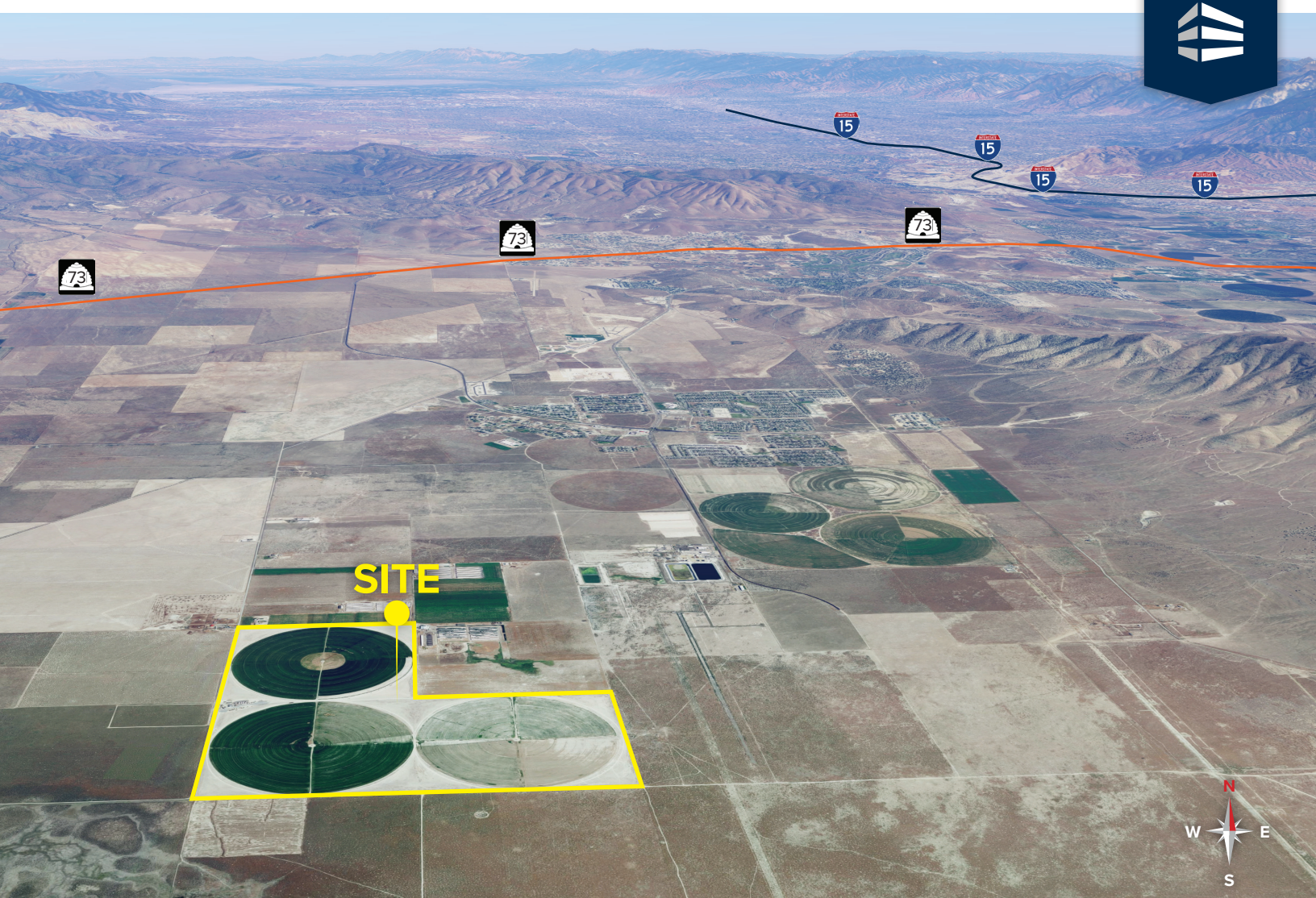


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## PROPERTY HIGHLIGHTS

- Offering: 480 Total Acres
- APN's: 59-058-0001 and 59-058-002
- Zoning: Amendment to Business Park/Light Industry with Tech Campus Overlay Forthcoming
- Water: Rights to 1,301 Acre Feet Available
- EDCU Mega Site: Stage 1 Certification
- Area: Adjacent to FaceBook Data Center Campus.
- Substantial Area Infrastructure Improvements Underway
- Price: Land Only - Call Broker | Water - Call Broker

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801.860.9090  
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\*Square Footage is an estimate only. All information should be verified by a third party.

