

PREPARED FOR PROJECT PRESS

NOVEMBER 2020

Pole Canyon Business Park EAGLE MOUNTAIN, UTAH

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Marketing Brochure



POLE CANYON
AT EAGLE MOUNTAIN

POLE CANYON BUSINESS PARK

±925 Acres

Land For Sale

BTS Opportunities

Speculative Leasing

EXCLUSIVELY MARKETING BY:



DEVELOPED BY:



TRANSPORTATION MAP



✈️ SLC AIRPORT | 55 MINS

INTERSTATE 80 | 43 MINS

INTERSTATE 80 | 35 MINS

INTERSTATE 15 | 15 MINS

INTERSTATE 15 | 20 MINS

INTERSTATE 15 | 22 MINS

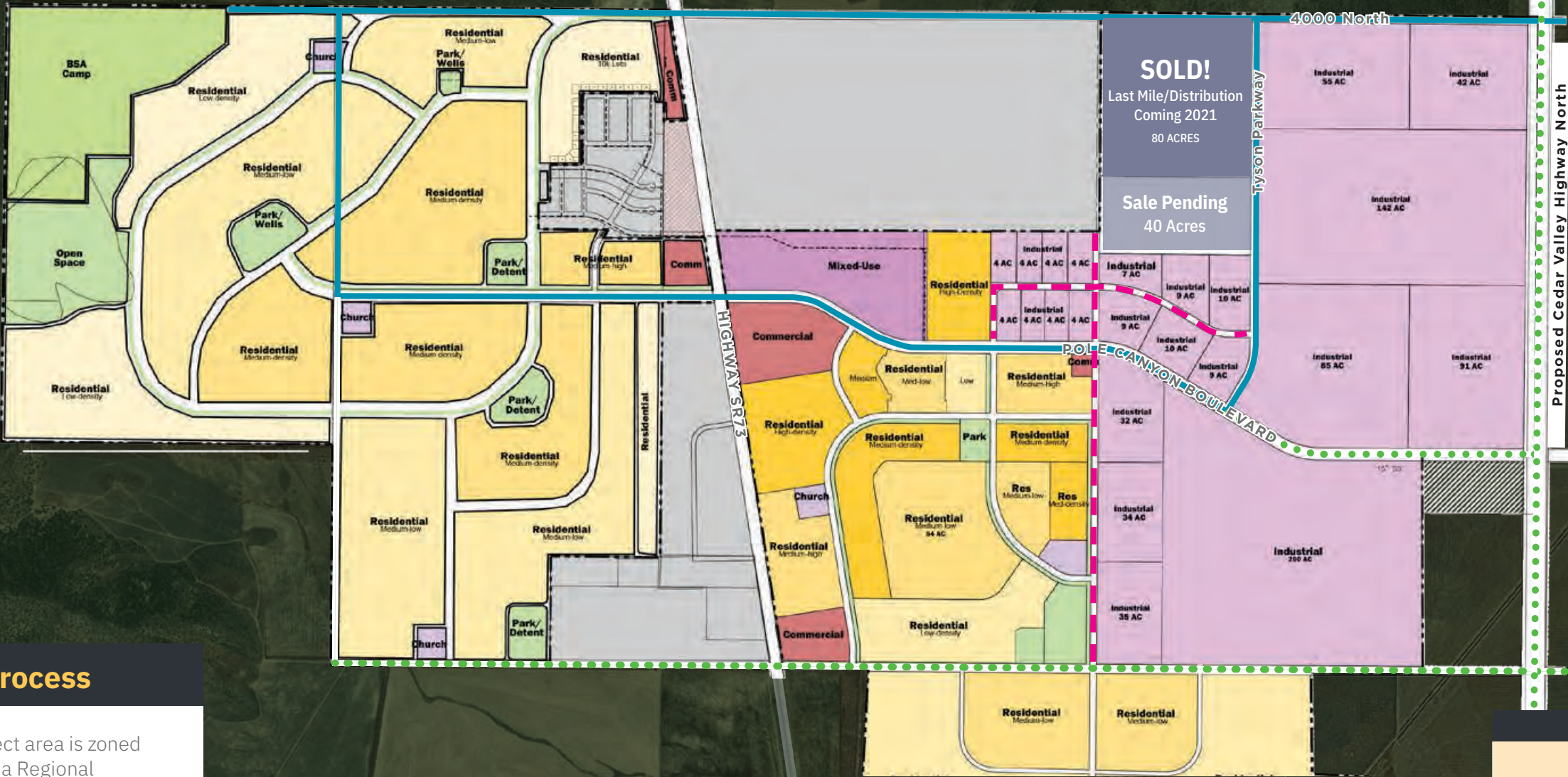
Property Overview

- 5 to 925 acres available
- Land for sale, BTS opportunities, speculative lease
- State-of-the-art design and construction
- Manufacturing, distribution, research and development
- Planned dedicated power substation
- Zoned industrial manufacturing with an RTI overlay zone

**POLE CANYON
BUSINESS PARK**

 Undisclosed
Solar & Wind
Company

MASTER PLAN OVERVIEW



5 Day Permitting Process

Industrial/business park project area is zoned Industrial Manufacturing with a Regional Technology & Industry (RTI) overlay zone.

