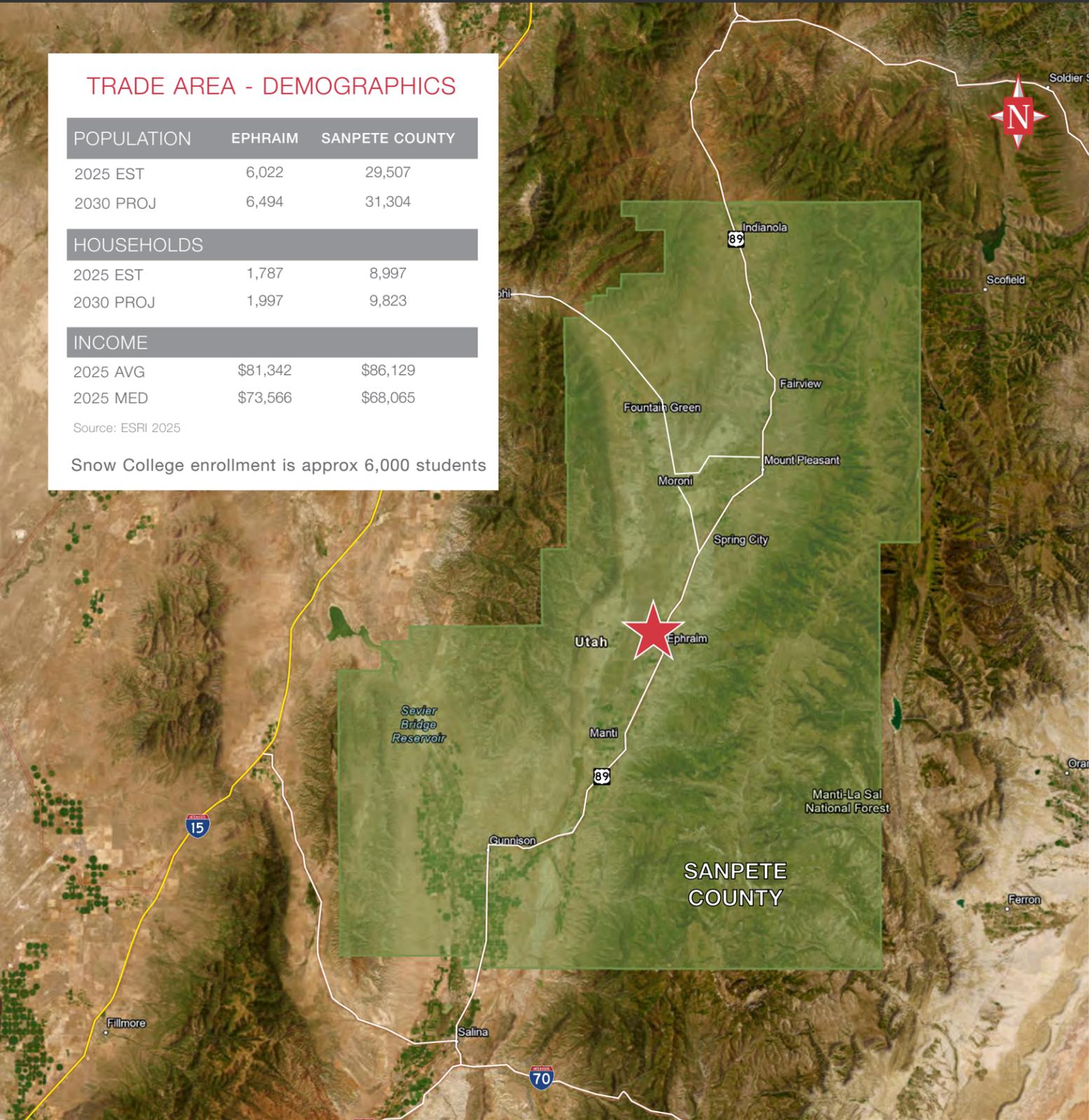


TRADE AREA - DEMOGRAPHICS

POPULATION	EPHRAIM	SANPETE COUNTY
2025 EST	6,022	29,507
2030 PROJ	6,494	31,304
HOUSEHOLDS		
2025 EST	1,787	8,997
2030 PROJ	1,997	9,823
INCOME		
2025 AVG	\$81,342	\$86,129
2025 MED	\$73,566	\$68,065

Source: ESRI 2025

Snow College enrollment is approx 6,000 students



Ephraim Commercial Land

800 N. Hwy 89
Ephraim, UT 84627



LAND | FOR SALE

Ephraim is the hub of Sanpete County. The site is located on the north end of town. It is across the street from Wal-Mart and close to many newly established businesses.

Growth in Ephraim: Snow College enrollment is approx 6,000 students and is offering more four-year degrees every year. USU now has an extension campus located in Ephraim. Ephraim LDS Temple is under construction and is scheduled for completion in 2025. IHC just purchased 35 acres on the south end of town for a trauma center hospital with life flight. Ephraim Canyon has access to the Arapeen ATV Trail and other outdoor recreation activities.

PROPERTY INFORMATION

- > Lot 1: 1.06 AC \$12 PSF
- Lot 2: 1.12 AC \$10 PSF
- Lot 3: 1.08 AC \$12 PSF
- Lot 4: 1.25 AC \$10 PSF
- Lot 5: 1.06 AC \$13 PSF
- Lot 6: 1.42 AC \$11 PSF
- > Zoned BC
- > Sewer/water/power/fiber to corner of property
- > HWY 89 frontage
- > Co-tenants: Costa Vida, Burger King, Cobblestone Hotel and Suites.

