

# firefly

## BUSINESS PARK

EAGLE MOUNTAIN | FAIRFIELD, UTAH



# ±1,208 Acres

Land For Sale, Build-To-Suit, and Speculative Development Opportunities

Exclusively Marketed By:



Accelerating success.

Developed By:





## MASTER PLAN OVERVIEW

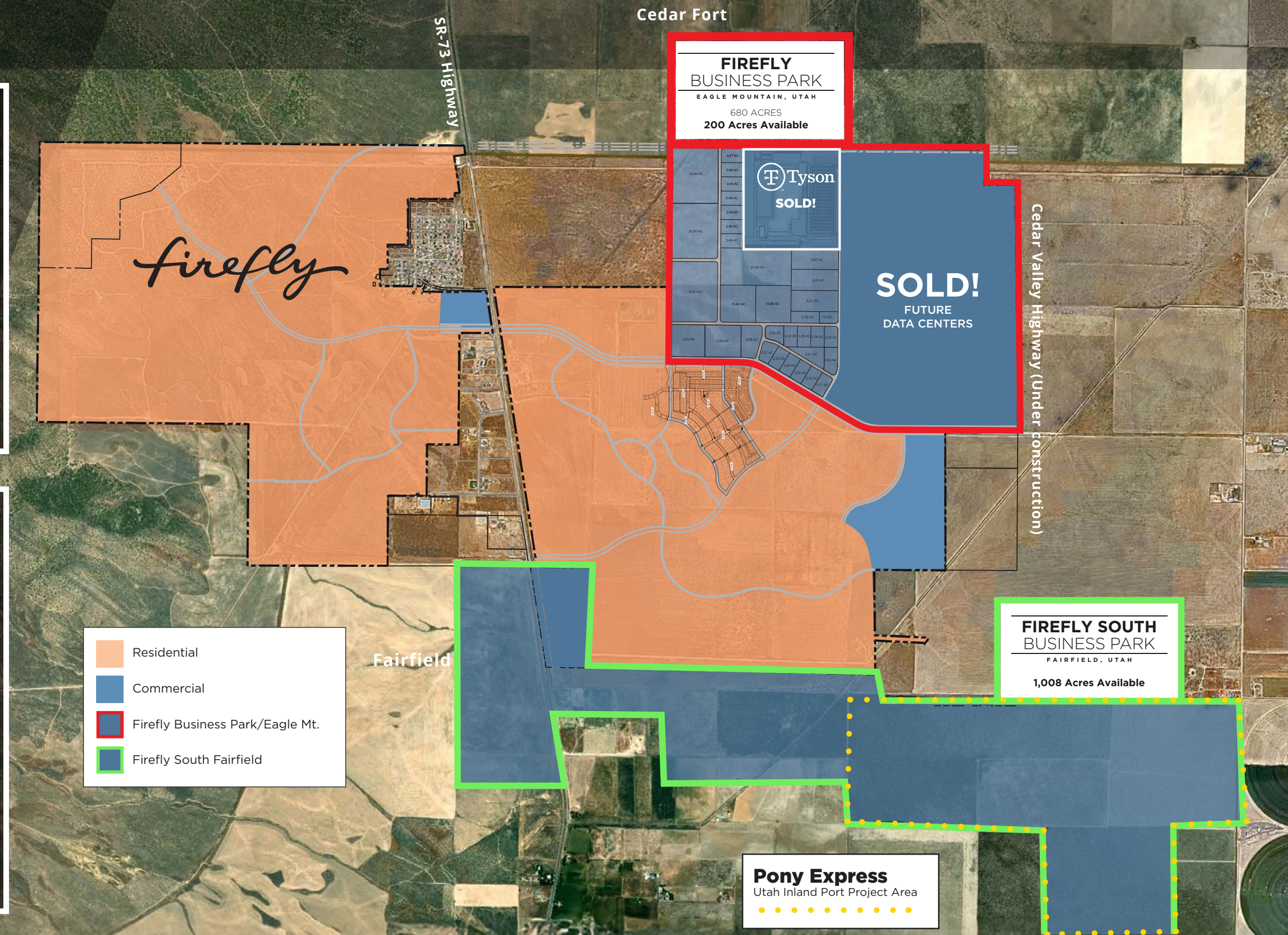
### 5 TO 1,208 ACRES AVAILABLE

- » Land for sale, BTS opportunity, speculative lease
- » State-of-the-art design and construction
- » Manufacturing, distribution, r&d
- » Planned dedicated power substation
- » Zoned industrial manufacturing with an RTI overlay zone
- » Fast-track permitting

### PONY EXPRESS | UIPA FAIRFIELD

- » **Prime Location:** connecting directly to SLC, Provo, and national freight routes.
- » **Tax Incentives:** Up to 70% post-performance rebate on property tax differential for qualified investments.
- » **Strategic Freight Hub:** Designed as a southern logistics anchor to relieve Wasatch Front congestion and improve statewide distribution efficiency.
- » **Business-Friendly Coordination:** Support for permitting, recruitment, and workforce development partnerships.

- Residential
- Commercial
- Firefly Business Park/Eagle Mt.
- Firefly South Fairfield