What does that mean to you?

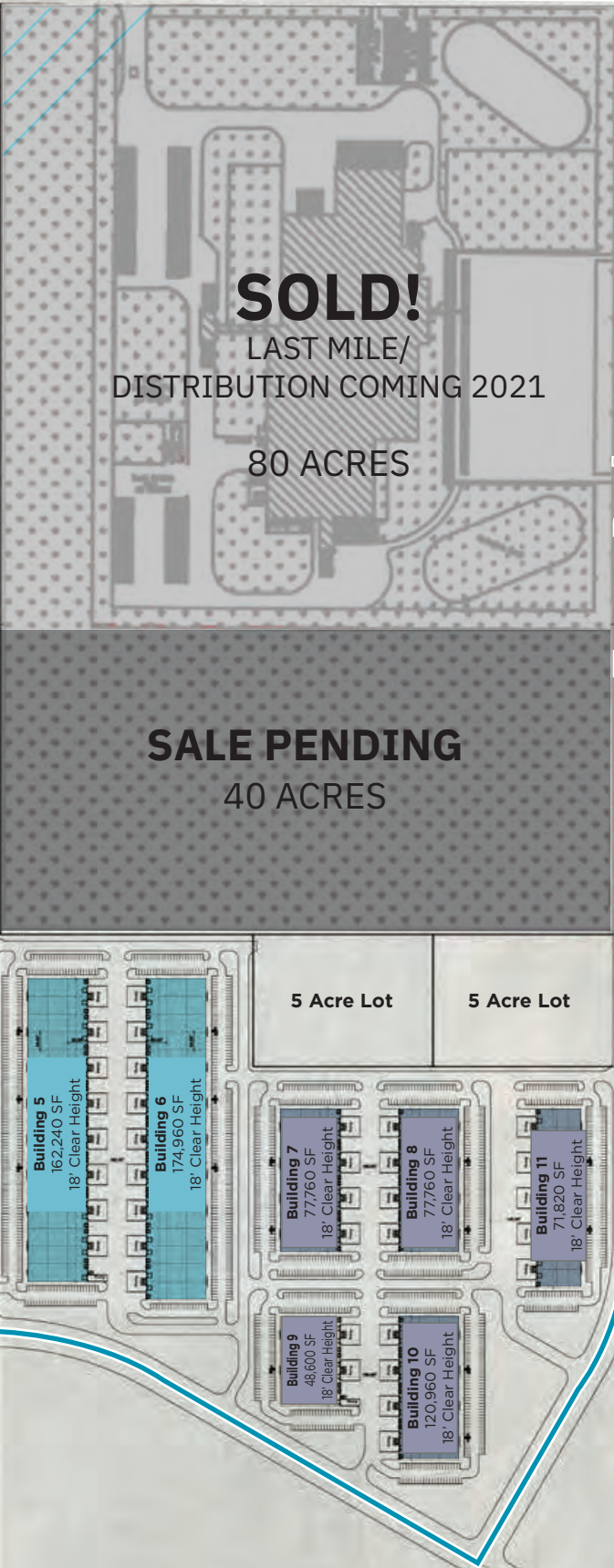
- Site plan approval and permits issued within 5 days through an administrative review process, NOT a legislative review process.
- **No public hearings are required.**
- All revision changes are made with a 5-day maximum turnaround within the Technology & Industry (RTI) overlay zone.

PROJECT LEGEND	
	Mixed Use Residential
	Zoned Commercial
	Industrial/Business Park
	Privately Administered Regional Amenity
	Commercial/Multi-Family Residential
ROAD INFRASTRUCTURE	
	Phase 1: Q2 2020 Completion
.....	Phase 2: Planned
-----	Phase 3: Proposed

