



# LAKE SIDE VILLAGE DEVELOPMENT SITE

2550 WEST 400 SOUTH | SPRINGVILLE, UT 84663

Smith's

GROCERY ANCHORED  
RETAIL DEVELOPMENT

Walmart



147,000 ADT

W 400 S

**36,906**

CURRENT SPRINGVILLE POPULATION  
EXPECTED TO GROW BY 60%  
IN NEXT DECADE

**32.29 ACRES**

**328-UNIT PLANNED RESIDENTIAL COMMUNITY | BUILDER-READY OPPORTUNITY**

2600 W

OFFERING MEMORANDUM



# CONTACTS

## INVESTMENT SALES - THE NIELSEN JENSEN TEAM

### MARK JENSEN

MANAGING DIRECTOR  
801.897.3663  
MJENSEN@NORTHMARQ.COM  
LICENSE: UT 5505345-SA0

### RAWLEY NIELSEN

MANAGING DIRECTOR  
801.456.5885  
RNIENSEN@NORTHMARQ.COM  
LICENSE: UT 8919027-SA00

### PATRICK RISK

ASSOCIATE BROKER, LAND  
435.770.9227  
PRISK@NORTHMARQ.COM  
LICENSE: UT 13721681-SA00

## DEBT + EQUITY

### NATE BARNSON

MANAGING DIRECTOR  
801.273.4103  
NBARNSON@NORTHMARQ.COM

### BEN VROMAN

VICE PRESIDENT  
801.273.4105  
BVROMAN@NORTHMARQ.COM

*Note: Cover photo includes an AI-generated rendering from an existing site plan study. Rendering is one example of what could be built within the Lakeside Landing Master Plan.*

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK. © 2026. All rights reserved.

# TABLE OF **CONTENTS**

04

EXECUTIVE  
SUMMARY

08

PROPERTY  
OVERVIEW

20

AREA  
OVERVIEW



01

---



# EXECUTIVE SUMMARY

# THE OPPORTUNITY

Northmarq is pleased to present Lakeside Village, a ±32.29-acre residential development opportunity located within the master-planned Lakeside Landing community in Springville, Utah. The offering represents a rare opportunity to acquire a **planned 328-unit** residential community with a fully conceptualized site plan, defined unit program, and strong alignment with municipal planning objectives.

Lakeside Village has been thoughtfully designed as a **walkable, street-oriented neighborhood** featuring a mix of townhomes, cottage-style homes, and higher-density residential product. The site plan incorporates a traditional neighborhood framework with integrated open space, pedestrian connectivity, and a diverse architectural approach—positioning the project to meet the growing demand for attainable, for-sale housing in Utah County.

Significant pre-development work has been completed, including detailed site planning and coordination with Springville City. The property is zoned within the **Lakeside Landing Special District (T4, T5, T6)**, allowing for a flexible mix of residential and mixed-use product types. This established framework provides developers with a **clear and efficient path toward final approvals**, while still allowing the flexibility to refine product mix, density, and design to align with market conditions and builder preferences.

The site is a key component of the broader **160-acre Lakeside Landing master plan**, which will ultimately include approximately 2,000 residential units, 120,000 square feet of commercial space, and a network of parks, trails, and community amenities. This larger vision enhances long-term value and creates a cohesive, destination-quality environment for future residents.

With its scale, advanced planning, and strong municipal alignment, Lakeside Village offers a **compelling, de-risked opportunity for production homebuilders and developers** seeking to deliver a high-quality residential community in one of Utah's fastest-growing markets.



