



4165 E. Pony Express Pkwy
Eagle Mountain, Utah

FOR SALE

**RETAIL PADS
IN EAGLE MOUNTAIN**

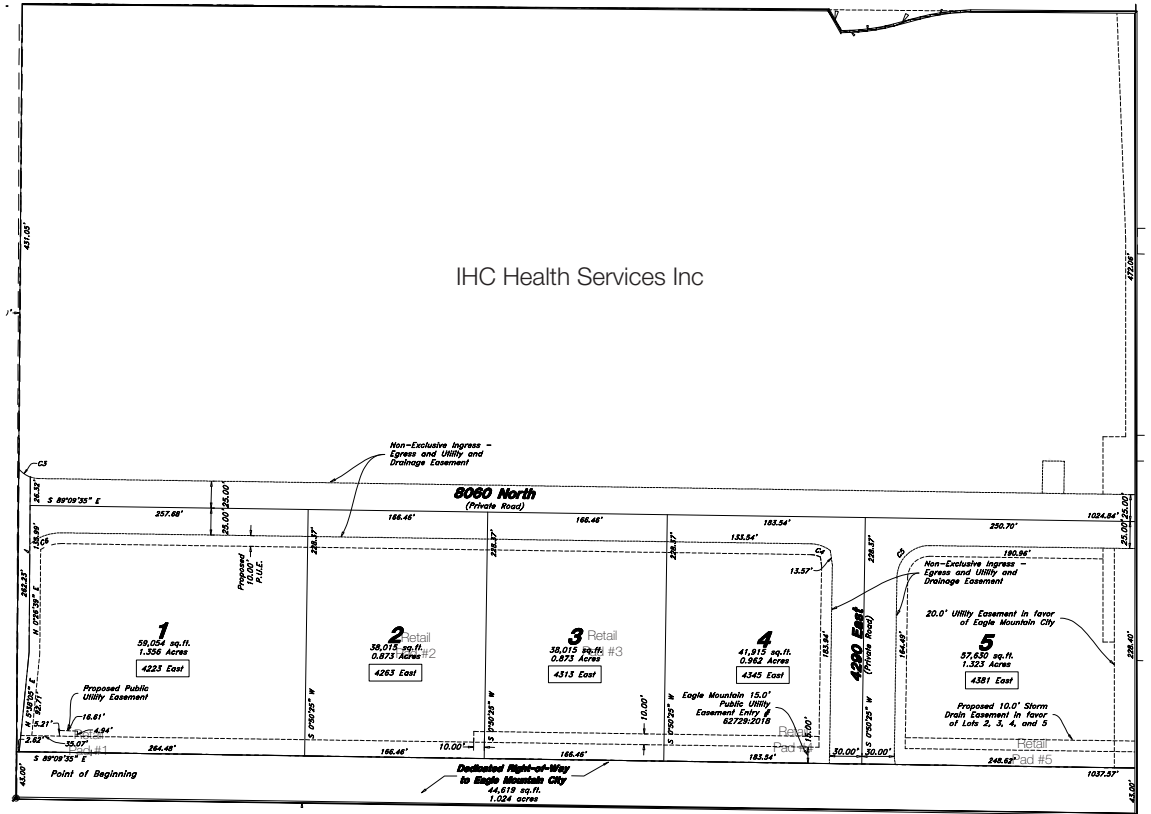
SUMMARY

Property Specs

OFFER PRICE **\$34-\$36 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



