



# FOR SALE

4165 E. Pony Express Pkwy  
Eagle Mountain, Utah

**RETAIL PADS  
IN EAGLE MOUNTAIN**

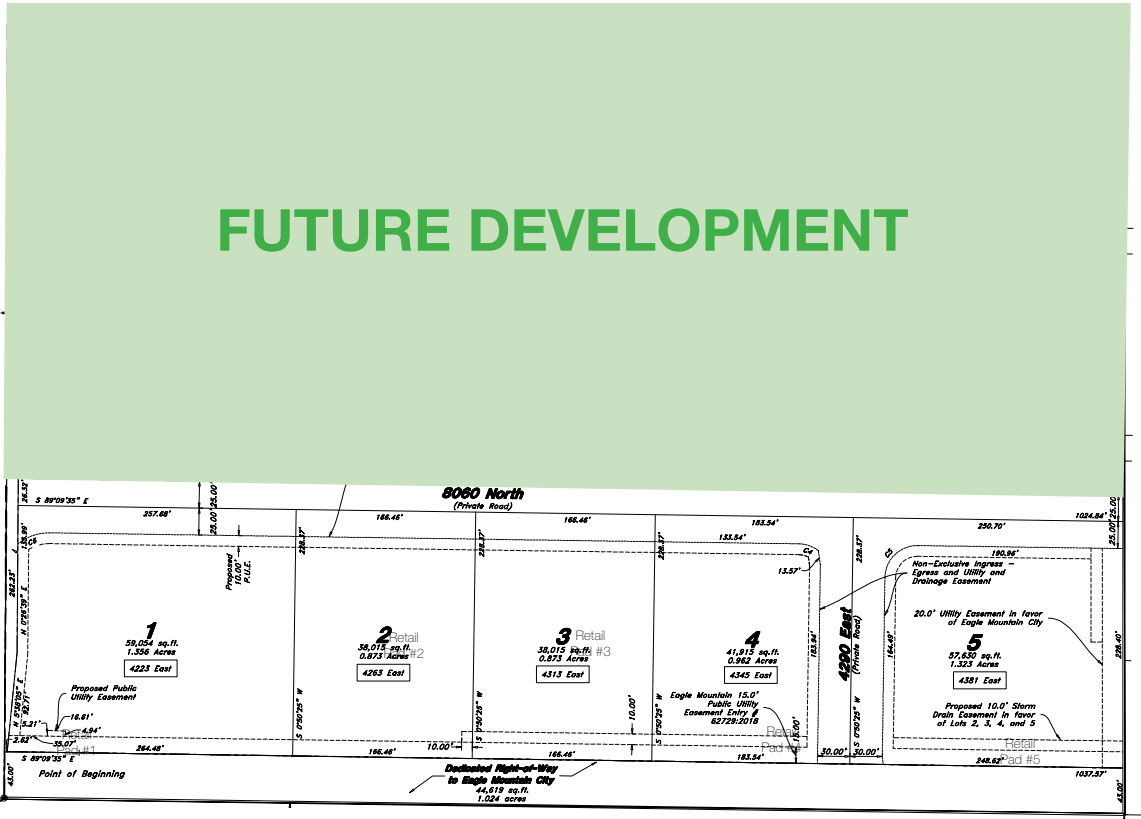
# SUMMARY

## Property Specs

OFFER PRICE **\$28-\$34 PSF**

TYPE **Retail | Anchorless Center**

| PAD    | SIZE (ACRES) | GROSS SF | NET SF |
|--------|--------------|----------|--------|
| PAD #1 | 1.36         | 59,054   | 52,513 |
| PAD #2 | 0.87         | 38,015   | 33,853 |
| PAD #3 | 0.87         | 38,015   | 33,853 |
| PAD #4 | 0.96         | 41,915   | 31,165 |
| PAD #5 | 1.32         | 57,630   | 45,060 |