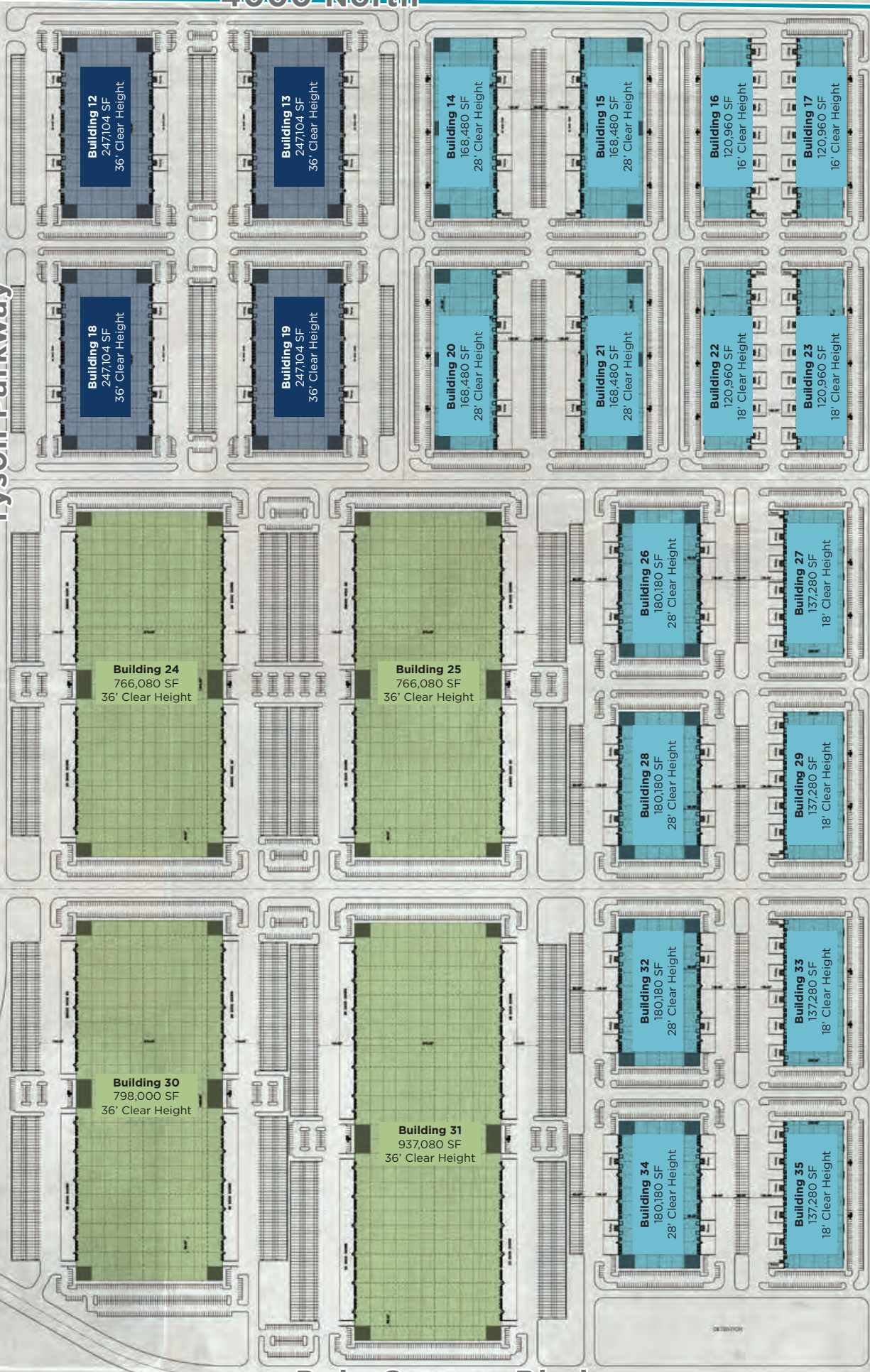
CONCEPTUAL BUILDING PLAN

BUILDING LEGEND
45,000 - 99,000 SF
100,000 - 199,00 SF
200,000 - 299,000 SF
300,000+ SF

Land also available for sale



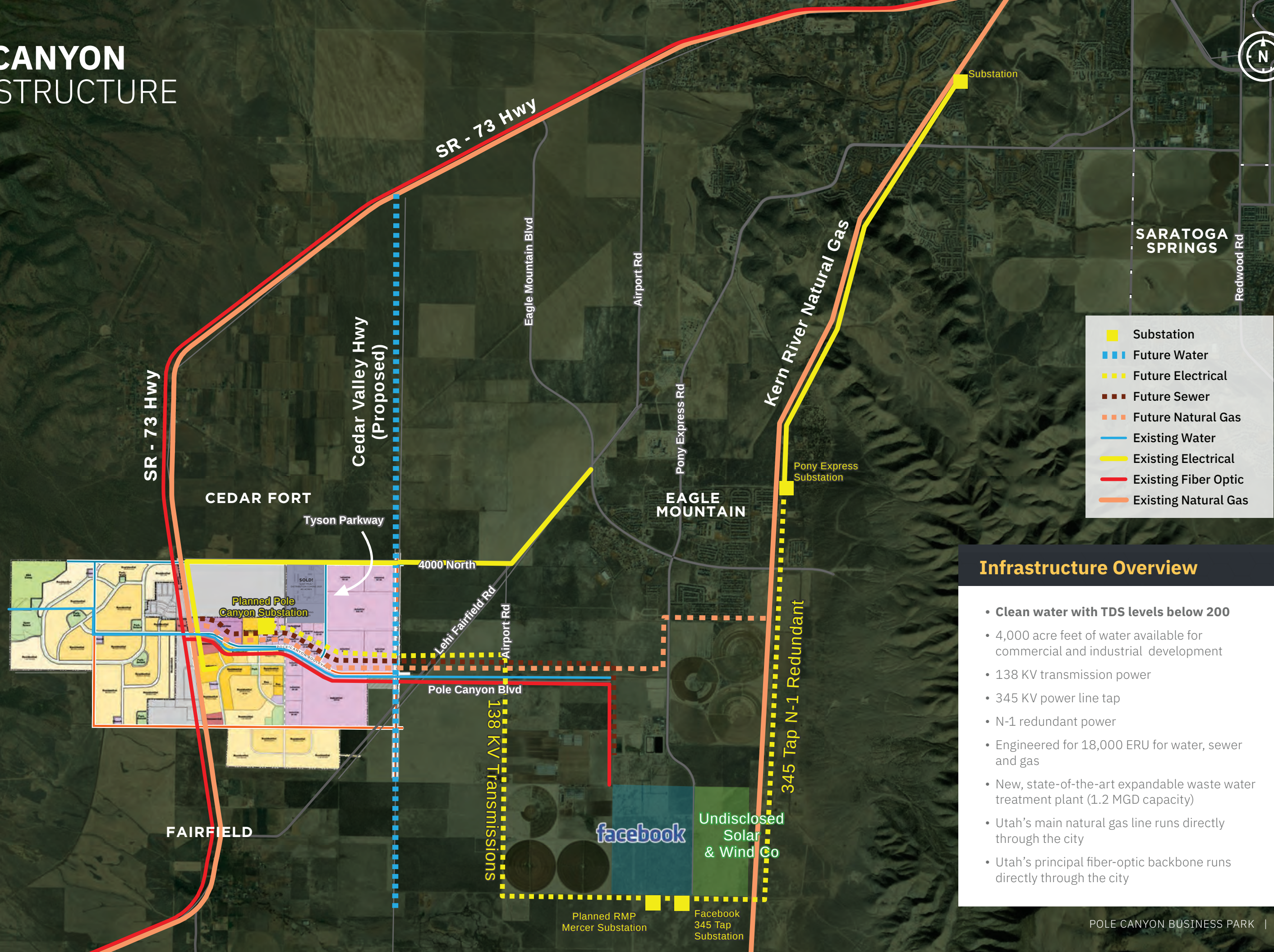
Tyson Parkway



Proposed Cedar Valley Highway North



POLE CANYON INFRASTRUCTURE



SURROUNDING AMENITIES



With Eagle Mountain City not only one of Utah's fastest growing cities, it is also one of the fastest growing cities in the United States. The amenities in Eagle Mountain are consistently growing.

WHY UTAH?

BUSINESS INSIDER

Ranked Among Best Economies in the U.S.

Business Insider ranks Utah with the 6th best economy in the United States. The U.S. is a massive, complex economy, and so too are the component economies of the 50 states that make up the whole. *Business Insider* combined six measures of labor-market and general economic health—unemployment rate, job growth, per-capita GDP, GDP growth, average weekly wages, and wage growth—to determine an overall score for each state’s economy. Most recent results show the stability of Utah’s quality of life.

Forbes

One of the Best States for Business

Forbes names Utah as the #2 Best State for Business, continuing a decade of top-three rankings. Utah has also occupied a top spot in *Forbes’* Best States for Business six times in seven years between 2010 and 2016. It’s employment has expanded 3.3% a year over the past five years—third best in the U.S.

U.S. News

Ranked Among Best States Overall

On Monday, February 26, *U.S. News Magazine* released its 2018 Best State Rankings, and Utah ranks number three overall.

The Atlantic

Best Infrastructure

- 2nd lowest electricity rates in the Western states
- 4th lowest average industrial electricity cost in nation
- 7th lowest commercial electricity cost in nation
- Lowest natural gas costs in the nation (industrial and commercial costs)

TIME

Ranked one of the Top Cities Millennials are Moving To

Millennials are moving to America’s cities—and not just the biggest ones. While places like New York City and Los Angeles remain millennial magnets, research from the Urban Land Institute shows that smaller cities, from Virginia Beach, Va., to Riverside, Calif., are actually seeing the most relative growth in their population of individuals from 25 to 35 years old.