OR TEXT PORTER TO 39200

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

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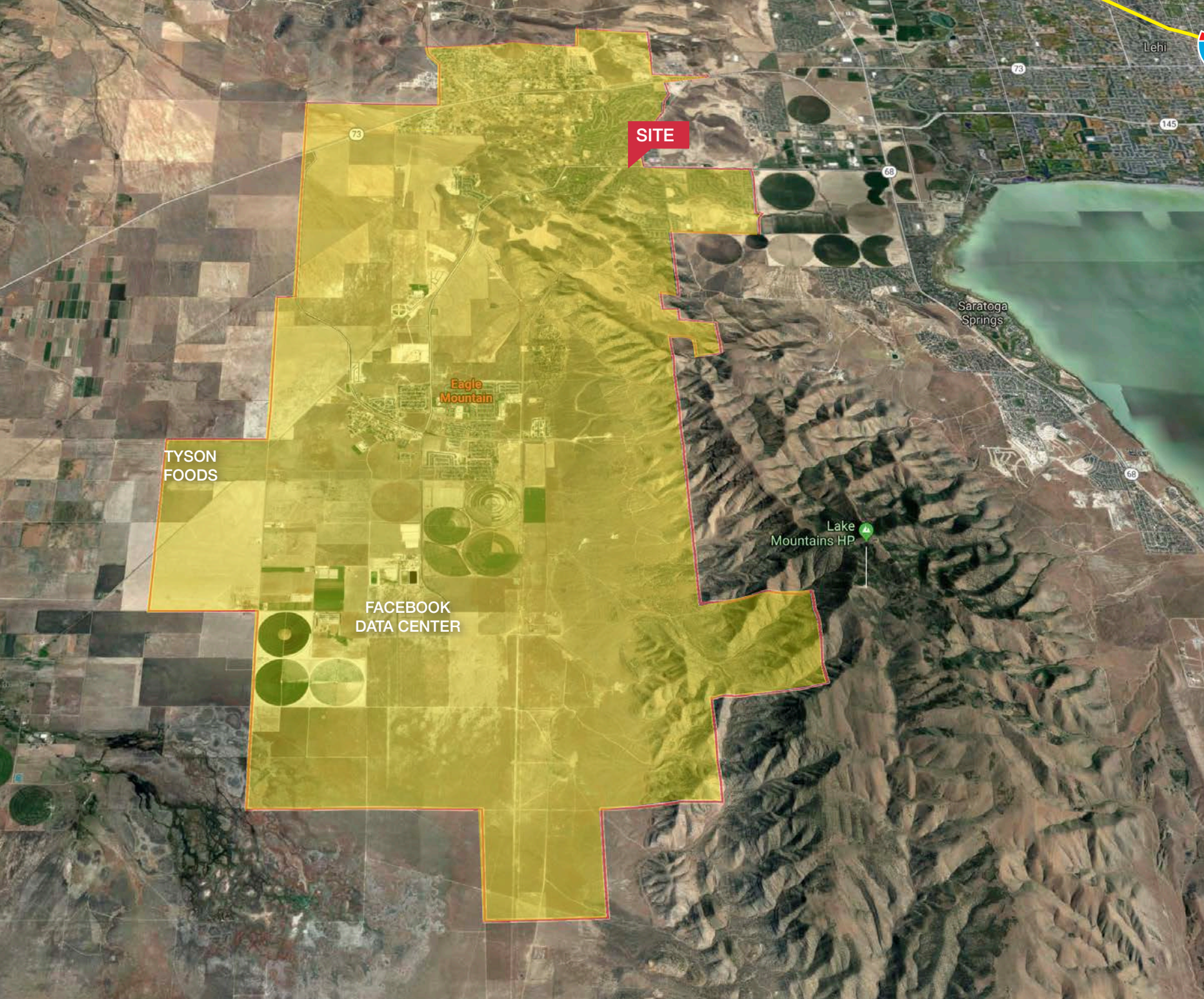
PHOTOS