32.29  
ACRES



**328-UNIT PLANNED RESIDENTIAL COMMUNITY | BUILDER-READY OPPORTUNITY**



02



# PROPERTY OVERVIEW

# PROPERTY DETAILS

**Address**

2550 West 400 South  
Springville, UT 84663

**Price**

Priced by Market

**APNs**

23-027-0082  
23-027-0091  
23-027-0084  
21-097-0048

**Land Area**

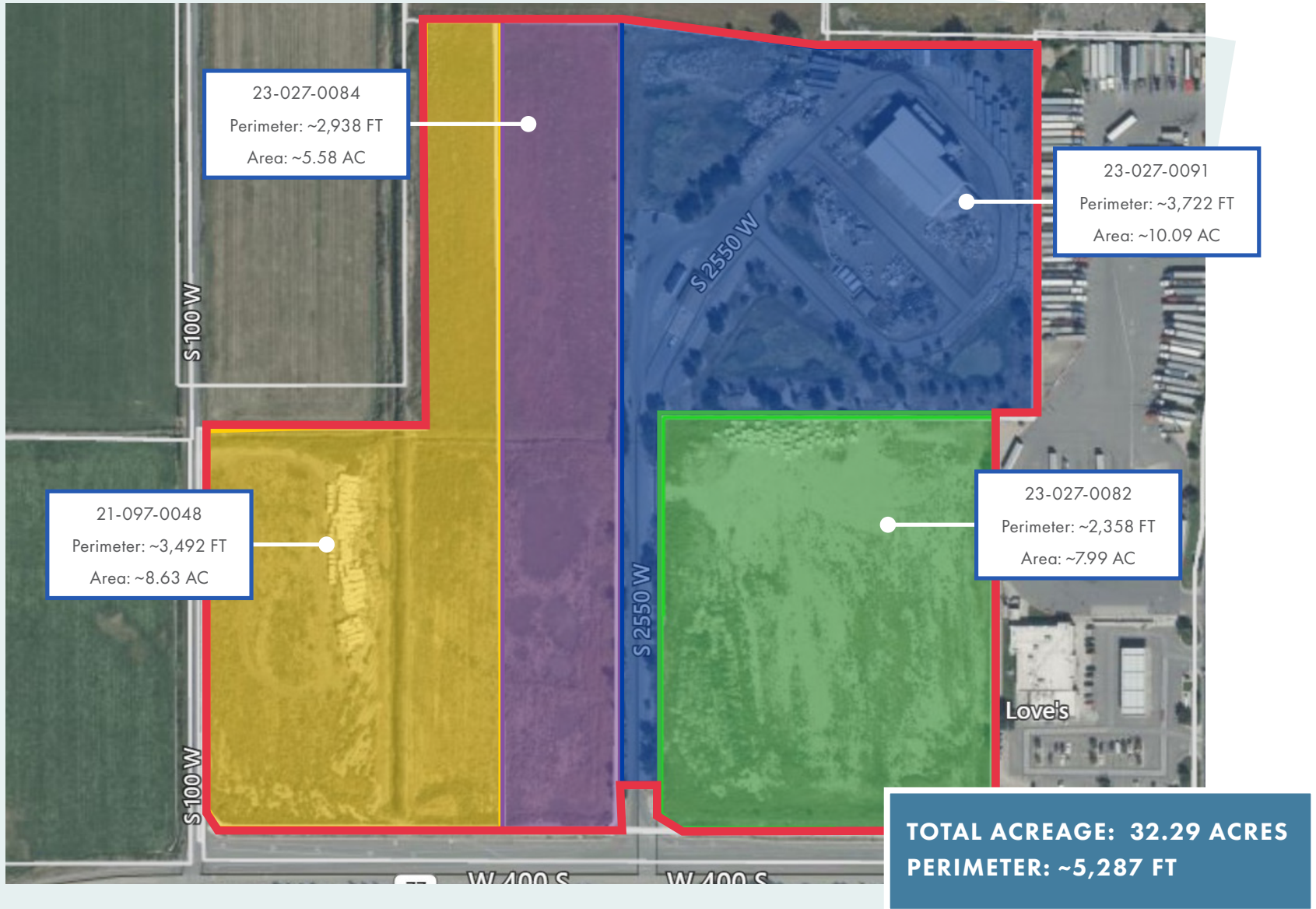
32.29 acres

**Zoning**

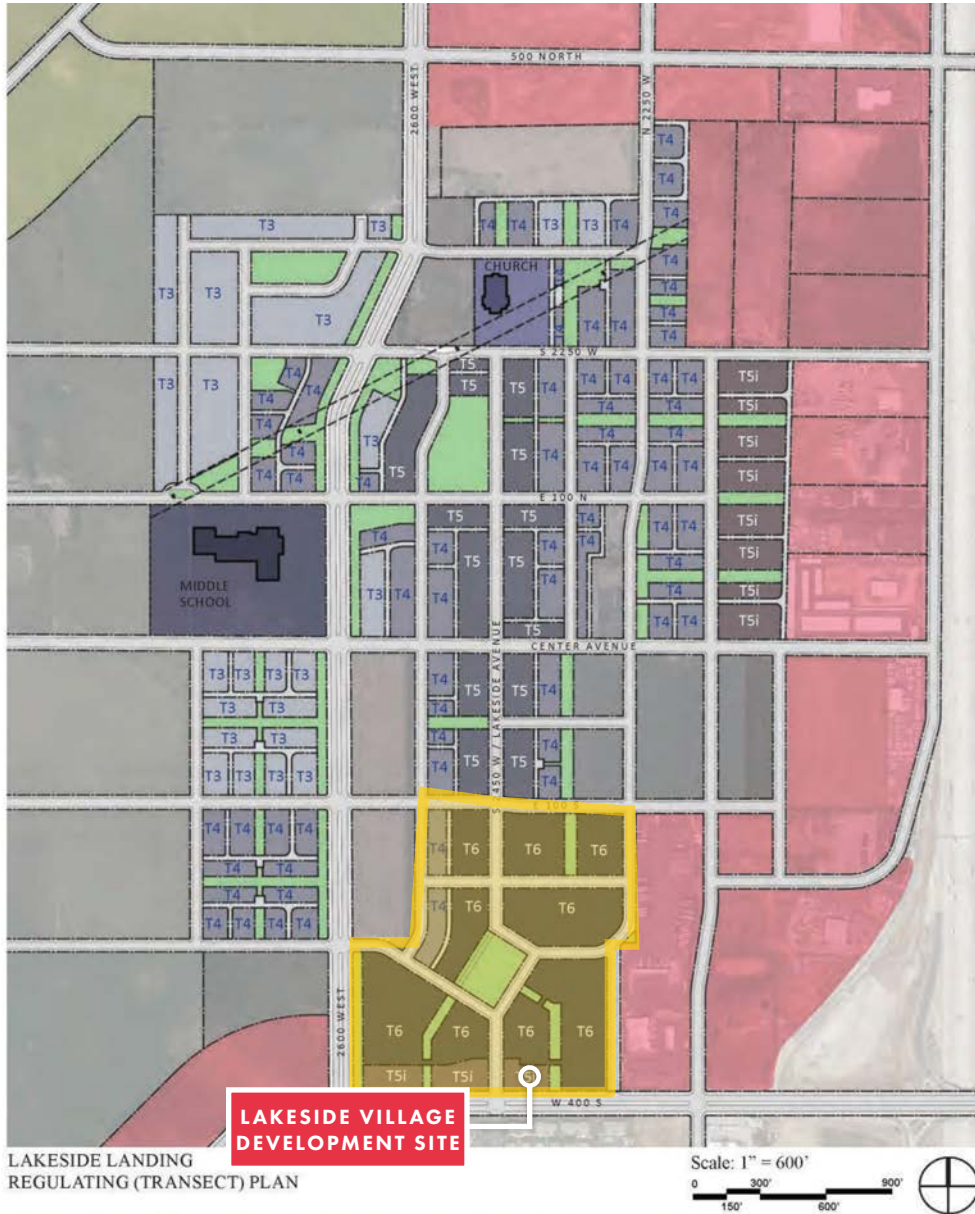
Lakeside Landing Special District



# PARCEL MAP & MEASUREMENTS



# ZONING - LAKESIDE LANDING



The Lakeside Village Site sits inside of the larger Lakeside Landing Master Plan. This area has a special zoning, containing multiple subzones. Lakeside Village is comprised of the T4, T5i and T6 subzones.

### T4 - Village Transect

Residential: allows for townhomes, cottages, small multifamily buildings & twin homes

### T5i - Village Center Interface Transect

Residential & Mixed-use: allows for compact urban townhomes, mixed-use buildings, multifamily apartment buildings, restaurants, retail

### T6 - Village Center Transect

Residential & Commercial: allows for townhomes, mixed-use buildings, multifamily apartment buildings, restaurants, retail

[CLICK HERE FOR DETAILED ZONING INFORMATION](#)

[CLICK HERE FOR DETAILS ON THE MASTER PLAN](#)



# SITE PLANS



TRANSECT PLAN

Note: The red zone along 400 S is area lost for ROW



## PROJECT HIGHLIGHTS

- Planned **328-unit residential community** with a mix of townhomes, cottages, and higher-density product
- **Fully designed site plan** with block-by-block layout and unit program established
- Zoned within Lakeside Landing Special District (T4, T5, T6) allowing for **diverse residential and mixed-use product**
- Strong alignment with Springville, supporting **higher-density, for-sale residential development**

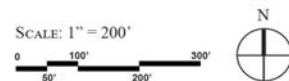
AREA COUNTS OF THE PROPOSED PLAN AND CORRESPONDING MINIMUM REQUIRED COMMERCIAL SPACE AND MAXIMUM PERMITTED NUMBER OF UNITS

	Area (s.f.)	Area (acres)	Area percentages	Required commercial	Max. number of units permitted
T4	46,014	1.06	5%	-	16
T5	542,602	12.46	60%	31,141	249
T5i	105,181	2.41	12%	7,244	58
Lost to ROW	9,565	0.22	1%	659	5
<b>Transect totals</b>	<b>693,797</b>	<b>15.93</b>	<b>76%</b>	<b>39,044</b>	<b>328</b>
Parks and green	215,499	4.95	24%	-	-
<b>Area totals</b>	<b>909,296</b>	<b>20.87</b>			

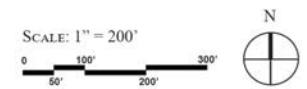
- Designed with a **walkable, street-oriented neighborhood layout** and integrated open space
- Located within a **160-acre master-planned community** featuring ~2,000 units and 120,000 SF of commercial
- **Ability to phase development** and optimize absorption and capital deployment
- **Flexibility** to refine product mix, density, and architecture within established framework
- Access to **regional infrastructure planning** (sewer, roads, utilities) tied to master development



SITE PLAN



GROUND FLOOR COMMERCIAL SPACE  
(RETAIL AND SMALL BUSINESS)