DISTRIBUTION IN UTAH



1,400 MILES
of railroad track



695 MILLION POUNDS
of air cargo & freight annually



43,155 MILES
of highways and roads



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. The historic Pony Express Trail runs though the city.

Since its incorporation in December 1996, the city’s population grew from 250 to an estimated 40,000 residents by the end of 2019, becoming one of the state’s fastest growing communities. It is the third largest city geographically in the state of Utah.

City Facts

- Projected population for 2060 is estimated at over 150,000, which makes Eagle Mountain one of Utah’s fastest growing communities.
- Eagle Mountain is the third largest city geographically in Utah.
- The city’s master plan includes more than 30 miles of jogging, bike, and horse trails, connecting Eagle Mountain’s residential developments.
- It is established as one of the most seismically safe cities in the state.
- A variety of incentive options are available through Eagle Mountain City.



Current Zoning

Industrial/business park project area is zoned Industrial Manufacturing with a Regional Technology & Industry (RTI) overlay zone.

What does that mean to you?

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Total Improved Lots by Size

	% OF TOTAL	
Ag Lots (>5 Acres)	150	1.5%
1 Acre - 2 Acres	405	4.2%
0.5 Acre - 1 Acre	619	6.4%
0.25 Acre - 0.49 Acre	736	7.6%
0.20 Acre - 0.24 Acre	1642	16.9%
1/7 Acre - 1/5 Acre	2206	22.7%
<0.15 Acres (Small Lots)	2403	24.8%
Multifamily (Condos, Townhomes)	1539	15.9%
TOTAL IMPROVED LOTS	9700	

Residential Building Permits For 2014-2019

2014	365
2015	489
2016	675
2017	920
2018	884
2019	963

Active Development

As of right now, 922 improved lots ready for homes, that have already gone through final platting. These homes would likely be built within the next year to 18 months. That is combined with 886 unimproved lots that have likewise done final platting that are approximately 1-2 years out from being built. We currently have 7,428 lots that have received a preliminary plat that are approximately 5-6 years out from being built.

Labor Access

Eagle Mountain has access to a large pool of labor close to Pole Canyon Business Park.

45 MINUTES 1,003,142	20 MINUTES 635,967	15 MINUTES 88,269
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DEMOGRAPHICS	10 Mile	15 Mile	20 Mile
POPULATION			
2019 Estimated Population	42,402	153,866	487,159
2024 Projected Population	53,519	188,822	563,730
HOUSEHOLDS			
2019 Total Households	9,873	38,217	129,895
2024 Projected Households	12,394	46,705	150,041
2019 Est. Median HH Income	\$81,466	\$88,001	\$91,507
2019 Est. Average HH Income	\$96,488	\$104,374	\$110,433
2019 Est. Per Capita HH Income	\$22,400	\$26,159	\$29,497

Source: U.S. Census Bureau, Census 2010 Data. ESRI forecasts for 2018 and 2023.



Qualified Mega Site

The Utah Mega Sites Program is designed to identify and certify a limited number of 400+ acre industrial sites across the state of Utah. These sites are intended to attract large-scale industrial projects with the goal of 1,000 jobs and/or one billion dollars in capital investment. Projects of that scale will have substantial direct and indirect economic impact on surrounding communities.