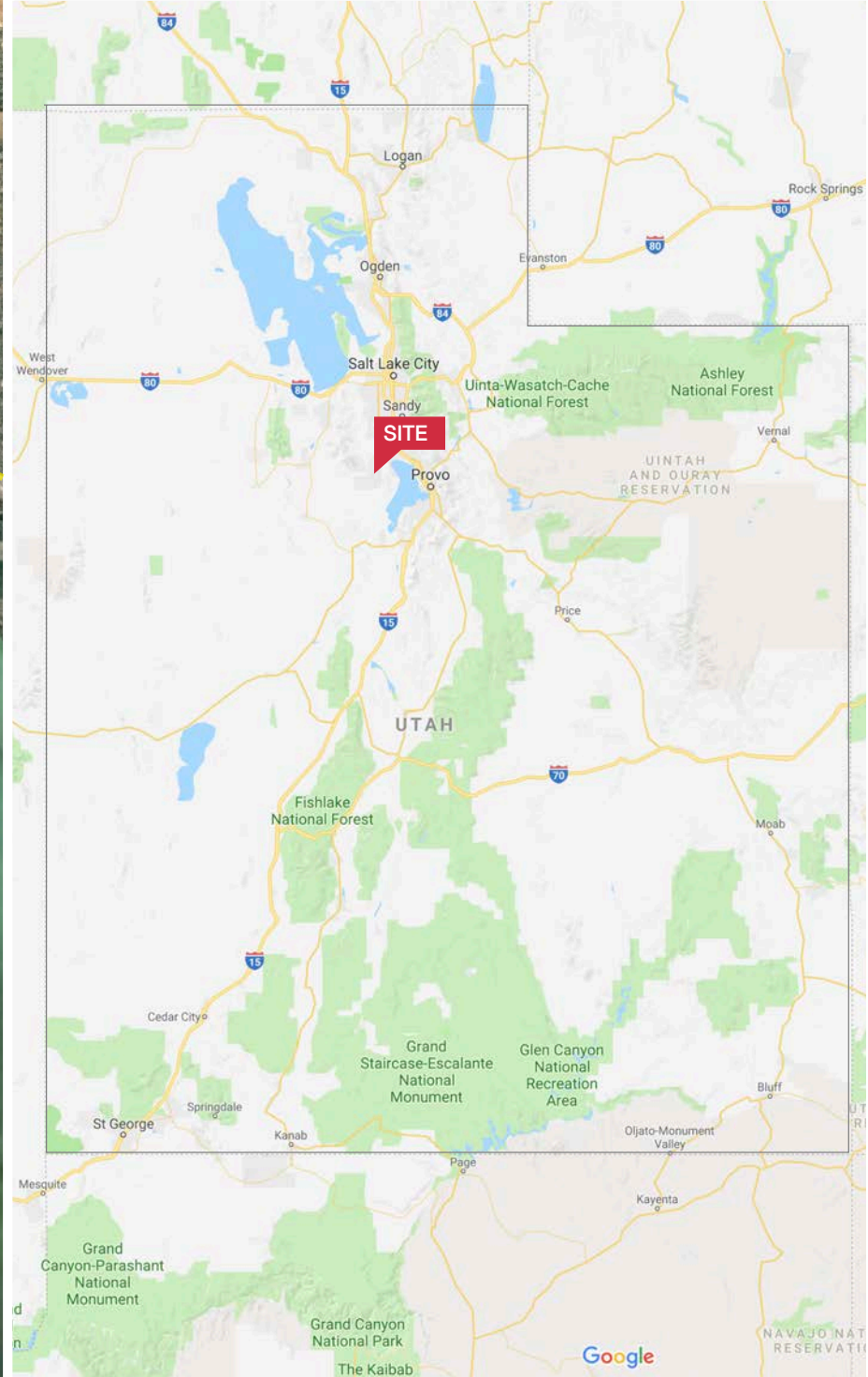
AREA MAP



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

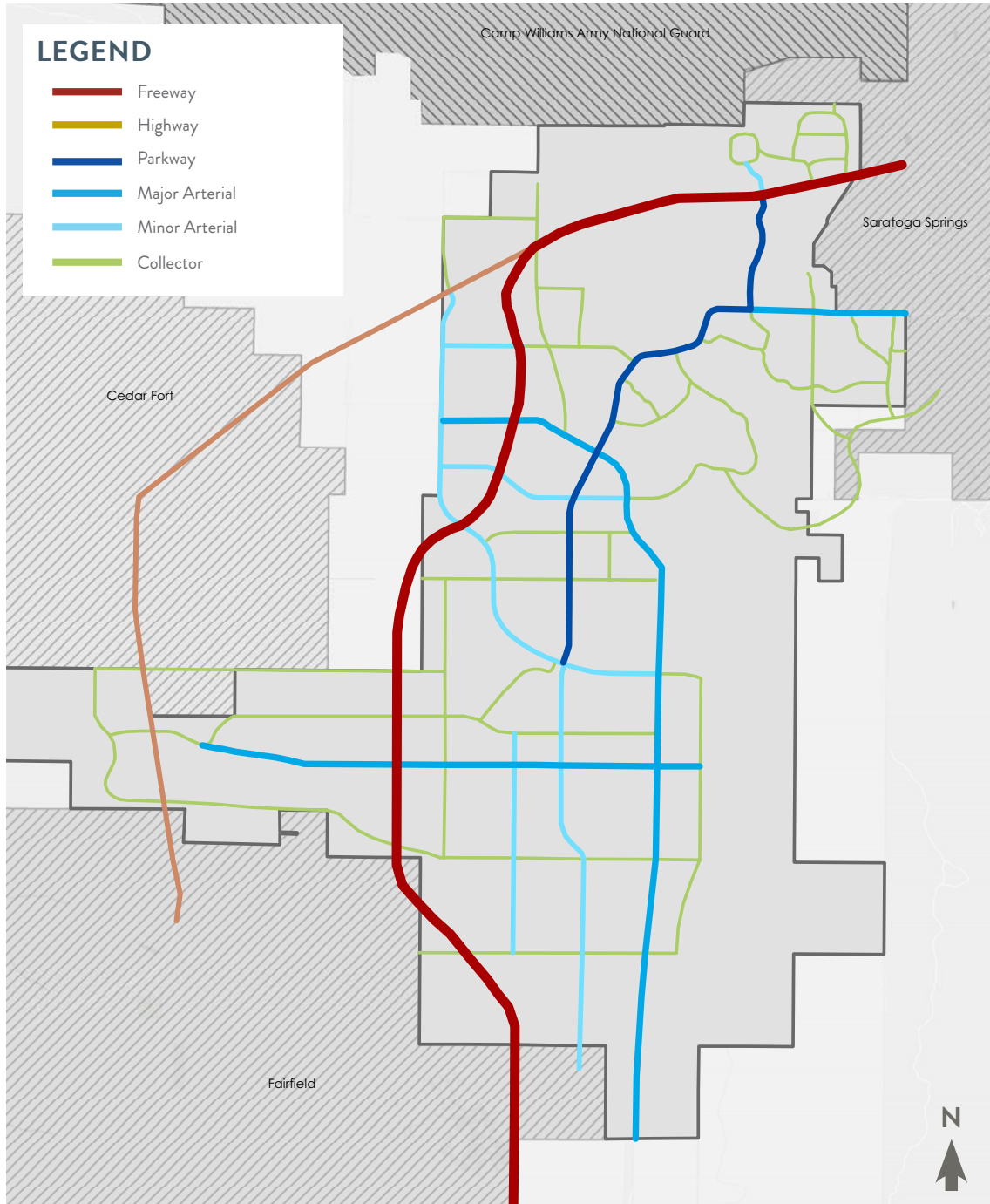


AREA MAP



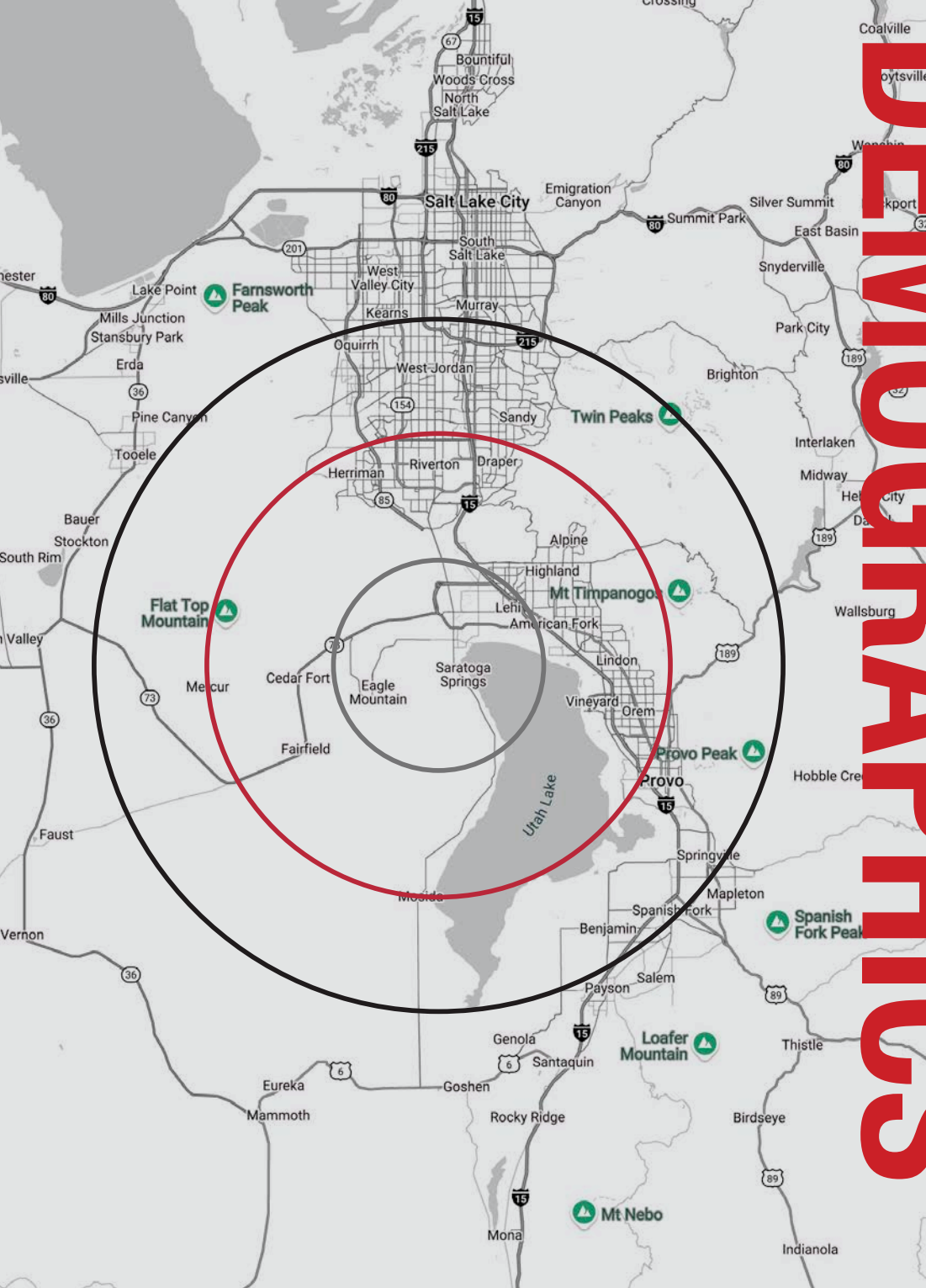
AREA MAP

FUTURE TRANSPORTATION MASTER PLAN



FUTURE TRANSPORTATION

DEMOGRAPHICS



POPULATION

2025 Population

1-mile

25,137

3-mile

66,968

5-mile

133,851

HOUSEHOLDS

2025 Households

1-mile

6,473

3-mile

16,531

5-mile

34,683

INCOME

2025 Average HH Income

1-mile

\$150,743

3-mile

\$139,279

5-mile

\$146,039

Traffic Counts

STREET

East Pony Express Parkway

AADT

18,114

Cory B Wide Memorial Highway

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.

Financial Information

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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