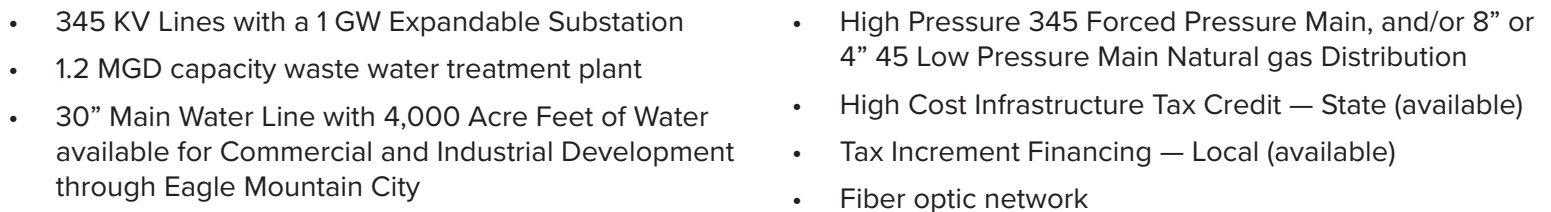


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## WHY UTAH?

**#1** STATE FOR  
BUSINESS  
(WALL STREET, 2016)

**2.5** WITHIN  
A 2.5 HOUR FLIGHT TO  
MORE THAN HALF OF  
THE U.S. POPULATION

**4** MILLION+  
ANNUAL VISITORS TO  
STATE SKI RESORTS

**\$8.4** BILLION  
IN VISITOR SPENDING  
IN 2016  
(UTAH OFFICE OF TOURISM)

## WHY EAGLE MOUNTAIN?

Eagle Mountain City is a master-planned community that captures a neighborhood feel in the midst of Utah's urban corridor. Eagle Mountain sits just 40 miles southwest of Salt Lake City and 30 miles northwest of Provo, Utah at the western base of the Lake Mountains.

Eagle Mountain City is committed to promoting economic development in the city. The city recently revised its land use and zoning criterion to promote development and increase speed and efficiency of project approvals.

- Eagle Mountain City has much to offer a prospective employer
- Eagle Mountain City is the 3rd largest city in regards to land mass
- Population Count: 120,000 by 2040 (522% Growth Rate)
- 48.75 Square Miles of Developmental Land
- There are three major universities located within a 30 minute drive of the city
- The community and its leaders are committed to promoting economic development