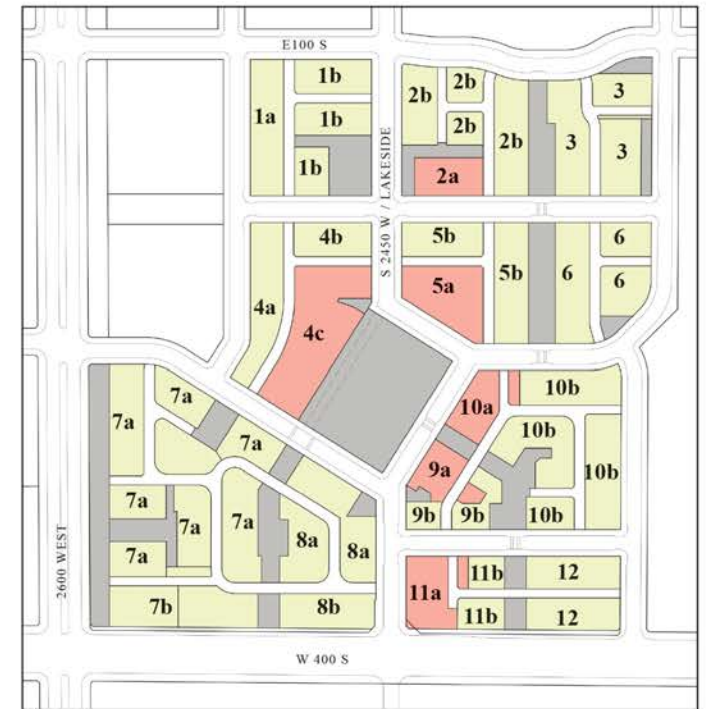


# SITE PLANS CONTINUED

BLOCK BY BLOCK AREA AND UNIT COUNTS WITH REQUIRED MINIMUMS AND MAXIMUMS

		Area as s.f.	Area as acre	Minimum commercial required	Max number of units permitted	6. Compact cottage	12. Compact cottage twin houses	15. Compact townhouse	16. Small apartment building	19. Main Street Townhouse Live Work	22. Main Street Row Building	24. Compact urban townhouse	Subtotal (Visionary or other res. dev.)	18. Main Street Cottage Live Work	21. Main Street back-to-back cluster	22. Main Street Row Building	30. Main Street Walk-Ups over Shops	27. Neighborhood store, . . .	Subtotal (UBA or other Mixed Use dev.)	RESIDENTIAL TOTAL	Commercial floor area (s.f.)
Block 1a	T4	22,291	0.51	-	7.68	3	2	4	0	0	0	0	9	0	0	0	0	0	0	9	-
Block 1b	T5	33,343	0.77	1,914	15.31	0	4	12	0	0	0	0	16	0	0	0	0	0	0	16	-
Block 2a	T5	12,768	0.29	733	5.86	0	0	0	0	0	0	0	0	0	5	0	0	0	5	5	4,232
Block 2b	T5	45,864	1.05	2,632	21.06	5	2	13	0	0	0	0	20	0	0	0	0	0	20	0	-
Block 3	T5	45,408	1.04	2,606	20.85	2	2	10	0	10	0	0	24	0	0	0	0	0	24	0	-
Block 4a	T4	23,723	0.54	-	8.17	3	2	4	0	0	0	0	9	0	0	0	0	0	9	0	-
Block 4b	T5	13,060	0.30	750	6.00	0	0	7	0	0	0	0	7	0	0	0	0	0	7	0	-
Block 4c	T5	43,631	1.00	2,504	20.03	0	0	0	0	0	0	0	0	1	0	8	12	0	21	12,207	-
Block 5a	T5	22,684	0.52	1,302	10.42	0	0	0	0	0	0	0	0	2	0	0	7	0	9	9	8,646
Block 5b	T5	33,998	0.78	1,951	15.61	0	4	13	0	0	0	0	17	0	0	0	0	0	17	0	-
Block 6	T5	40,465	0.93	2,322	18.58	0	8	10	0	0	0	0	18	0	0	0	0	0	18	0	-
Block 7a	T5	107,001	2.46	6,141	49.13	2	14	27	4	0	0	0	47	0	0	0	0	0	47	0	-
Block 7b	T5i	28,730	0.66	1,979	15.83	0	0	0	0	8	6	3	17	0	0	0	0	0	17	0	-
Block 8a	T5	39,599	0.91	2,273	18.18	1	4	0	0	0	0	11	16	0	0	0	0	0	16	0	-
Block 8b	T5i	16,280	0.37	1,121	8.97	0	0	0	0	0	6	5	11	0	0	0	0	0	11	0	-
Block 9a	T5	12,007	0.28	827	6.62	0	0	0	0	0	0	0	0	0	0	7	0	7	7	4,720	-
Block 9b	T5	13,346	0.31	766	6.13	1	4	0	0	0	0	0	5	0	0	0	0	0	5	0	-
Block 10 a	T5	13,898	0.32	798	6.38	0	0	0	0	0	0	0	0	0	0	7	0	7	7	4,720	-
Block 10b	T5	65,530	1.50	3,761	30.09	1	2	7	12	0	0	13	35	0	0	0	0	0	35	0	-
Block 11a	T5i	17,507	0.40	1,005	8.04	0	0	0	0	0	0	0	0	0	0	4	0	4	4	6,921	-
Block 11b	T5i	12,954	0.30	892	7.14	0	0	3	0	0	0	4	7	0	0	0	0	0	7	0	-
Block 12	T5i	29,710	0.68	2,046	16.37	0	0	8	0	0	0	8	16	0	0	0	0	0	16	0	-
Lost to ROW	T5i	9,565	0.22	659	5.27																-
<b>TOTAL OF ALL</b>		<b>703,362</b>	<b>16.15</b>	<b>38,981</b>	<b>328</b>	<b>18</b>	<b>48</b>	<b>118</b>	<b>16</b>	<b>18</b>	<b>12</b>	<b>44</b>	<b>274</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>37</b>	<b>-</b>	<b>53</b>	<b>327</b>	<b>41,446</b>
Percentages						<b>6%</b>	<b>15%</b>	<b>36%</b>	<b>0%</b>	<b>6%</b>	<b>0%</b>	<b>13%</b>	<b>1%</b>	<b>2%</b>	<b>2%</b>	<b>11%</b>	<b>0%</b>	<b>16%</b>			

BLOCK KEY



Total of yellow parcels: 571,303 s.f. / 13,12 acres

Total of pink parcels: 122,495 s.f. / 2,81 acres

Note: Photo includes an AI-generated rendering from an existing site plan study. Rendering is one example of what could be built within the Lakeside Landing Master Plan.