1996

Incorporated
Dec. 3, 1996

36,000

Population

50

Square Miles
of Land Area

4.2

Eagle Mountain
Average Household

19.2

Median Age

32.9

Percentage w/
Bachelor's Degree
or Higher



MANUFACTURING IN UTAH

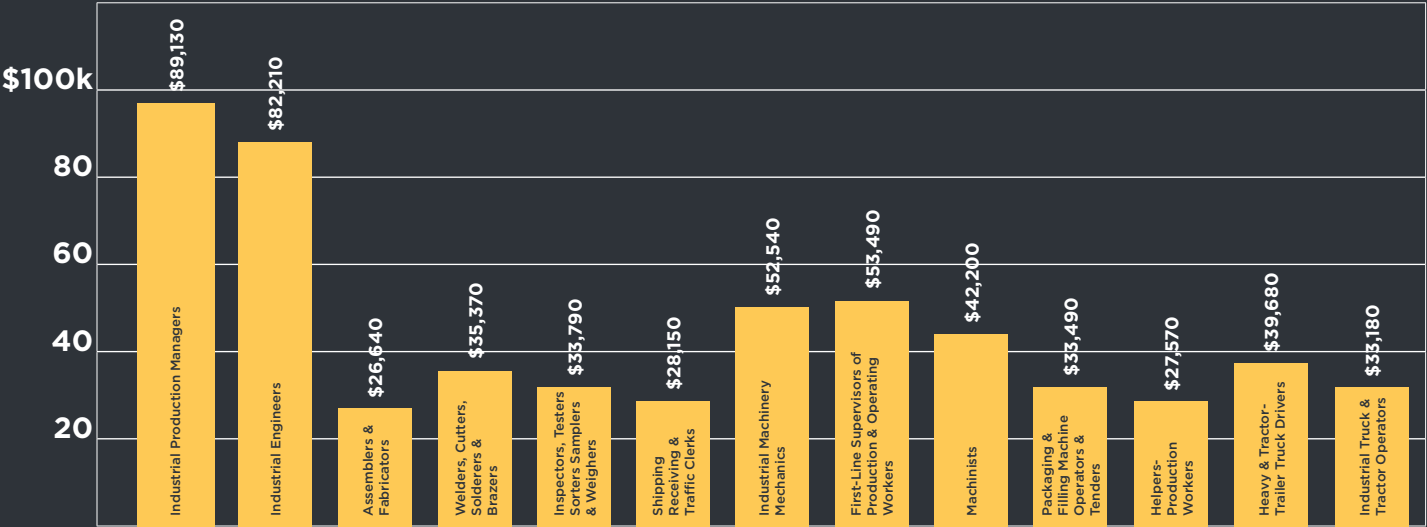
Utah is proud to be home to companies like IM Flash Technologies, L-3 Communications, Lifetime Products, Orbital ATK, Varian Medical Systems, and many others. Utah is one of the top states in the nation for manufacturing and distribution employment with an employee base of more than 205,000 people.

Just two of Utah’s efforts to align education and industry are the Utah Manufacturers Association (UMA), which actively works with the legislature to address concerns facing the industry; and the MEP Utah Chapter, housed at the University of Utah, which works with manufacturers in areas of cost control and reduction, technology deployment, skill development, and more.

Utah has industry recognized expertise in Medical Equipment Manufacturing, Aerospace Product and Parts Manufacturing, and Outdoor Products Manufacturing. These three industries employ more than 25,000 people in Utah, representing a competitive advantage compared to the national average.