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PHOTOS





**FUTURE DEVELOPMENT**

**PORTERS CROSSINGS PKWY**

**GAZELLE RUN**

**PONY EXPRESS PKWY**

**PREMIER FAMILY MEDICAL**

**ACE Hardware**

**Domino's**

**Subway**

**Ramen Hero**

**Vitalogy**

**Serenity Studios**

**Lakeside GYMNASIICS**

**Alpine**

**Auto Zone**

**Jiffy Lube**

**Quick's Car Wash**

**McDonald's**

**7-Eleven**

**DOLLAR TREE**

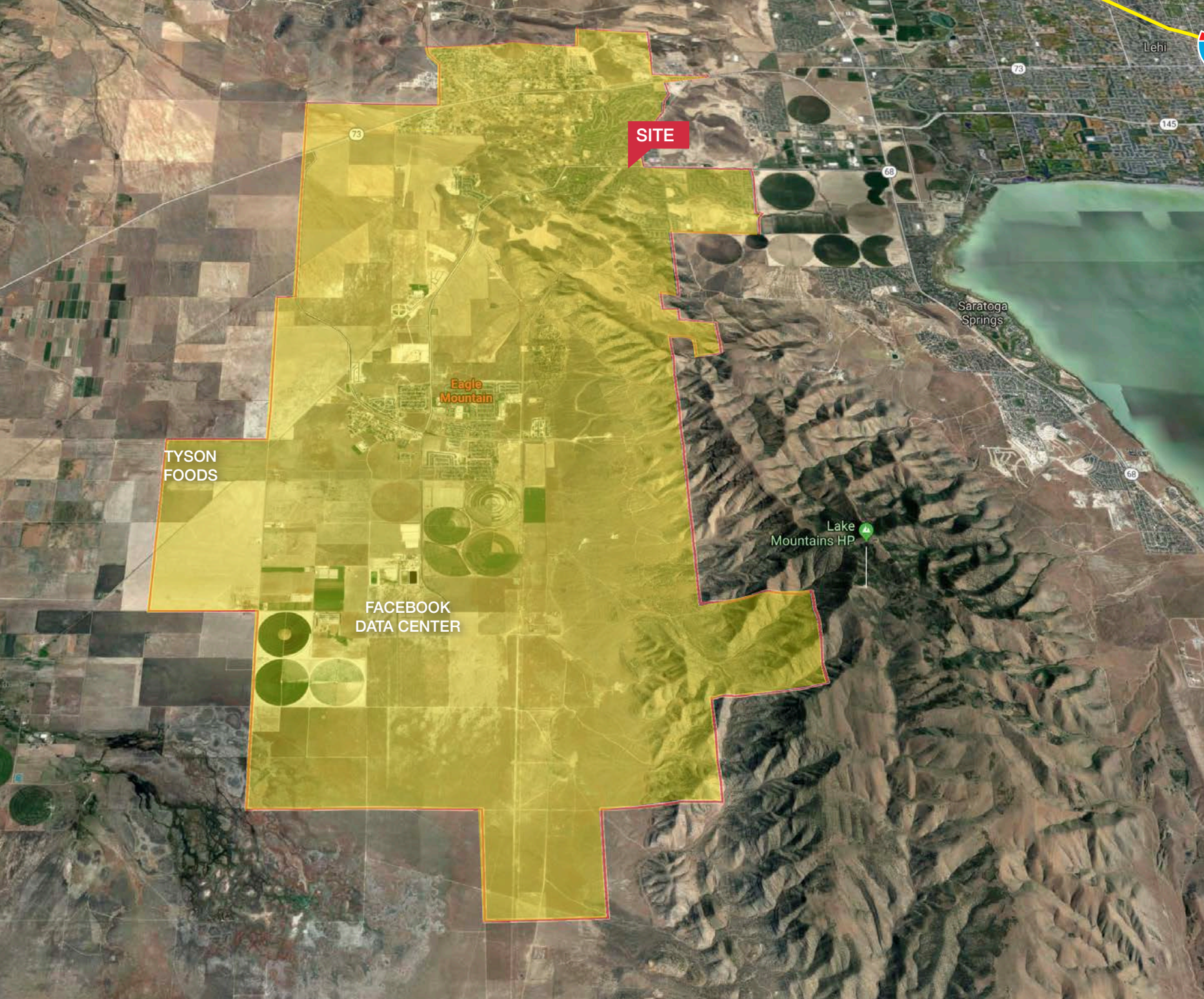
**O'Reilly AUTO PARTS**

**LAKE MOUNTAIN DENTAL**

**CASCADE COLLISION REPAIR**



# AREA MAP



TYSON  