**COMPACT COTTAGE**  
18 UNITS

**COMPACT COTTAGE TWIN HOMES**  
48 UNITS

**SMALL APARTMENT BUILDING**  
16 UNITS

**COMPACT URBAN TOWNHOMES**  
44 UNITS

**COMPACT TOWNHOMES**  
118 UNITS  
3-4 STORIES

**MAIN STREET COTTAGE LIVE/WORK**  
3 UNITS

**MAIN STREET ROW BUILDING**  
12 UNITS

**MAIN STREET WALK-UPS OVER SHOPS**  
37 UNITS

**LIVE/WORK TOWNHOMES**  
18 UNITS

**COMPACT TOWNHOMES**  
118 UNITS  
3-4 STORIES

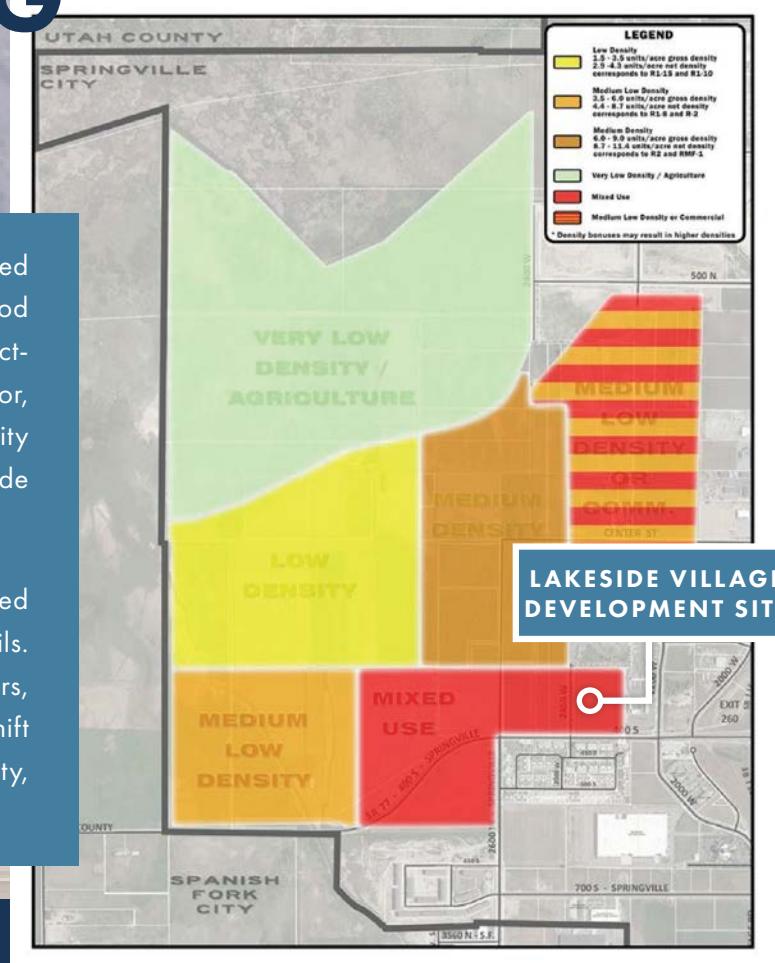
**2600 W**

# LAKE SIDE LANDING

## COMMUNITY MASTER PLAN

The Lakeside Landing Master Plan in Springville is a large, master-planned community designed as a walkable, mixed-use neighborhood with a strong emphasis on traditional neighborhood design. Located on the city’s west side, the plan organizes development using a transect-based approach, with a higher-density urban core featuring a central “Main Street” corridor, transitioning outward to townhomes, cottages, apartments, and eventually lower-density single-family housing. The development incorporates a mix of residential types alongside small-scale retail and services to create a more integrated, self-contained community.

A key focus of Lakeside Landing is connectivity and quality of life, with an interconnected street grid, pedestrian-friendly design, and a network of parks, open spaces, and trails. The plan encourages walkability and community interaction through neighborhood centers, green spaces, and access to regional trail systems near Utah Lake. Overall, it reflects a shift in local development toward higher-density, mixed-use living that prioritizes accessibility, housing diversity, and a cohesive community environment.



## PROJECT HIGHLIGHTS

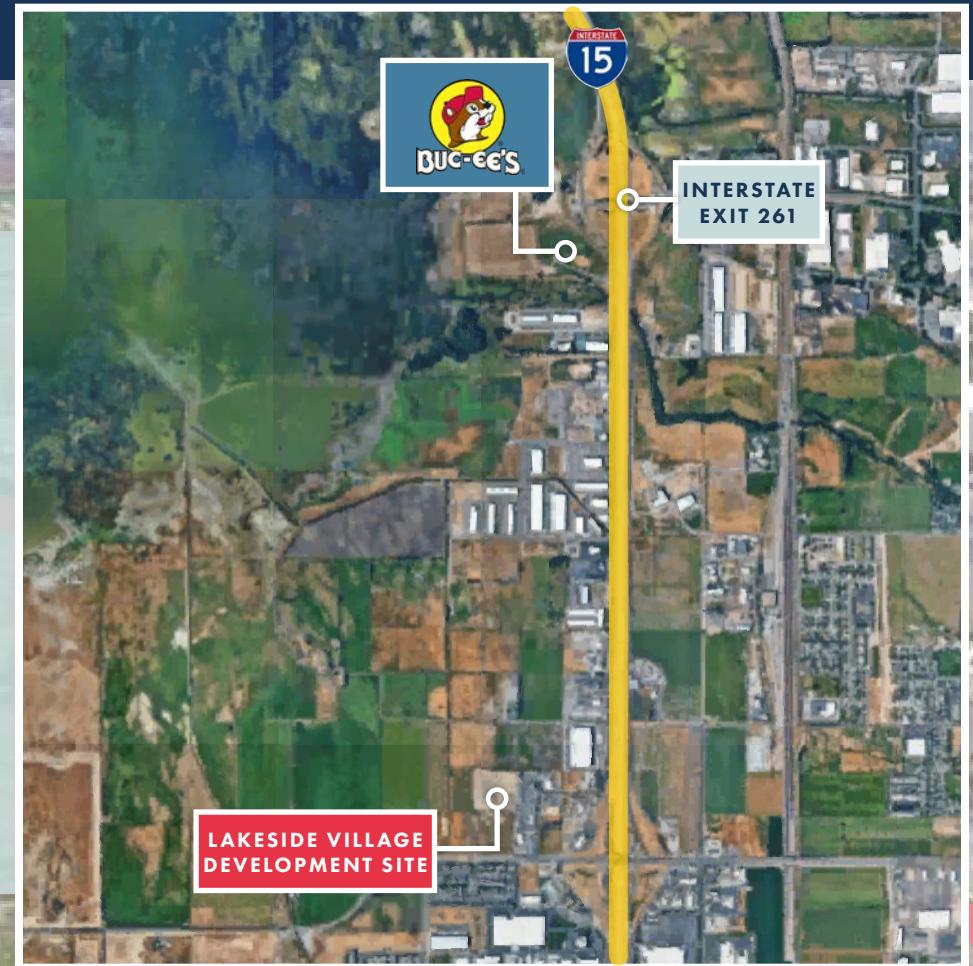
- 160 acres
- 2,000 units
- 25 acres of parks/open space
- 120,000 SF of commercial
- Mix of single-family & multi-family
- Community center
- Bike lanes, walking trails, and dog parks



## UTAH'S FIRST BUC-EE'S LOCATION

### PROJECT HIGHLIGHTS

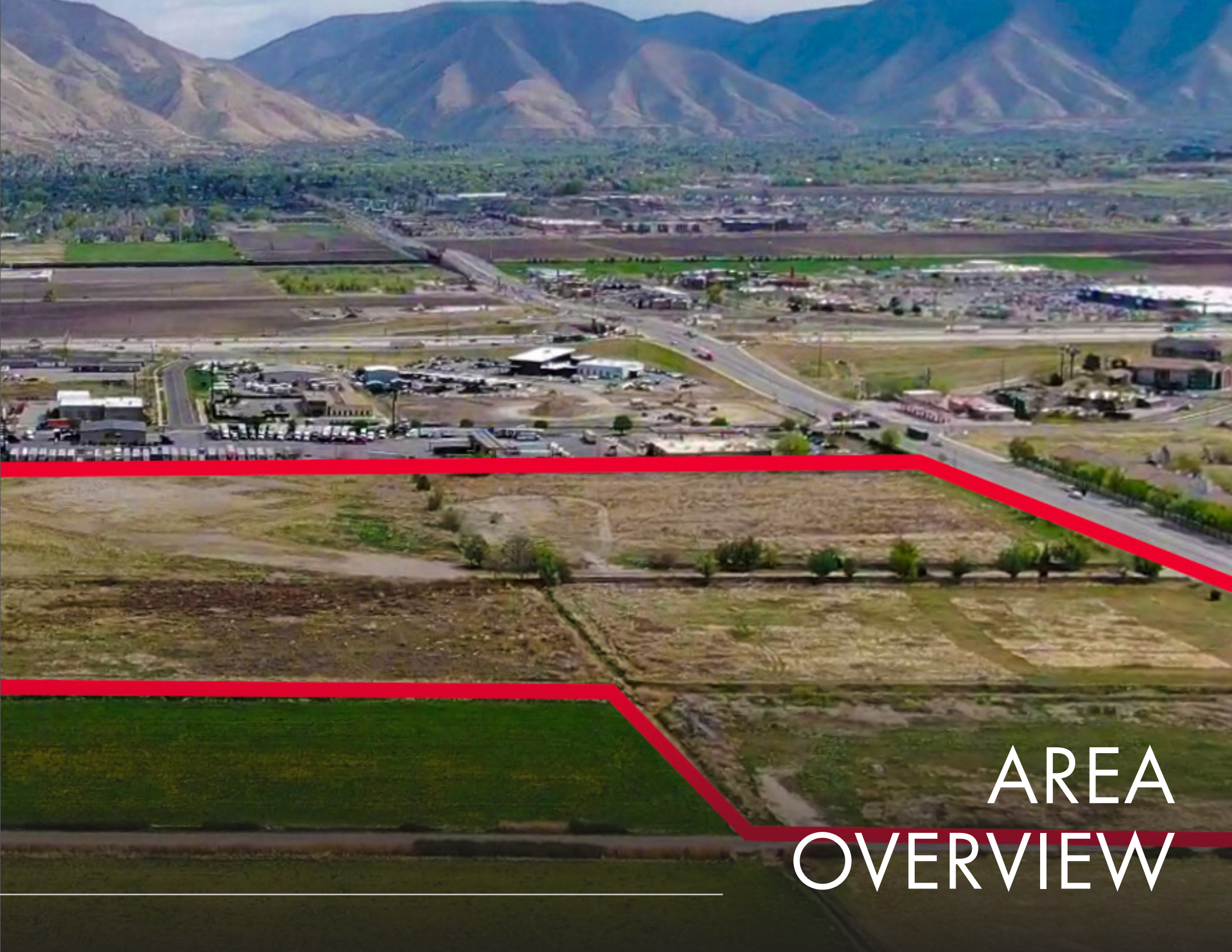
- Expected opening in 2028
- 200+ permanent full-time positions
- 74,000 SF retail space
- 60 fueling stations (120 pumps)
- EV charging stations
- Clean restrooms
- Buc-ee's famous BBQ & road trip food