Utah Cost Profile

OCCUPATIONAL WAGES IN MANUFACTURING & DISTRIBUTION



Source: Bureau of Labor Statistics

TOP MANUFACTURING EMPLOYERS



3,000 - 3,999 EMPLOYEES



1,000 - 1,999 EMPLOYEES



1,000 - 1,999 EMPLOYEES



1,000 - 1,999 EMPLOYEES



3,000 - 3,999 EMPLOYEES



1,000 - 1,999 EMPLOYEES



1,000 - 1,999 EMPLOYEES



1,000 - 1,999 EMPLOYEES



500 - 999 EMPLOYEES



O.C.TANNER

500 - 999 EMPLOYEES



2,000 - 2,999 EMPLOYEES



SWIRE COCA-COLA, USA

500 - 999 EMPLOYEES



500 - 999 EMPLOYEES



500 - 999 EMPLOYEES

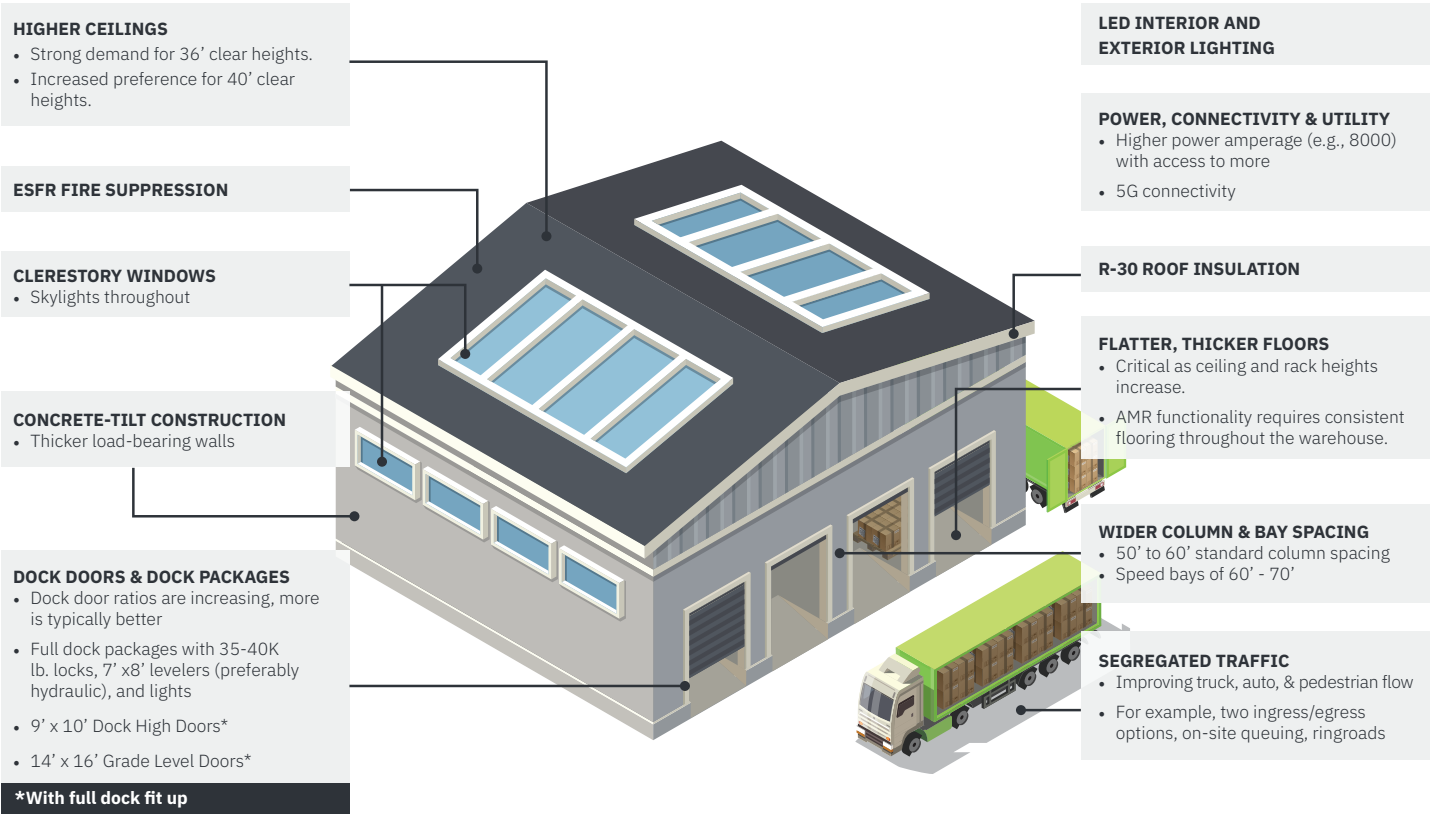


1,000 - 1,999 EMPLOYEES

Source: edcutah.org

MANUFACTURING IN UTAH

DESIGN CONSIDERATIONS FOR LARGE WAREHOUSES TO MITIGATE RISK OF OBSOLESCENCE



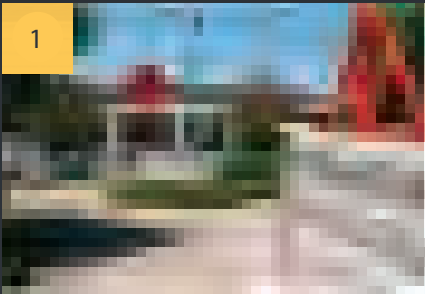
UTAH EDUCATION & LABOR

A State of Education

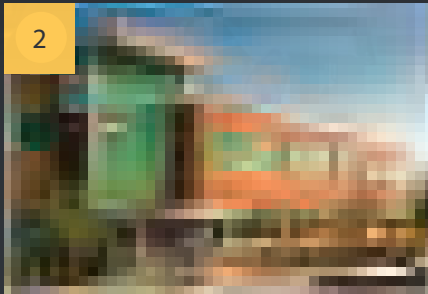
Utah is home to 12 major colleges and universities and has an excellent talent pipeline of over 307,000 students. Bachelor's and graduate awards grew by 30.8% over the last five years. Utah has an educated workforce, with over 91% of the population 25 or over with a high school diploma and over 32% with a bachelor's degree.

The Labor Picture

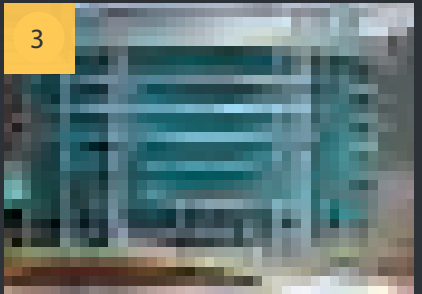
Utah's labor force is well educated, growing, and affordable. Utah created nearly 40,000 jobs in 2017 and maintained one of the highest job growth rates in the nation throughout the year. Utah is the youngest state in the nation with a median age of 30.7 and has an average wage of \$46,068, which is 15% lower than the national average.