FOODS

FACEBOOK  
DATA CENTER

Eagle  
Mountain

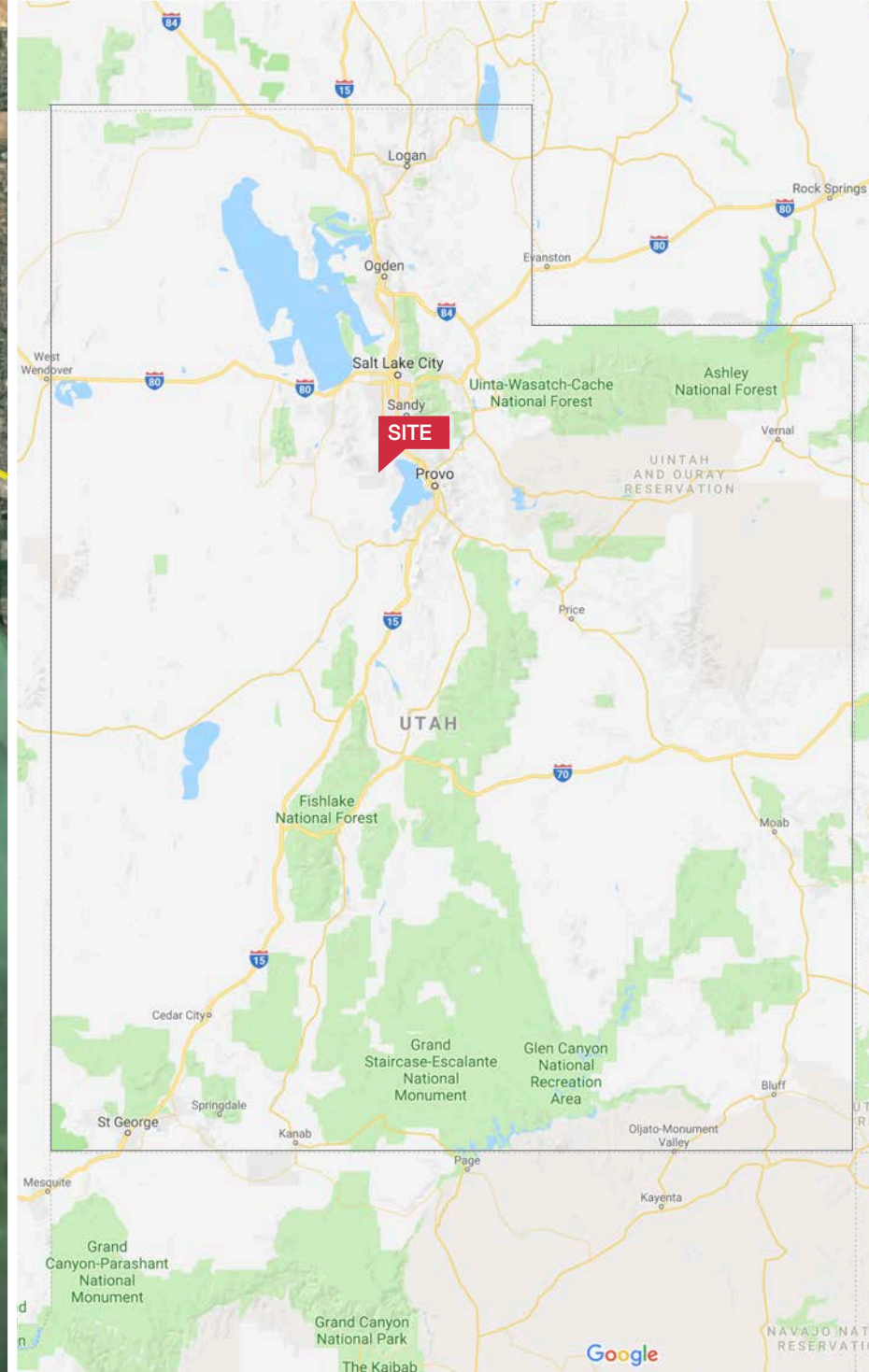
SITE

Lake  
Mountains HP

Saratoga  
Springs

Lehi

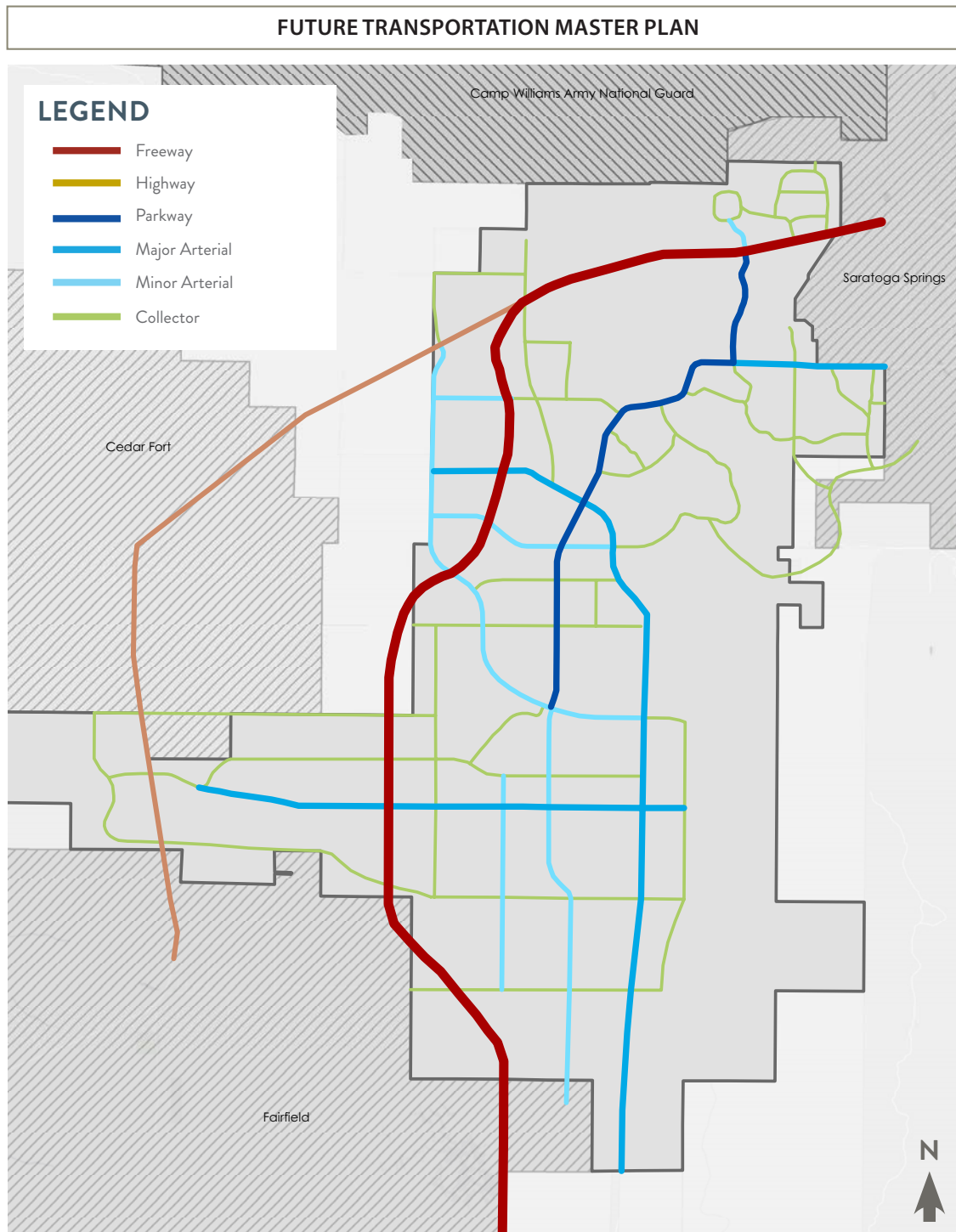


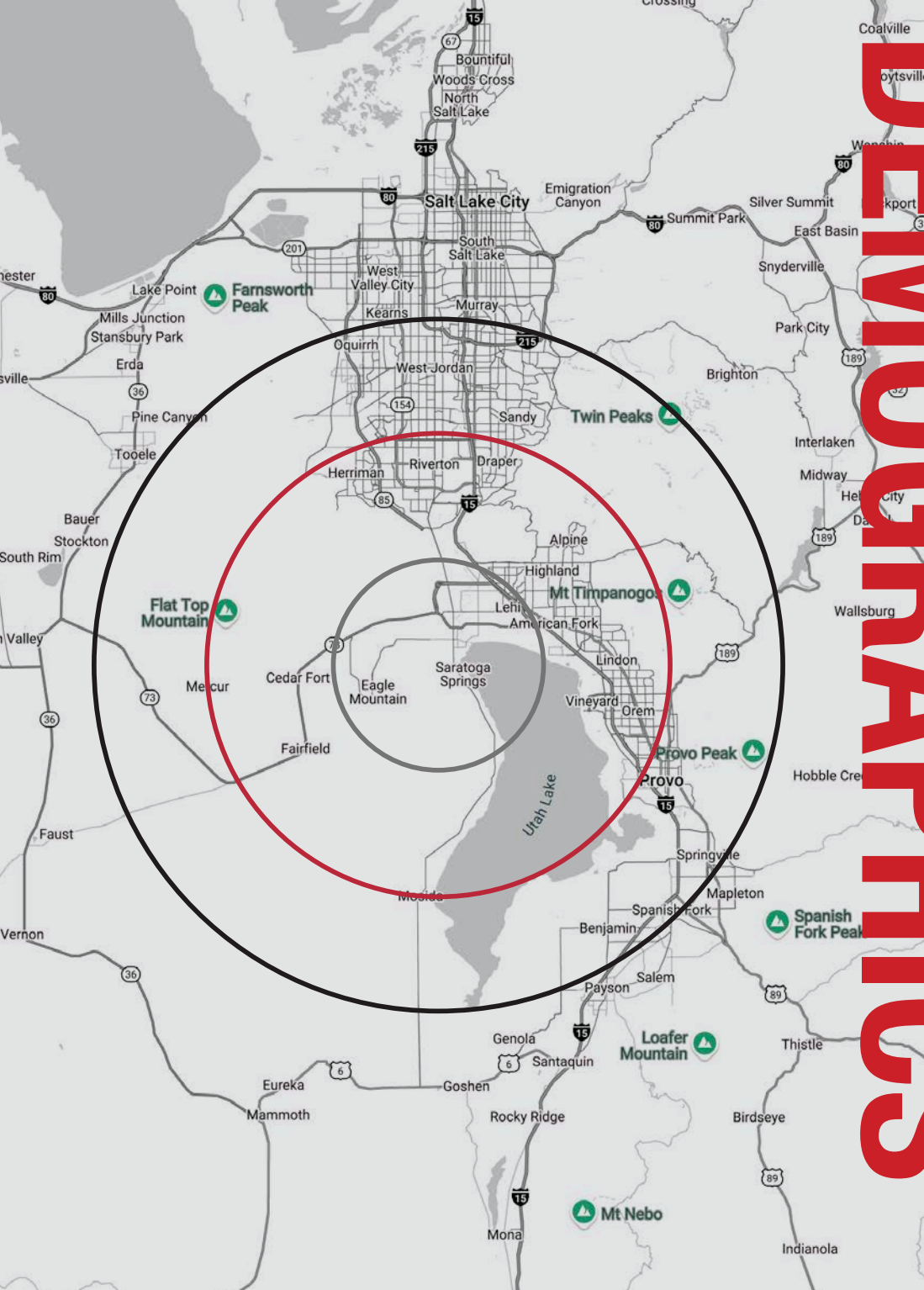


# AREA MAP



# FUTURE TRANSPORTATION





# DEMOGRAPHICS

## POPULATION

2025 Population

## HOUSEHOLDS

2025 Households

## INCOME

2025 Average HH Income

1-mile

25,137

1-mile

6,473

1-mile

\$150,743

3-mile

66,968

3-mile

16,531

3-mile

\$139,279

5-mile

133,851

5-mile

34,683

5-mile

\$146,039

## Traffic Counts

### STREET

East Pony Express Parkway

Cory B Wide Memorial Highway

AADT

18,114

32,430



## Eagle Mountain, Utah

Eagle Mountain City is a master-planned community that captures a neighborhood feel in the midst of Utah's urban corridor. Since its incorporation in December 1996, the city's population has grown from 250 residents to a projected 55,889 by the end of 2025, becoming one of the state's fastest growing communities. Eagle Mountain residents enjoy quiet, safe neighborhoods with plenty of open space where families can play and spend time together.

- Elevation: 4,882'
- Population | 2020: 44,061

## Things to Do

- Saratoga Hot Springs
- Inlet Park Hot Springs
- Soldiers Pass
- Camp Floyd State Park
- Cory Wride Memorial Park
- Hidden Hollow Mountain Bike Trail
- Ranches Golf Course





# 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 Vegas. 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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SF MANAGED

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PROFESSIONALS

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