03

---



# AREA OVERVIEW

# SPRINGVILLE

Springville is a growing community in Utah County that combines small-town charm with convenient access to the broader Provo–Orem metro area. Known as the “Art City,” Springville is home to the renowned Springville Museum of Art and hosts annual cultural events that reflect its strong local identity. The city features a historic downtown, expanding residential neighborhoods, and proximity to major transportation corridors like Interstate 15, making it attractive for commuters and families alike. With easy access to outdoor recreation in the Wasatch Mountains and along Utah Lake, along with steady population growth and new master-planned developments, Springville continues to emerge as a desirable place to live, work, and invest in Utah County.

## POPULATION EXPECTED TO GROW BY 60% IN THE NEXT DECADE

## DEMOGRAPHICS

**36,906**

2025 POPULATION

**35.2%**

POPULATION GROWTH RATE 2010-2023

**29.7**

MEDIAN AGE

**41.4%**

RESIDENTS HAVE A BACHELOR'S DEGREE+

**\$95,718**

MEDIAN HOUSEHOLD INCOME

**\$549,750**

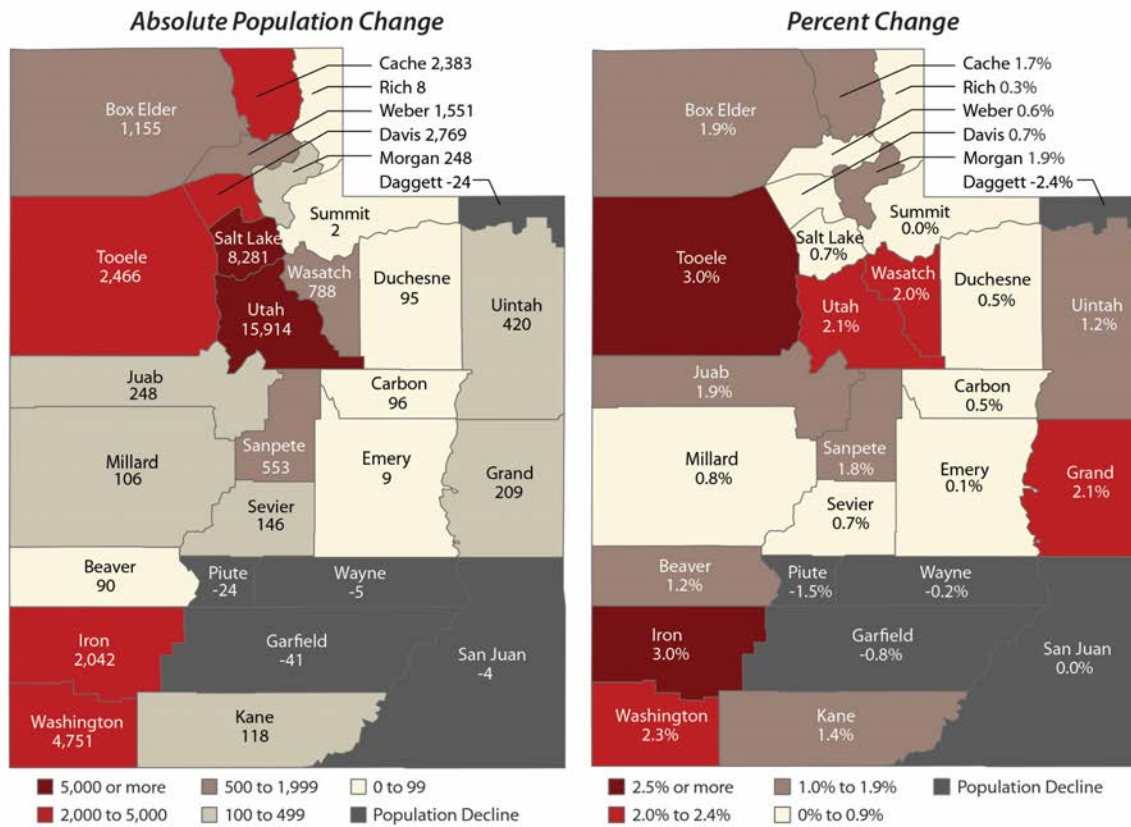
MEDIAN HOME VALUE

# AREA MAP



# POPULATION GROWTH: UTAH COUNTY OVERVIEW

## Utah Population Change by County, 2024-2025



**22% OF UTAH'S POPULATION LIVES IN UTAH COUNTY**

### Utah Projected Populations by County, 2024-2025

County	2025	2035	2045	2055	2065	Absolute Change 2025-2065	Percent Change 2025-2065	Average Annual Percent Change 2025-2065
Beaver	7,533	7,784	7,992	8,217	8,389	856	11.4%	0.3%
Box Elder	62,339	68,543	76,852	86,166	94,736	32,397	52.0%	1.1%
Cache	145,171	161,047	181,374	203,761	224,129	78,958	54.4%	1.1%
Carbon	20,428	20,887	22,593	24,713	25,926	5,498	26.9%	0.6%
Daggett	984	995	1,020	1,057	1,075	91	9.2%	0.2%
Davis	381,508	413,783	464,130	519,234	569,141	187,633	49.2%	1.0%
Duchesne	20,186	21,568	22,812	24,659	25,571	5,385	26.7%	0.6%
Emery	10,193	10,245	11,054	12,059	12,635	2,442	24.0%	0.5%
Garfield	5,119	5,236	5,373	5,520	5,633	514	10.0%	0.2%
Grand	9,903	10,480	11,326	12,417	13,376	3,473	35.1%	0.8%
Iron	69,982	87,577	99,265	112,444	123,138	53,156	76.0%	1.4%
Juab	13,386	15,635	17,439	19,436	21,259	7,873	58.8%	1.2%
Kane	8,398	8,774	9,088	9,427	9,688	1,290	15.4%	0.4%
Millard	13,704	14,707	15,629	16,417	16,940	3,236	23.6%	0.5%
Morgan	13,117	14,166	17,069	20,441	23,643	10,526	80.2%	1.5%
Piute	1,701	2,129	2,248	2,344	2,402	701	41.2%	0.9%
Rich	2,859	3,302	3,542	3,807	4,049	1,190	41.6%	0.9%
Salt Lake	1,241,601	1,322,469	1,420,497	1,522,607	1,611,928	370,327	29.8%	0.7%
San Juan	15,037	16,039	16,885	17,977	18,936	3,899	25.9%	0.6%
Sanpete	31,444	36,605	41,101	45,037	47,738	16,294	51.8%	1.0%
Sevier	21,943	22,458	23,905	25,002	25,643	3,700	16.9%	0.4%
Summit	43,374	45,164	49,528	53,571	56,650	13,276	30.6%	0.7%
Tooele	83,733	100,653	117,621	136,405	153,551	69,818	83.4%	1.5%
Uintah	36,428	40,683	44,360	49,820	52,515	16,087	44.2%	0.9%
<b>Utah</b>	<b>772,019</b>	<b>966,949</b>	<b>1,149,646</b>	<b>1,354,791</b>	<b>1,543,744</b>	<b>771,725</b>	<b>100.0%</b>	<b>1.7%</b>
Wasatch	39,428	46,568	58,072	71,437	84,126	44,698	113.4%	1.9%
Washington	209,084	250,602	293,296	343,511	384,339	175,255	83.8%	1.5%
Wayne	2,555	2,858	3,266	3,621	3,861	1,306	51.1%	1.0%
Weber	273,234	292,813	322,935	355,904	385,763	112,529	41.2%	0.9%
State of Utah	3,556,394	4,010,720	4,509,916	5,061,804	5,550,525	1,994,131	56.1%	1.1%

Source: Kem C. Gardner Policy Institute, 2025-2065 Projections

UTAH COUNTY HAS THE  
LARGEST PROJECTED POPULATION  
GROWTH RATE IN THE STATE

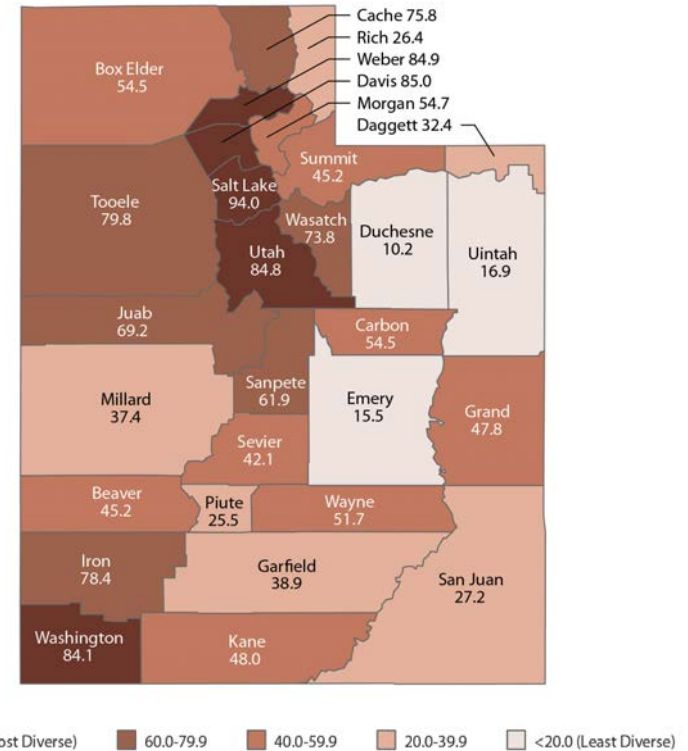