Bridgerland Tech



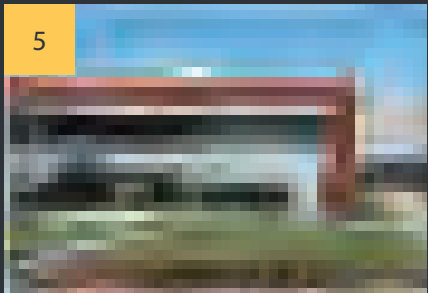
Ogden-Weber Tech



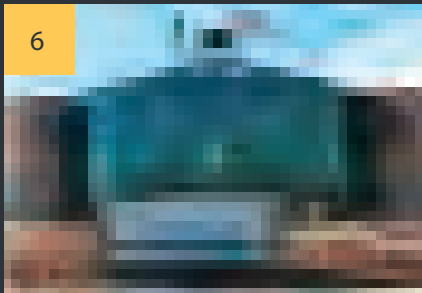
Davis Tech



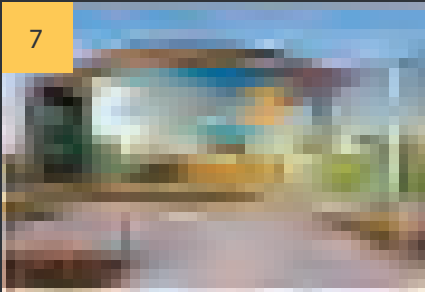
Salt Lake Community College



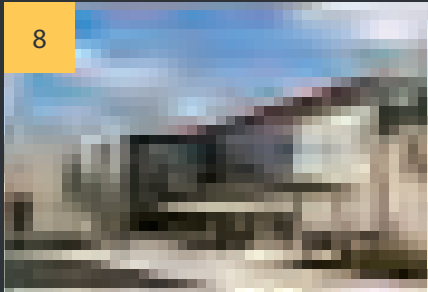
Tooele Tech



Mountainland Tech



Uintah Basin Tech



Southwest Tech



Dixie Tech



POLE CANYON
AT EAGLE MOUNTAIN

POLE CANYON BUSINESS PARK

For sale and leasing information, contact:

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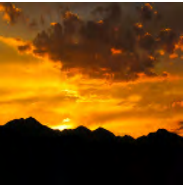
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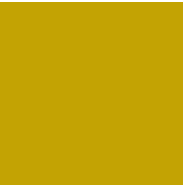


Letter of Support



Dear Project Press,

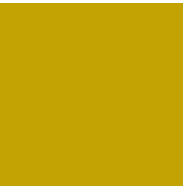
It is our pleasure to offer this letter of support from Eagle Mountain City to your project. We are excited for the opportunities that your textile manufacturing development can bring to our City and are interested to see this project move forward.



Beyond space and growth, Eagle Mountain City has much to offer prospective employers. Three major universities and several technical colleges are located within a 30 minute drive of our city and over 60% of Eagle Mountain adults have college degrees. Our workforce is growing and is engaged across the business spectrum. At the same time, our community is vibrant and family-oriented. Over 80% of households have children, with an average household size of 4.18.



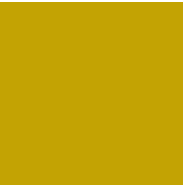
Eagle Mountain City is a rapidly developing city, with over 40,000 residents calling it home. Each year, we are adding nearly 3,500 people throughout the City. Our proximity to both Salt Lake City and Provo, allow us to draw from a vast labor market. Additionally, we are experiencing tremendous growth in our retail, commercial, and industrial sectors. At the same time, we prioritize outdoor recreation, making it possible for residents to enjoy the natural beauty of the Cedar Valley. Truly, Eagle Mountain City has space for everyone!



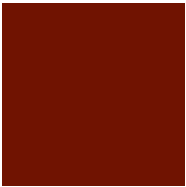
Community leaders in Eagle Mountain are committed to promoting economic development. We aim to provide commercial conveniences for our citizens, to create job opportunities, and to increase the fiscal stability of our City. To meet these goals, the City Council has allowed for a variety of incentive offerings, such as accelerated permitting and approvals, special industrial zoning through our Regional Technology and Industry Overlay Zone, and traditional tax-increment financing.



We also are investing in improving our infrastructure along with working with key partners in the public and private sector in order to make improvements to all different utilities and transportation corridors to make development even easier in Eagle Mountain. This includes enhanced access to major highway and freeway systems, which greatly enhance our connections to major transportation corridors.



The City Council, Mayor, along with the Administration and Economic Development staff, are dedicated to the pursuit of new businesses and to the success of existing businesses in Eagle Mountain. We understand the important role of businesses in our City and we will be a valuable partner in helping you achieve your goals as well.



Please feel free to contact us personally regarding what our City can do to help in this process.

Sincerely,



Tom Westmoreland
Mayor



Aaron Sanborn
Economic Development Director

FIND YOUR BUSINESS IN EAGLE MOUNTAIN!