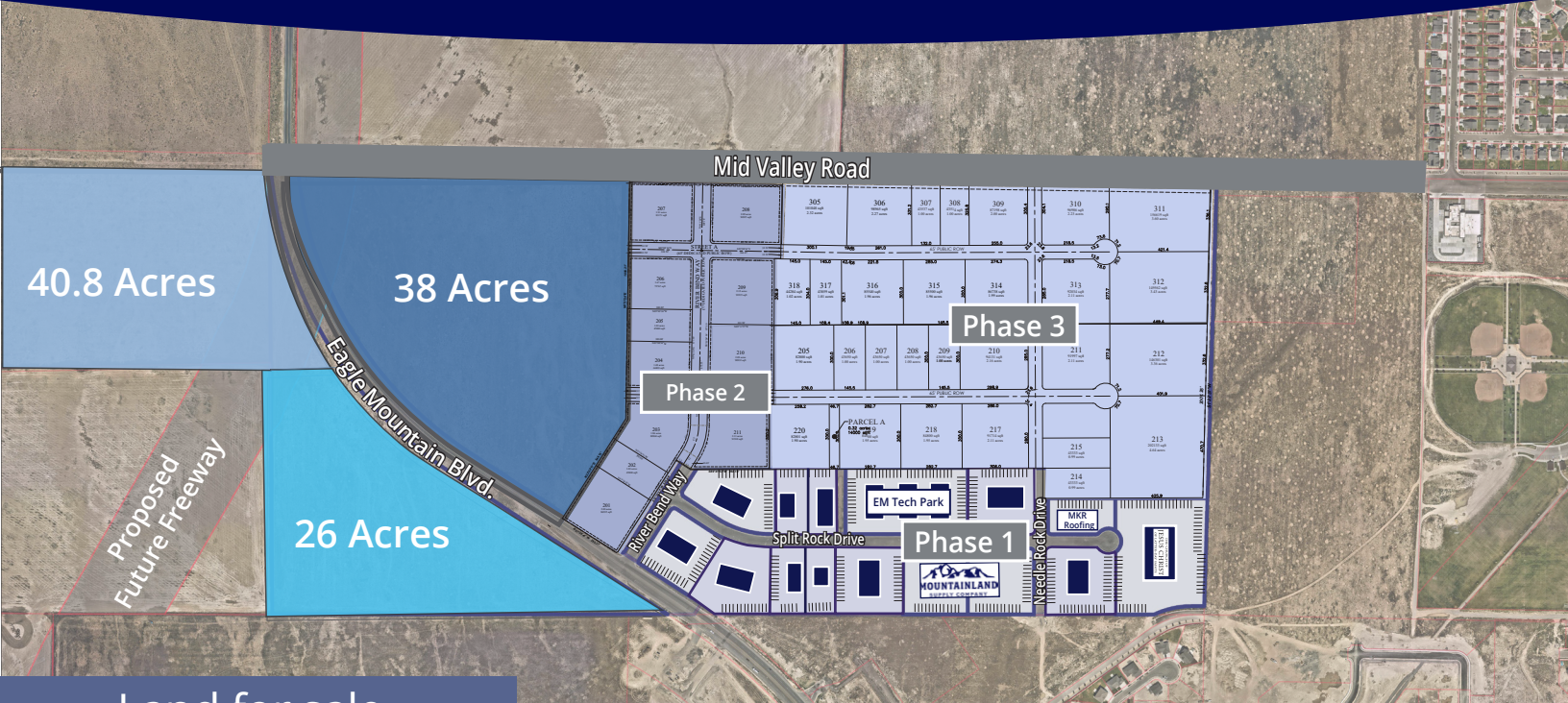




Light Manufacturing/Retail Development Opportunity



Land for sale

Asking Price:
\$13.00 SF/ Industrial
\$20.00 SF/ Retail



Rush Creek

6000 N. Eagle Mtn. Blvd.
Eagle Mountain, UT 84005

Property Information

- .95 -160 Acres
- Zoned LMD (light manufacturing district)
- Power and fiber
- Utilities to site
- Phase 1 - permit ready

Contact:

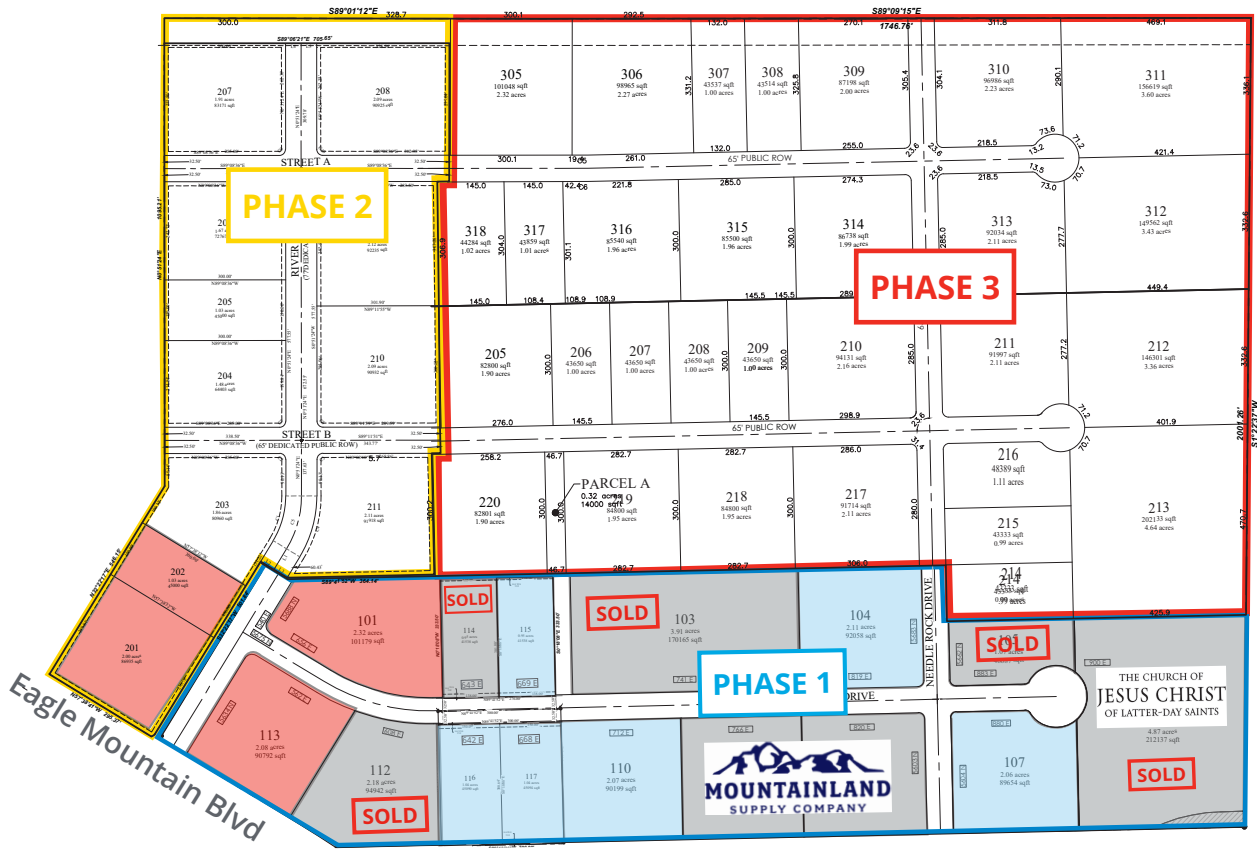
Dan Ford, MBA
Senior Vice President
+1 801 420 0137
dan.ford@colliers.com

Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

Site Plan

Retail Available
Industrial Available
Under Contract
Sold



Eagle Mountain Permitted Use Table 17.37.030
 Land Use: Zoning District: Light Manufacturing/Distribution (LMD)

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Vocational Trade School Laboratories Medical Research Facilities Religious or Cultural Meeting Halls Animal Care Service Athletic Instruction Automobile Sales, Service and Repair Body Art/Tattoo Parlor Brewery Car Wash Child Day Care Center/Preschool Construction and Equipment Sales/Rental Convenience Store Fitness Center | <ul style="list-style-type: none"> Flex Office/Retail/Warehouse Food Trucks Grocery Store Hardware and Home Improvement Laundry Mortuary Outdoor Sales and Display Pawn Shop Pharmacy Plant and Tree Nursery Race Tracks for Go-Carts and ATV Motorized Sports Rec Center Reception/Conference/Meeting Center Recreational Vehicle Sales/Rentals | <ul style="list-style-type: none"> Research and Development Facilities Restaurant or Bakery Retail Sales Salon State Liquor Store Agricultural Processing Facilities Construction-Related Business Clean Manufacturing Businesses Electronic Data Management Ice and Cold Storage Laboratory and Testing Services Tractor and Diesel Repair Shops Trade and Craftsman Industries Wholesale and Warehouse Distribution |
|--|--|---|

(Complete Land use table: <https://www.codepublishing.com/UT/EagleMountain/#!/EagleMountain17/EagleMountain1737.html#17.37.030>)

Region Overview





SITE



Corey B Wride Memorial Park

Cedar Valley High School

Aviator Ave



CONTACT US

Dan Ford - owner/agent
Senior Vice President
+1 801 420 0137
dan.ford@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026 All rights reserved.