# EMPLOYMENT

Utah's Wasatch Front has an incredible economic diversity, with a large technology employment presence. Utah County comes in just behind Salt Lake County as the state's 2nd most economically diverse county with a Hachman Index score of 84.8. Neighboring counties such as Davis County and Weber County also rank among the most diversified economies. This same corridor dominates Utah's technology sector: Utah County has the highest concentration of software and IT employment at 9.1% of total jobs, followed by Salt Lake County at 5.8% and several surrounding counties near 4–5%. In contrast, many rural counties—particularly in eastern Utah—show both lower economic diversity and minimal IT employment, underscoring the state's strong tech and economic concentration in its major metropolitan areas.

**3.6%**

UNEMPLOYMENT RATE  
UTAH, DEC 2025

**Hachman Index Scores for Utah Economic Regions & Counties, 2024**



Source: Kem C. Gardner Policy Institute analysis of U.S. Bureau Economic Analysis and Utah Department of Workforce Services employment data

# SILICON SLOPES

Utah has a history of successful startup and technology businesses. WordPerfect, formed in 1980 by BYU students, Alan Ashton and Bruce Bastian, began attracting and nurturing high-tech talent within the state. The eventual sale of WordPerfect to Novell in 1994 would lay the foundation crucial to the launch of future ventures that eventually led to the creation of Silicon Slopes.

Silicon Slopes is a hub of tech businesses primarily located between Draper and Provo. It was established as a 501(c)(3) nonprofit organization to connect and serve Utah's startup and tech communities. It has a reach of over 250,000 per month through various channels and also hosts the annual Silicon Slopes Summit. With a community of over 6,500 amazing startup and tech companies within the state, Silicon Slopes is home to both homegrown powerhouses like Qualtrics, Domo, BambooHR, and Inside Sales as well as global giants like Adobe, Microsoft, eBay, and more.

---

## 6,500+

START-UPS INVOLVED IN THE  
SILICON SLOPES COMMUNITY

---

## 10%

OF IT/SOFTWARE JOBS IN THE STATE  
ARE IN UTAH COUNTY

---

## 22 OF THE 64

TOP EMPLOYERS IN THE STATE HAVE  
A PRESENCE IN SILICON SLOPES

---



THE LAKESIDE VILLAGE SITE IS 20 MINUTES  
FROM THE HEART OF SILICON SLOPES

# SPRINGVILLE ART MUSEUM

The Springville Museum of Art is a cornerstone cultural institution in Springville, widely recognized as Utah's oldest museum dedicated to the visual fine arts. Established through early 20th-century community efforts and officially housed in a Spanish Colonial Revival building completed in 1937, the museum has long served as both an artistic and educational hub. Its permanent collection includes more than 2,500 works, with a strong emphasis on Utah, American, and Soviet-era art, while its rotating exhibitions and annual events—such as the renowned Spring Salon—continue to support artists and engage the public. Often described as a “sanctuary of beauty,” the museum reflects Springville’s identity as “Art City” and plays a central role in preserving and promoting the region’s artistic heritage.

## 95,000+

IN-PERSON VISITORS  
2024-2025

## 125

PUBLIC PROGRAMS & EVENTS  
2024-2025

## 1,400+

WORKS OF ART DISPLAYED  
2024-2025

## 430

SCHOOLS SERVED THROUGH THE  
STATEWIDE ART PARTNERSHIP  
PROGRAM 2024-2025



# springville

## ART CITY DAYS

Springville's Art City Days is a beloved annual community celebration that highlights the city's identity as "Art City" while bringing residents and visitors together each summer. Held in Springville, the multi-day festival features a lively lineup of events including parades, live music, carnival rides, art shows, and family-friendly activities, along with a strong emphasis on local artists and creative expression. Rooted in decades of tradition, Art City Days blends small-town charm with vibrant cultural programming, culminating in a fireworks display that draws large crowds. The event not only celebrates Springville's rich artistic heritage—anchored by institutions like the Springville Museum of Art—but also fosters a strong sense of community pride and connection.