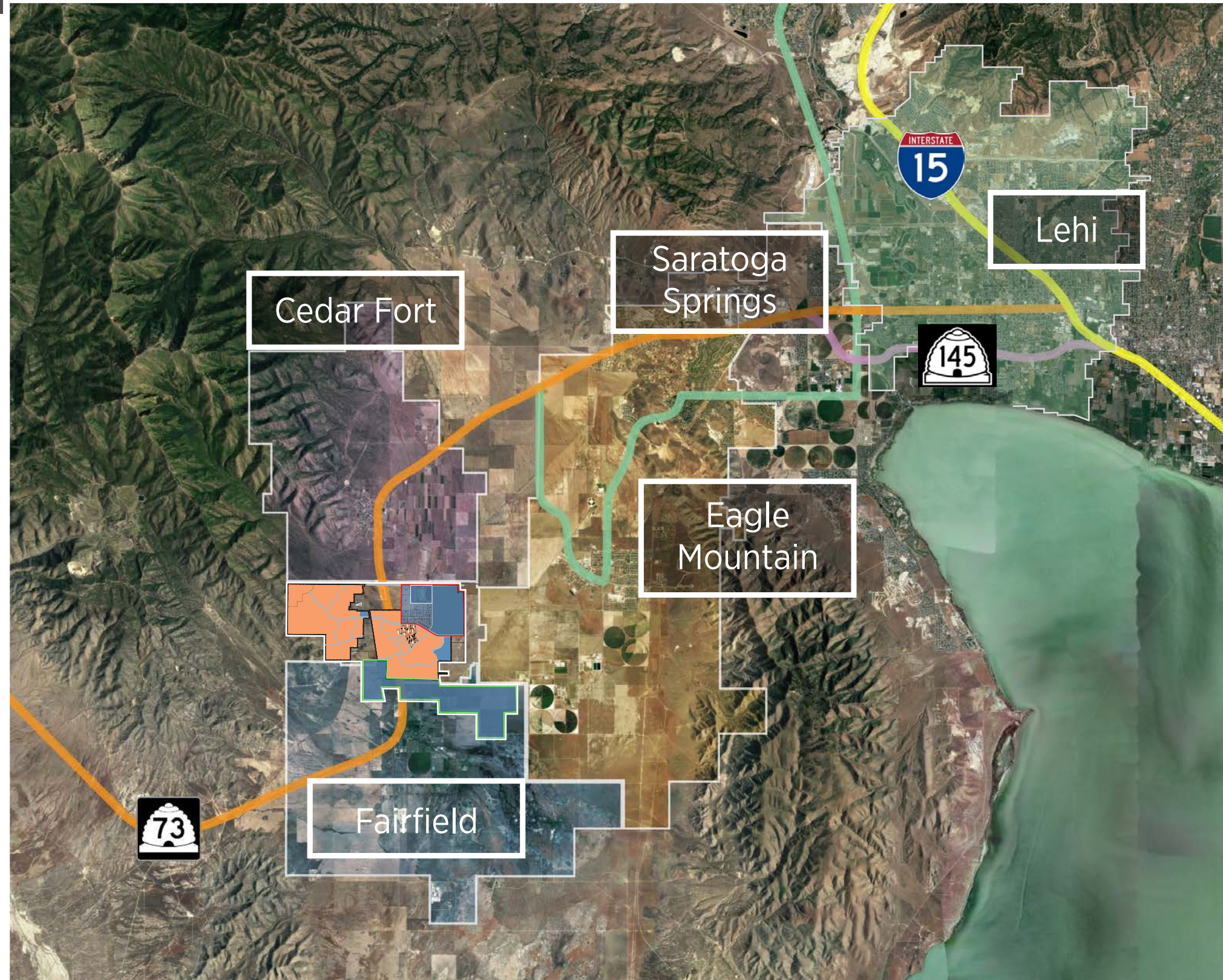




## WHY FIREFLY BUSINESS PARK?

Eagle Mountain is one of **Utah's fastest growing cities** and among the fastest growing in the nation. For businesses, it offers the rare combination of affordable land, streamlined processes, and access to a young, educated workforce.

- » **Explosive growth:** Population projected to surpass 150,000 by 2060.
- » **Streamlined approvals:** Site plan approvals and permits issued in as little as **5 days**, with no public hearings required.
- » **Strategic location:** Just 15 minutes to I-15 and less than an hour to both Salt Lake City International and Provo airports.
- » **Labor access:** More than **1 million workers** within a **45-minute drive**.
- » **Economic strength:** Utah ranks **#1 in the nation** for business climate and overall quality of life.
- » **Future-ready infrastructure:** Fiber backbone, natural gas, water, sewer, and power all in place.





