



# FOR SALE

9200 Ranches Pwky  
Eagle Mountain, UT 84005

**± 4.5 AC | LAND | RETAIL/OFFICE**



## Property Specs

OFFERED PRICE **\$22 PSF**

LAND SIZE **± 4.5 Acres**

TYPE **Land | Retail/Office**

- Rare opportunity to secure prime retail development land
- Strategically located next to a newly constructed Walmart
- Fully improved site—utilities and infrastructure in place
- Shovel-ready for immediate retail development



OR TEXT 23513 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY





PHOTOS



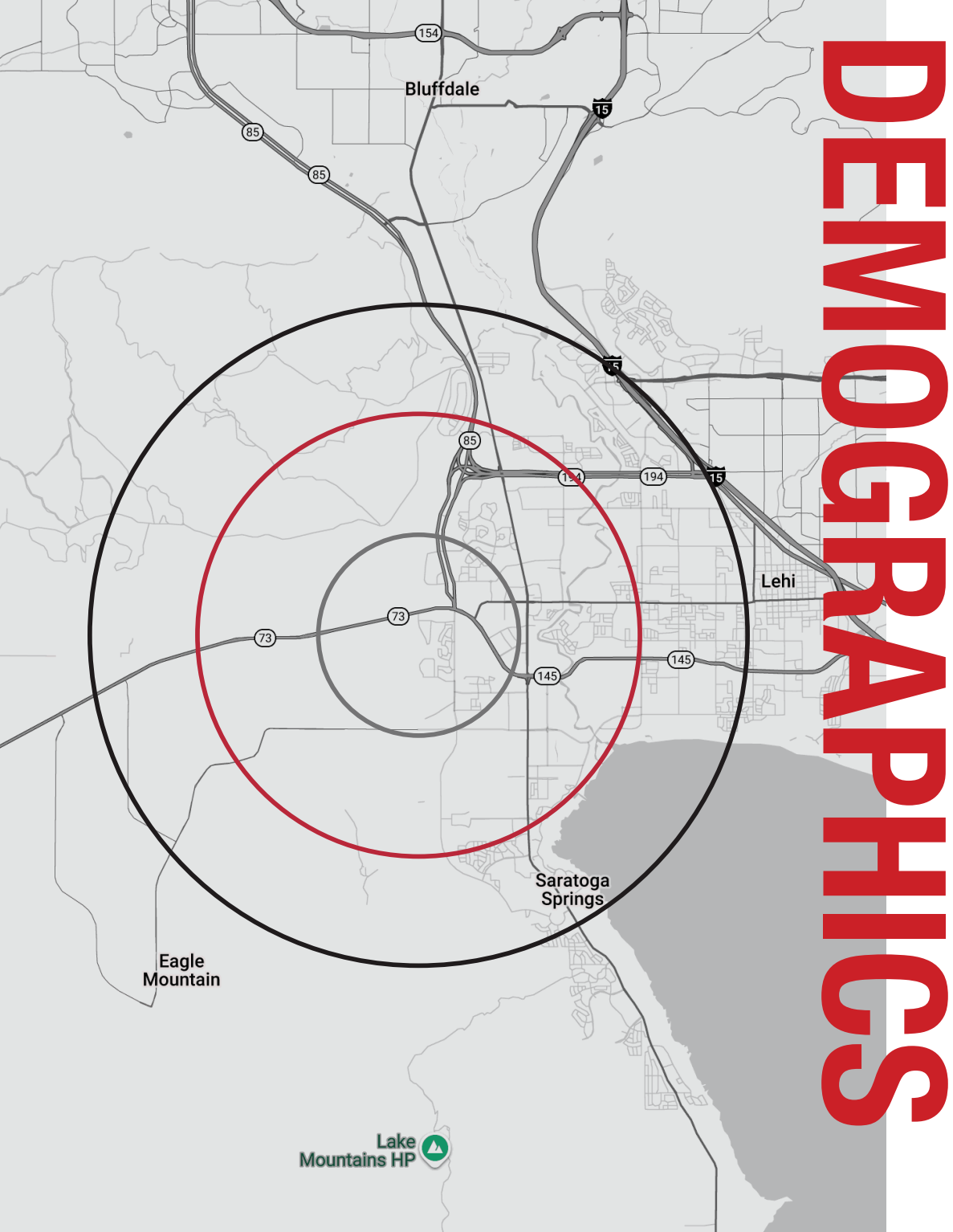


# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





## POPULATION

2025 Population

## HOUSEHOLDS

2025 Households

## INCOME

2025 Average HH Income

### 1-mile

3,440

### 1-mile

842

### 1-mile

\$148,782

### 3-mile

54,484

### 3-mile

13,516

### 3-mile

\$128,121

### 5-mile

85,574

### 5-mile

21,082

### 5-mile

\$134,417

## Traffic Counts

### STREET

Ranches Pwy

Pony Express Parkway

### AADT

4,600

12,000

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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PROFESSIONALS

**TOP 6**

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