## Activities Include:

- |                      |                     |
|----------------------|---------------------|
| Rodeo                | Art Show & Contest  |
| Outdoor Movies       | Concerts            |
| 5K Color Run         | Fireworks           |
| Carnival             | Car Show            |
| Hot Air Balloon Fest | Children's Art Fest |
| Parade               |                     |



# EDUCATION

Utah County is home to both Brigham Young University & Utah Valley University. Each of these institutions offers unique programs and opportunities, catering to a wide range of academic interests and career goals.

The largest public university in Utah, UVU focuses on student success, engaged learning, rigorous academic programs, and faculty-mentored research, with the goal of transforming higher education by making it more affordable and accessible to students of all backgrounds.

Ranking highly across the nation, BYU is the #1 College in the West for Student Engagement. Home to over 37,000 students, BYU is a great option for students seeking an education. BYU is also known for the success of its athletic programs and is a member of the Big 12 Conference.

## DRIVE TIMES FROM THE SITE

UTAH VALLEY UNIVERSITY:  
15 MINUTES

BRIGHAM YOUNG UNIVERSITY:  
15 MINUTES

# Utah Valley University

48,669

STUDENTS ENROLLED  
FALL 2025

110

UNDERGRADUATE  
PROGRAMS

20

GRADUATE  
PROGRAMS

23

AVERAGE STUDENTS  
PER CLASS

#1 Best Value College in Utah

(Research.com, 2025)



# Brigham Young University

37,205

STUDENTS ENROLLED  
FALL 2025

200+

UNDERGRADUATE  
PROGRAMS

100+

GRADUATE  
PROGRAMS



## Coming Soon: BYU School of Medicine

In 2024, BYU announced a new School of Medicine that will offer a Doctorate of Medicine (MD) program. It was announced in mid-2025 that the new medical campus will be built on BYU's west campus in place of the former Provo High School, near Intermountain Health's Utah Valley Hospital. The medical school is expected to open in Fall 2027.

# NEARBY RECREATION

Springville, Utah, is a haven for outdoor enthusiasts, offering a diverse range of recreational opportunities amidst its stunning natural surroundings. Located near the majestic Wasatch Mountains, this charming city provides an abundance of outdoor activities for all seasons. In the warmer months, visitors and residents can explore scenic hiking trails, go mountain biking through rugged terrain, and enjoy exhilarating rock climbing adventures. As winter arrives, the nearby ski resorts transform Lehi into a winter wonderland, attracting skiers and snowboarders seeking thrilling alpine experiences. Additionally, the city's pristine lakes and rivers offer opportunities for fishing, boating, and other water-based activities. With its wealth of outdoor recreation options, Springville provides an idyllic playground for nature lovers and adventure seekers alike.

---

UTAH TOURISTS SPENT

**\$12.71B**

IN 2023

*(Kem C. Gardner Institute, 2025)*

---



# MOUNT TIMPANOGOS

Mount Timpanogos is one of the most recognizable peaks in Utah, rising to 11,752 feet in the Wasatch Range east of Utah Valley. The mountain is known for its dramatic cliffs, alpine meadows, and popular hiking routes such as the Timpooneke and Aspen Grove trails, which offer sweeping views of the Wasatch Front. On the mountain's eastern slopes lies Timpanogos Cave National Monument, a protected cave system featuring intricate limestone formations including stalactites, stalagmites, and helictites. Accessible by a steep but scenic trail, the cave is a major regional attraction that adds both geological and recreational significance to the Mount Timpanogos area.

## UTAH RECREATION

Utah offers some of the most diverse and breathtaking recreational opportunities in the country, attracting outdoor enthusiasts year-round. With five stunning national parks—Zion, Bryce Canyon, Arches, Canyonlands, and Capitol Reef—alongside countless state parks and national forests, the state is a haven for hiking, camping, rock climbing, and canyoneering. In winter, Utah's renowned ski resorts, such as those in Park City and the Cottonwood Canyons, provide world-class skiing and snowboarding on what's often called "The Greatest Snow on Earth." From mountain biking in Moab to boating on Lake Powell, Utah's unique geography makes it a premier destination for recreation and adventure.



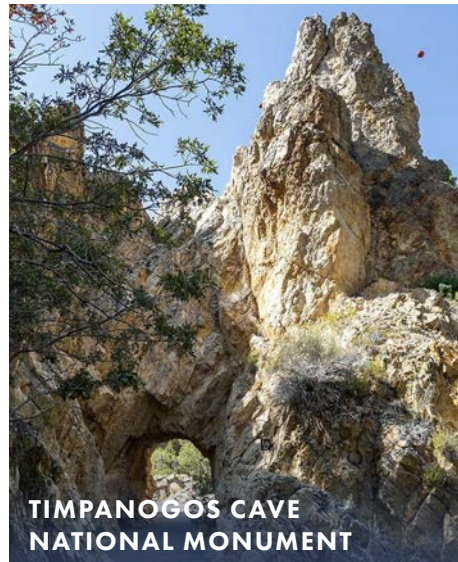
**TIBBLE FORK RESERVOIR**



**ALPINE LOOP**



**SILVER LAKE**



**TIMPANOGOS CAVE  
NATIONAL MONUMENT**



**PARK CITY MOUNTAIN  
SKI RESORT**

# UTAH LAKE

As Utah's largest freshwater lake at roughly 148 square miles, Utah Lake is popular for a variety of activities. Located in Utah County with many access points throughout the valley, Utah Lake is easily accessible and perfect for a day trip or a weekend campout. Rent a canoe or kayak, bicycle around the lake, or attend the Utah Lake Festival in the warmer months, and winter activities include ice fishing and ice skating. Beautiful views and a wide variety of activities make this a perfect recreational destination.

## Popular Activities

- Fishing
- Swimming
- Paddleboarding
- Canoeing
- Ice Fishing
- Boating & Sailing
- Picnics
- RV Camping
- Wildlife Watching
- Ice Skating
- Kayaking

### QUICK FACTS

**75° F**

Average Water Temperature

**148**

Square Miles

**260,000+**

Visitors to Utah Lake State Park in 2025

# UTAH'S SKI RESORTS

Springville offers convenient access to Utah's world-class winter recreation, positioned just minutes from the base of the Wasatch Mountains and within a short drive of some of the state's most renowned ski destinations. From the steep, powder-filled terrain of Snowbird and Alta Ski Area to the relaxed, family-friendly atmosphere at Solitude Mountain Resort and Brighton Resort, the region provides options for every skill level and style of skier or snowboarder. Nearby, Park City Mountain—one of the largest ski resorts in the United States—offers an expansive trail network and vibrant mountain-town setting, while Deer Valley Resort delivers a premier luxury experience known for exceptional grooming and service. With strong regional connectivity and year-round outdoor appeal, Springville continues to emerge as an attractive residential and investment location for those seeking proximity to Utah's celebrated alpine lifestyle.