# FIREFLY BUSINESS PARK

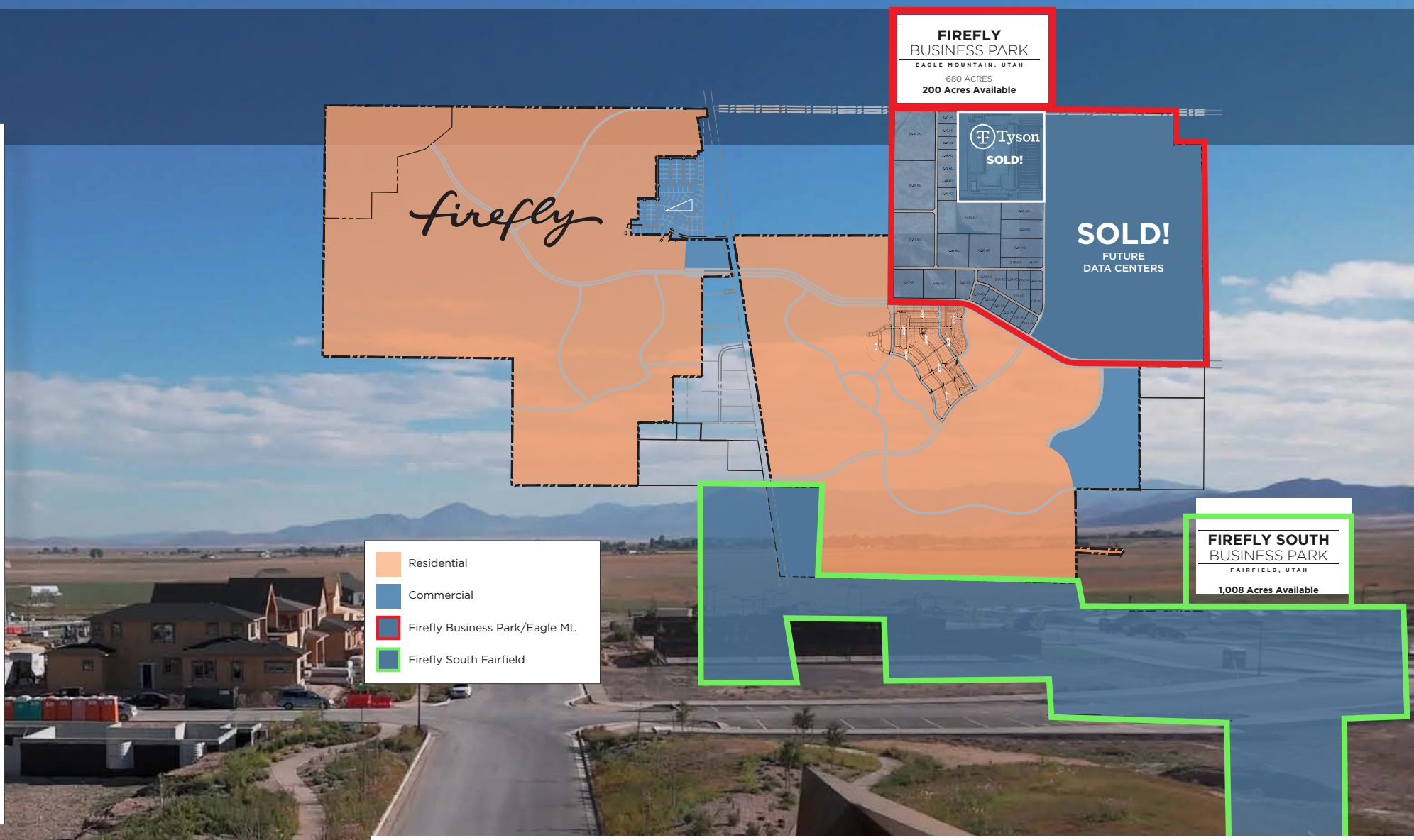
## A VISION FOR COMMUNITY & BUSINESS

At Firefly, our mission is to create a master-planned community where families, businesses, and innovation thrive side by side. Our vision for the residential community is to help kids enjoy **less screen time and more real experiences** — the kind of adventures and friendships we all remember from childhood.

We call it **Life Unplugged**. Evenings in Firefly buzz with energy as kids run through parks, families gather outdoors, and neighbors connect in meaningful, unforgettable ways.

For businesses, this balanced lifestyle creates a powerful advantage: Firefly attracts and retains talent by offering employees and their families an environment that supports both modern convenience and timeless community values. With **almost 9,000 homes approved**,