For Additional Information:  
<http://eaglemountaincity.com/businesses>

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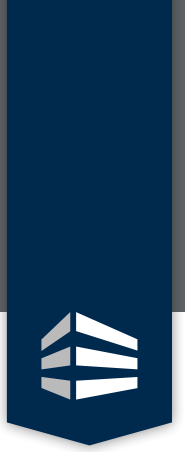
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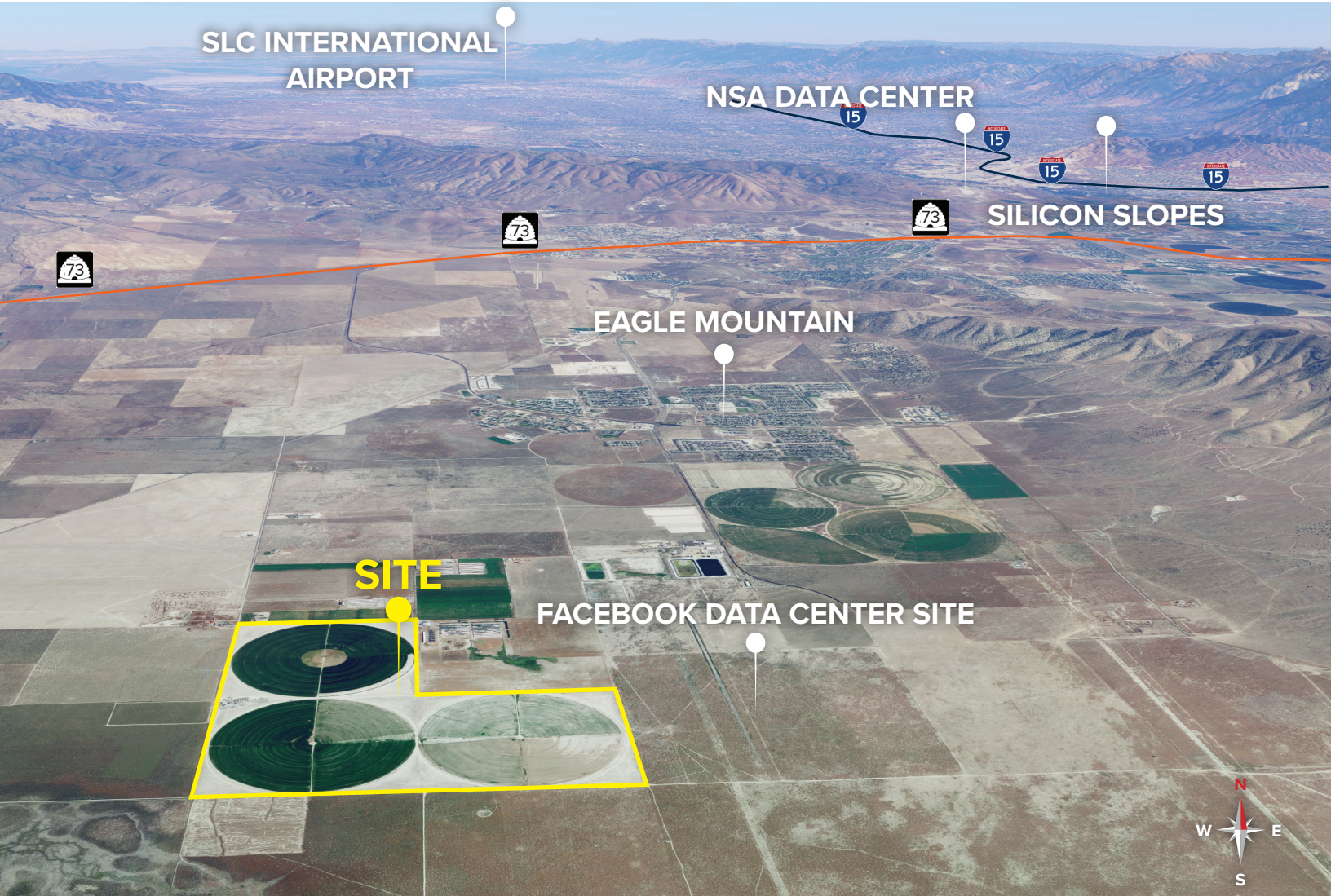


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## LOCAL AREA MAP



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## UTAH MEGA SITE SUMMARY

**The Utah Mega Sites Program** is designed to identify and qualify a limited number of large industrial sites across the state of Utah. These sites are intended to attract large-scale industrial projects defined by:

- Up to 1,000 jobs
- Up to \$1B in capital investment
- Substantial direct and indirect economic impact on surrounding communities

In order to minimize acquisition and development risk and make these sites attractive for potential buyers or developers, a site leader must compile and document a defined list of due diligence, cost, and timing criteria. At that point, a site may qualify as a Utah Mega Site.

At a **minimum**, each Utah Mega Site must contain:

- 400 acres with 80% contiguous buildable area
- No more than two owners
- A two-year lock on listing price
- Defined state and local incentives
- One Site Leader responsible for the Utah Mega Site application

For Additional Information:

<https://edcutah.org/investors/utah-mega-sites-program>

**The Economic Development Corporation of Utah (EDCUtah) administers the Utah Mega Sites program.**

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