---

**6.7+**  
**MILLION**

Visitors to Ski Resorts in Utah 2024  
(Kem C. Gardner Institute, 2025)

---

## Northern Utah

Alta Ski Area  
Snowbird  
Brighton Resort  
Solitude Mountain Resort  
Park City Mountain  
Deer Valley Resort  
Snowbasin Resort  
Powder Mountain  
Nordic Valley  
Sundance Mountain Resort  
Cherry Peak  
Beaver Mountain  
Woodward Park City

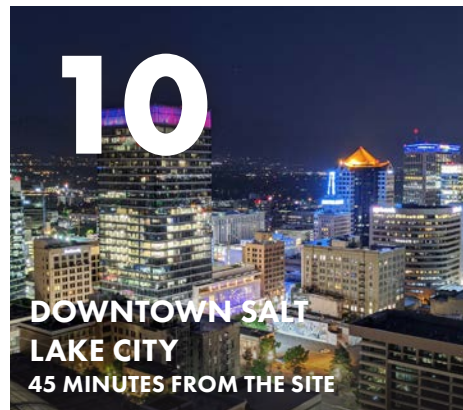
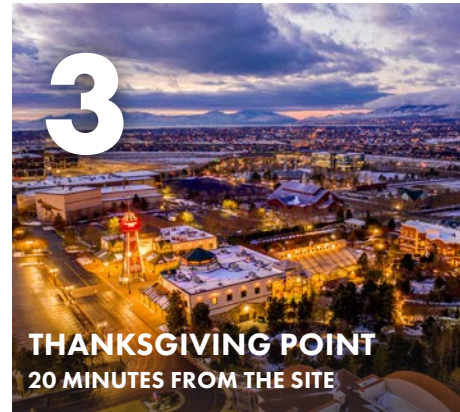
## Southern Utah

Eagle Point  
Brian Head Resort

Utah is home to 15 ski resorts

# REGIONAL MAP

\*DRIVE TIMES TO THE LAKESIDE VILLAGE DEVELOPMENT SITE ARE APPROXIMATE

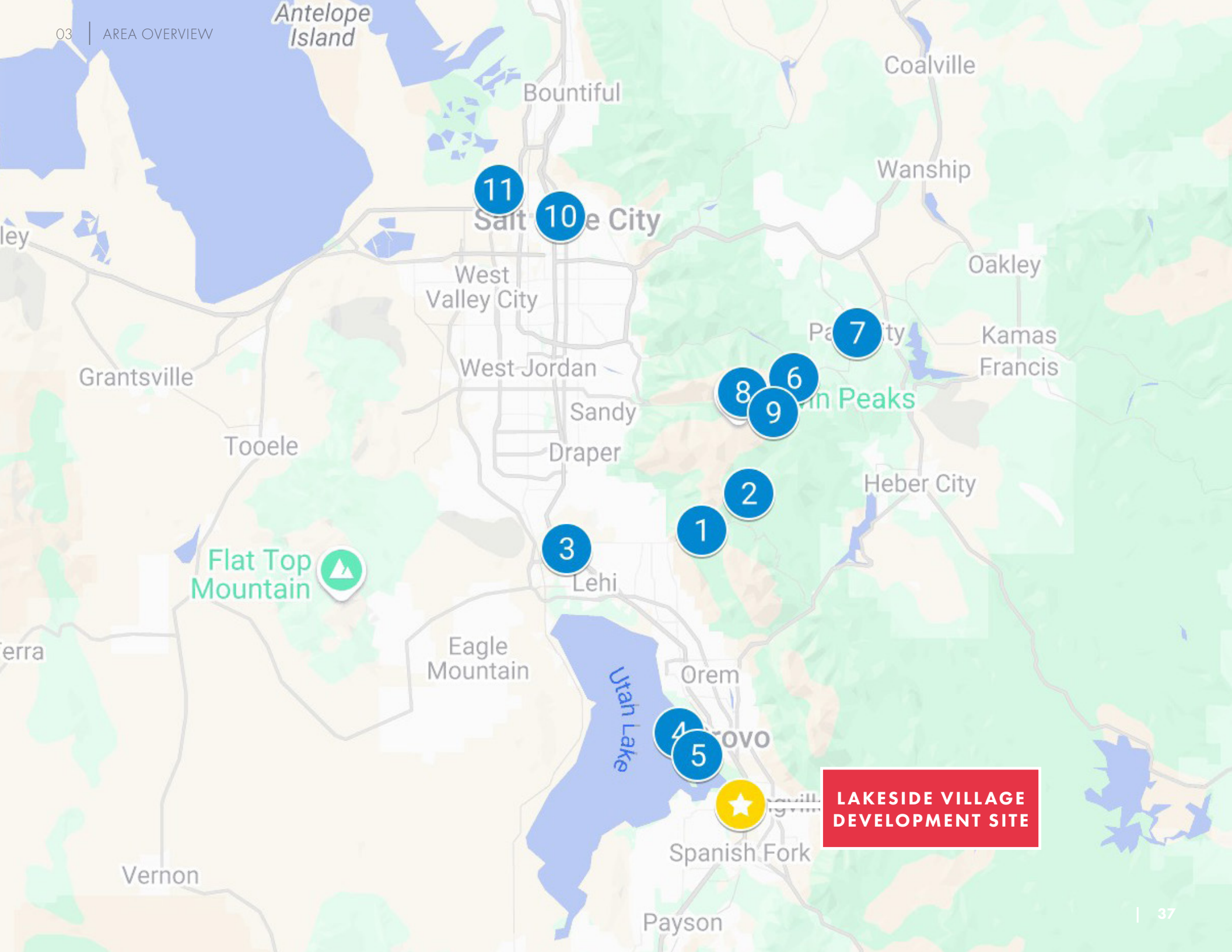


Rowley

Ill'Val

de

Dugway



**LAKESIDE VILLAGE  
DEVELOPMENT SITE**

# WHY UTAH?

## UTAH PROVIDES A HIGH QUALITY OF LIFE

Utah is a national leader in high job employment, low cost of doing business, and talented labor. Utah regularly tops rankings among best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along the Wasatch Front, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of public lands and recreation opportunities ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a convergence of three distinct geological regions: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent hard work and industriousness. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for a properly run society.

## #1 BEST STATE

(U.S. News & World Report, 2025)

## #1 MOST DIVERSE ECONOMY IN THE NATION

(Hachman Index)

## #3 BEST STATE FOR STARTING A BUSINESS

(WalletHub, 2024)

## #1 RANKED STATE FOR BEST ECONOMIC OUTLOOK

(Rich States Poor States, 2024)

## #3 RANKED ECONOMY

(U.S. News & World Report, 2024)

### POPULATION GROWTH

**18.4%**  
UTAH

**7.4%**  
NATIONAL  
US CENSUS, 2010-2020

### BACHELOR'S DEGREE +

**39.3%**  
UTAH

**36.8%**  
NATIONAL  
US CENSUS, ESRI, 2024

### UNEMPLOYMENT RATE

**3.4%**  
UTAH

**4%**  
NATIONAL  
BLS, 2024

### CORPORATE TAX

**4.55%**  
UTAH

**6.55%**  
NATIONAL  
TAX FOUNDATION, 2025

### JOB GROWTH

**2.6%**  
UTAH

**1.46%**  
NATIONAL  
BLS, 2024

### MEDIAN AGE

**32.2**  
UTAH

**39.3**  
NATIONAL  
US CENSUS, ESRI, 2024



# LAKE SIDE VILLAGE DEVELOPMENT SITE

## INVESTMENT SALES - THE NIELSEN JENSEN TEAM

### MARK JENSEN

MANAGING DIRECTOR  
801.897.3663  
MJENSEN@NORTHMARQ.COM  
LICENSE: UT 5505345-SAO

### RAWLEY NIELSEN

MANAGING DIRECTOR  
801.456.5885  
RNIENSEN@NORTHMARQ.COM  
LICENSE: UT 8919027-SAO0

### PATRICK RISK

ASSOCIATE BROKER, LAND  
435.770.9227  
PRISK@NORTHMARQ.COM  
LICENSE: UT 13721681-SAO0

## DEBT + EQUITY

### NATE BARNSON

MANAGING DIRECTOR  
801.273.4103  
NBARNSON@NORTHMARQ.COM

### BEN VROMAN

VICE PRESIDENT  
801.273.4105  
BVROMAN@NORTHMARQ.COM