Firefly provides a built-in workforce and customer base, ensuring that companies who locate here are part of a thriving, engaged community designed for growth.



## WHAT SETS FIREFLY BUSINESS PARK APART:

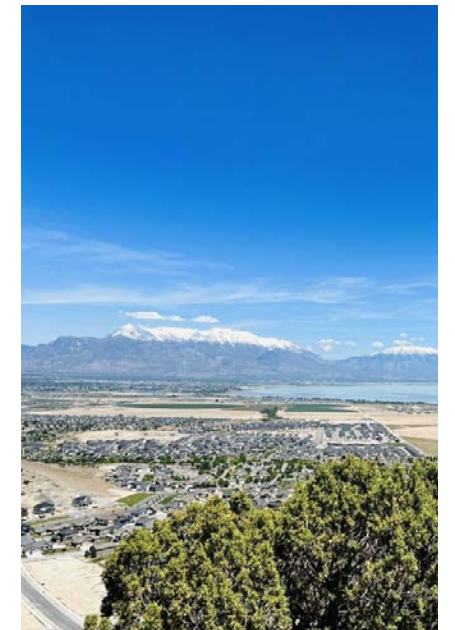
- » **Infrastructure Funding:** UIPA reinvests taxes in roads, power, utilities to cut developer costs.
- » **Public Infrastructure Districts:** Local financing option for utilities and access improvements.
- » **Business Coordination:** UIPA and local towns streamline permitting and workforce support.
- » **Expanding Workforce:** In Utah's fastest-growing region near "Silicon Slopes" tech corridor.
- » **Shovel-Ready Land:** Flat, build-ready terrain with quality soil and minimal site prep needed.
- » **Fast Permitting:** Local business-friendly process can approve permits in 2 weeks without public hearings.



# firefly AT A GLANCE

Firefly Business Park is designed with flexibility in mind — offering **build-to-suit opportunities** alongside parcels that range from 1 acre to 800 acres. Whether you're a growing company looking for a custom facility or a major operator needing large-scale capacity, Firefly delivers the infrastructure, approvals, and location advantages to help your business succeed from day one.

- » **Fast-track permitting:** Administrative approvals with 5-day turnaround — no public hearings.
- » **Industrial & RTI zoning:** Supports manufacturing, distribution, R&D, and tech.
- » **Utilities to site:** Water, sewer, natural gas (high & low pressure), fiber, and power.
- » **Flexible parcels:** From 1 acre to 1,208 acres — scalable for small businesses or major industrial projects.
- » **Prime connectivity:** 15 minutes to I-15, 55 minutes to two international airports.
- » **Future-proof capacity:** 1,000 acre feet of water, a state-of-the-art wastewater plant, and high-capacity transmission power.
- » **Mega Site certified:** Qualified to attract large-scale projects with transformational economic impact.











# BUSINESS PARK

EAGLE MOUNTAIN, UTAH • FAIRFIELD, UTAH

±1,208 Acres – Land for Sale | BTS | Spec Development Opportunities

## PROPERTY HIGHLIGHTS

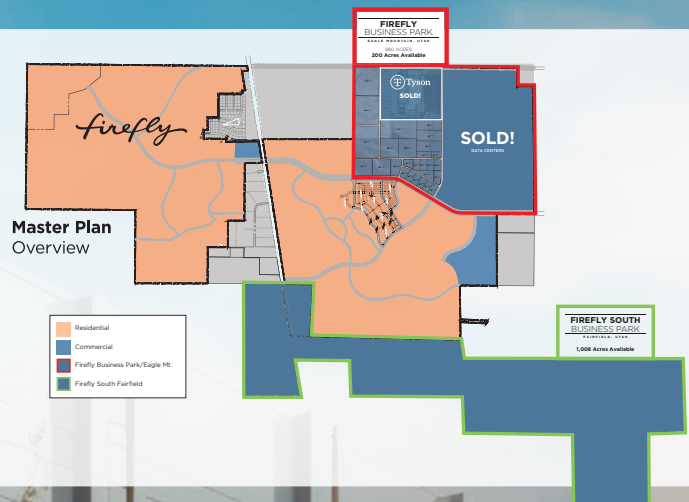
- 5 to 1,208+- acres
- Build-to-suit (BTS), speculative lease, or land sale
- State-of-the-art design for manufacturing, distribution, R&D;
- Zoned **Industrial Manufacturing** with RTI overlay (fast-track permitting in 5 days)

## AVAILABLE INFRASTRUCTURE

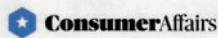
- 1,000+- Acre Feet of water
- Sewer treatment
- Transmission or distribution power
- High or low pressure natural gas
- High speed fiber internet

## LOCATION & ACCESS

- Located in Eagle Mountain & Fairfield, UT – one of the fastest-growing U.S. cities
- Easy access to I-15, SR-73, Redwood Rd, Mountain View Corridor
- 40 miles to Salt Lake City, 30 miles to Provo
- Surrounded by growing residential communities & labor pool



**#1**  
Most Affordable  
State to Live  
2024



**#1**  
Place to Move  
2024

BUSINESS  
INSIDER

Ranked Among  
Best Economies  
in the U.S.  
2024



**#1**  
Best State  
Overall  
2024

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Exclusively Marketed By:



Developed By:

