

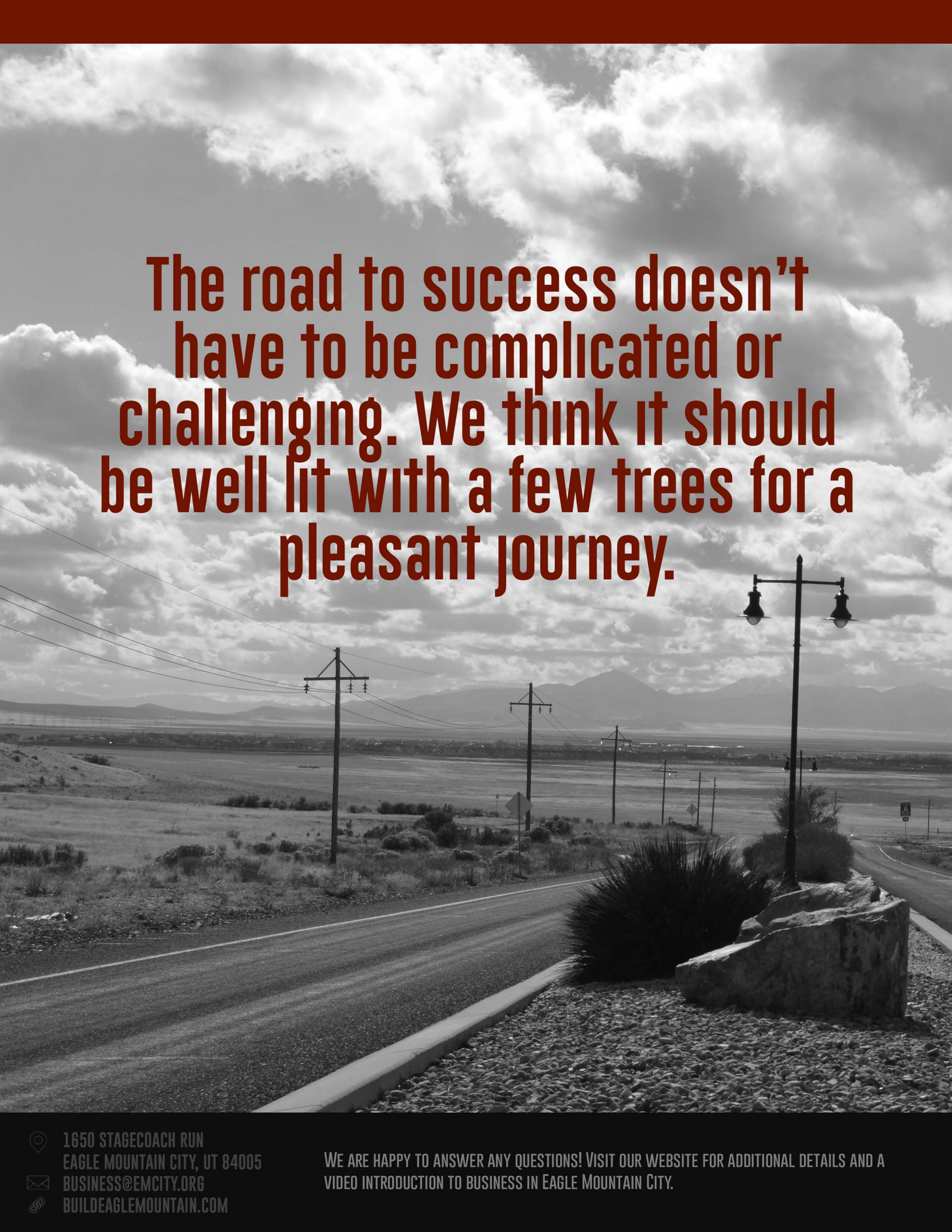


LET'S TALK BUSINESS

EAGLE MOUNTAIN CITY, UTAH



BUSINESS DEVELOPMENT PACKET



**The road to success doesn't
have to be complicated or
challenging. We think it should
be well lit with a few trees for a
pleasant journey.**



1650 STAGECOACH RUN
EAGLE MOUNTAIN CITY, UT 84005
BUSINESS@EMCITY.ORG
BUILDEAGLEMOUNTAIN.COM



WE ARE HAPPY TO ANSWER ANY QUESTIONS! VISIT OUR WEBSITE FOR ADDITIONAL DETAILS AND A VIDEO INTRODUCTION TO BUSINESS IN EAGLE MOUNTAIN CITY.

EAGLE MOUNTAIN CITY IS COMMITTED TO BEING UTAH'S MOST DYNAMIC AND DESIRABLE CITY. THAT ISN'T JUST OUR CITY'S VISION STATEMENT, IT IS THE THOUGHT THAT DRIVES OUR EVERY MOVE. IN ONLY TWENTY YEARS AS A CITY, WE HAVE ACCOMPLISHED A LOT IN PURSUIT OF THIS VISION.

THE EXCITING THING IS WE ARE JUST GETTING STARTED.

ECONOMIC DEVELOPMENT ISN'T JUST A BUZZWORD TO EAGLE MOUNTAIN, IT IS THE CORNERSTONE OF OUR FUTURE SUCCESS. IN EAGLE MOUNTAIN WE HAVE TAKEN GREAT CARE TO MAKE YOUR NEEDS OUR BUSINESS. WE HAVE ANTICIPATED YOUR PROJECT'S NEEDS, REMOVED THE RED TAPE, AND PLANNED FOR YOUR INFRASTRUCTURE. WE WILL HELP YOU TAKE YOUR PROJECT VERTICAL FASTER THAN WOULD BE POSSIBLE IN ANY OTHER CITY IN THE STATE OF UTAH. THAT IS OUR COMMITMENT TO YOU. IN EAGLE MOUNTAIN, YOUR SUCCESS IS OUR SUCCESS AND WE HAVE STAKED OUR REPUTATION ON OUR ABILITY TO DELIVER RESULTS.

THERE IS SOMETHING EXCITING HAPPENING IN EAGLE MOUNTAIN AND WE CAN'T WAIT TO HAVE YOU AS A PARTNER ON THIS JOURNEY!

Christopher Pengra
Eagle Mountain City Mayor





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We are a young, highly-educated community experiencing extreme growth in a beautiful setting.



WE ARE GROWING: POPULATION OF 115,000 BY THE YEAR 2050.

STABILITY: NEW BIRTHS ACCOUNT FOR 70% OF GROWTH IN OUR CITY.

WE ARE YOUNG: MEDIAN AGE OF 22.2. YOUNGEST CITY IN AMERICA IN 2013.

WE ARE AFFORDABLE: COST OF LIVING LESS THAN HALF OF U.S. AVERAGE.

SAFETY: VERY LOW CRIME RATE ESPECIALLY IN VIOLENT CRIME.

WE ARE HEALTHY: GOOD AIR QUALITY. EXTENSIVE TRAIL NETWORK

WE ARE EDUCATED: 60% HAVE COLLEGE DEGREES. 90% HAVE POST-SECONDARY EDUCATION. LITERACY RATE IS TWICE UTAH AVERAGE.

INNOVATIVE: UTAH #1 FOR INDEPENDENT PATENTS

We are fully prepared to help your business grow to the next level. Together we can do great things.

EAGLE MOUNTAIN INCENTIVES

- ☐ TAX INCREMENT FINANCING
- ☐ INDUSTRIAL DEVELOPMENT BONDS
- ☐ LOW INTEREST FINANCING
- ☐ UTILITIES & LAND CONCESSIONS
- ☐ BUSINESS INCUBATOR PROGRAMS

UTAH INCENTIVES

- ☐ ECONOMIC DEVELOPMENT ZONE TIF
- ☐ INDUSTRIAL ASSISTANCE FUND (IAF)
- ☐ CUSTOM FIT TRAINING
- ☐ ENTERPRISE ZONES WITH INCOME TAX CREDITS
- ☐ LONG-TERM PRIVATE ACTIVITY BONDS
- ☐ RECYCLING MARKET DEV. INCENTIVE ZONES
- ☐ RENEWABLE ENERGY DEV. INCENTIVES (REDI)
- ☐ MANUFACTURED EQUIPMENT SALES TAX EXEMPTION

85°

AVERAGE SUMMER HIGH

EAGLE MOUNTAIN'S CLIMATE IS IDEALLY SUITED FOR A NUMBER OF BUSINESS TYPES.

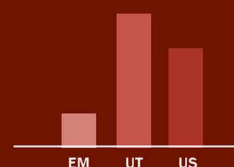
21°

AVERAGE WINTER LOW

43%

AVERAGE HUMIDITY

EAGLE MOUNTAIN HAS A MUCH LOWER EARTHQUAKE RISK THAN THE SURROUNDING REGION WITH VERY LOW LIQUEFACTION POTENTIAL (TURN PAGE AND SEE MAPS).



1,400 miles of railroad track stretch throughout Utah, converging in Salt Lake City.



Over 700 trucking companies are based in Utah, perfect for product distribution.



East-West I-80 route and North-South I-15 route both run directly through Salt Lake City.



Salt Lake International Airport served over 22 million passengers in 2015. 17th largest hub in the country.

ELECTRICITY

EAGLE MOUNTAIN CITY WITH ROCKY MOUNTAIN POWER PROVIDE PLENTY OF ELECTRICITY THROUGH TWO 138 KV LINES. RATES FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL ARE CONSISTENTLY AMONG THE LOWEST IN THE NATION. WE ALSO ACTIVELY LOOK FOR GREEN SOLUTIONS.

WATER SUPPLY

WHILE THE REST OF THE WEST SUFFERS FROM DROUGHT CONDITIONS, EAGLE MOUNTAIN CITY HAS A SURPLUS, 4,000 ACRE FEET OF WATER IS AVAILABLE AND A STATE-OF-THE-ART WASTE WATER TREATMENT PLANT IS IN OPERATION. AND WE ARE STILL GREAT AT WATER CONSERVATION.

RECREATION

RELAX ON THE 18-HOLE RANCHES GOLF COURSE, IN OUR SPACIOUS PARKS, OR WITH GREAT FOOD FROM LOCAL RESTAURANTS. NEED ADVENTURE? TRY OUR CITY-WIDE TRAIL SYSTEM, MILES OF MANICURED OHV TRAILS, AND PARTICIPATE IN OUR PONY EXPRESS DAYS FESTIVAL.

**Premium resources at
some of the lowest
rates in the country for
business and home.**

TRANSPORTATION

EAGLE MOUNTAIN CITY IS SITUATED BETWEEN THE METROPOLITAN CENTERS OF SALT LAKE CITY AND PROVO. IT IS CLOSE TO N-S CORRIDOR 1-15 AND E-W CORRIDOR, I-80. SALT LAKE INTERNATIONAL AIRPORT SERVED OVER 22 MILLION PASSENGERS IN 2015.

NATURAL GAS

EAGLE MOUNTAIN ENJOYS A STRONG RELATIONSHIP WITH DOMINION QUESTAR GAS WHICH PROVIDES NATURAL GAS AT RATES AMONG THE LOWEST IN THE NATION AND HAS BUILT A REGIONAL OPERATIONS CENTER WITHIN OUR CITY.

FIBER INTERNET IS AVAILABLE NEARLY EVERYWHERE IN THE CITY WITH THE OPTION FOR GIGABIT INTERNET OR MORE IF NEEDED. MUNICIPAL WIRELESS INTERNET IS AVAILABLE TO THE PUBLIC IN PARKS. ALL OF THIS THANKS TO LOCALLY-GROWN DIRECT COMMUNICATIONS.

FIBER INTERNET

SEE OUR MAPS



We are proud to contribute to the State with the Best Economy



TRAVEL & TOURISM

THE GATEWAY TO THE WEST COMBINES BEAUTIFUL GEOGRAPHY AND DIVERSE ATTRACTIONS FOR A STRONG TRAVEL & TOURISM INDUSTRY.



AEROSPACE & DEFENSE

PARTNER WITH MULTIPLE AEROSPACE AND DEFENSE COMPANIES INCLUDING THE AIR FORCE, JETBLUE, DELTA, BOEING, LOCKHEED MARTIN, AND MORE.



SPORTING GOODS

THE SLOPES ARE LEGENDARY AND THE TRAILS ARE PHENOMENAL. IT'S NO SURPRISE SPORTING GOODS STORES AND INNOVATORS LOVE UTAH.

TOP INDUSTRIES OF UTAH



INFORMATION TECHNOLOGY

SILICON SLOPES WHERE SALT LAKE AND UTAH COUNTIES MEET OFFERS OPPORTUNITY TO BE AT THE FOREFRONT OF IT INNOVATION & GROWTH.



RENEWABLE RESOURCES

UTAH IS PROUD OF ITS CONSERVATION EFFORTS AND ITS RECEPTIVITY TO DEVELOPING RENEWABLE RESOURCE TECHNOLOGY AND ECONOMY SHOWS IT.



HEALTH TECHNOLOGY

HOME TO A DIVERSE HEALTH TECHNOLOGY INDUSTRY, UTAH IS A LEADER IN HEALTH CARE SERVICES, TECHNOLOGIES, AND PRODUCTS.



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FIBER LINES

POWER LINES

SUBSTATION

WATER WELLS

WATER TANK

SCHOOL

CITY BORDER

ROADS

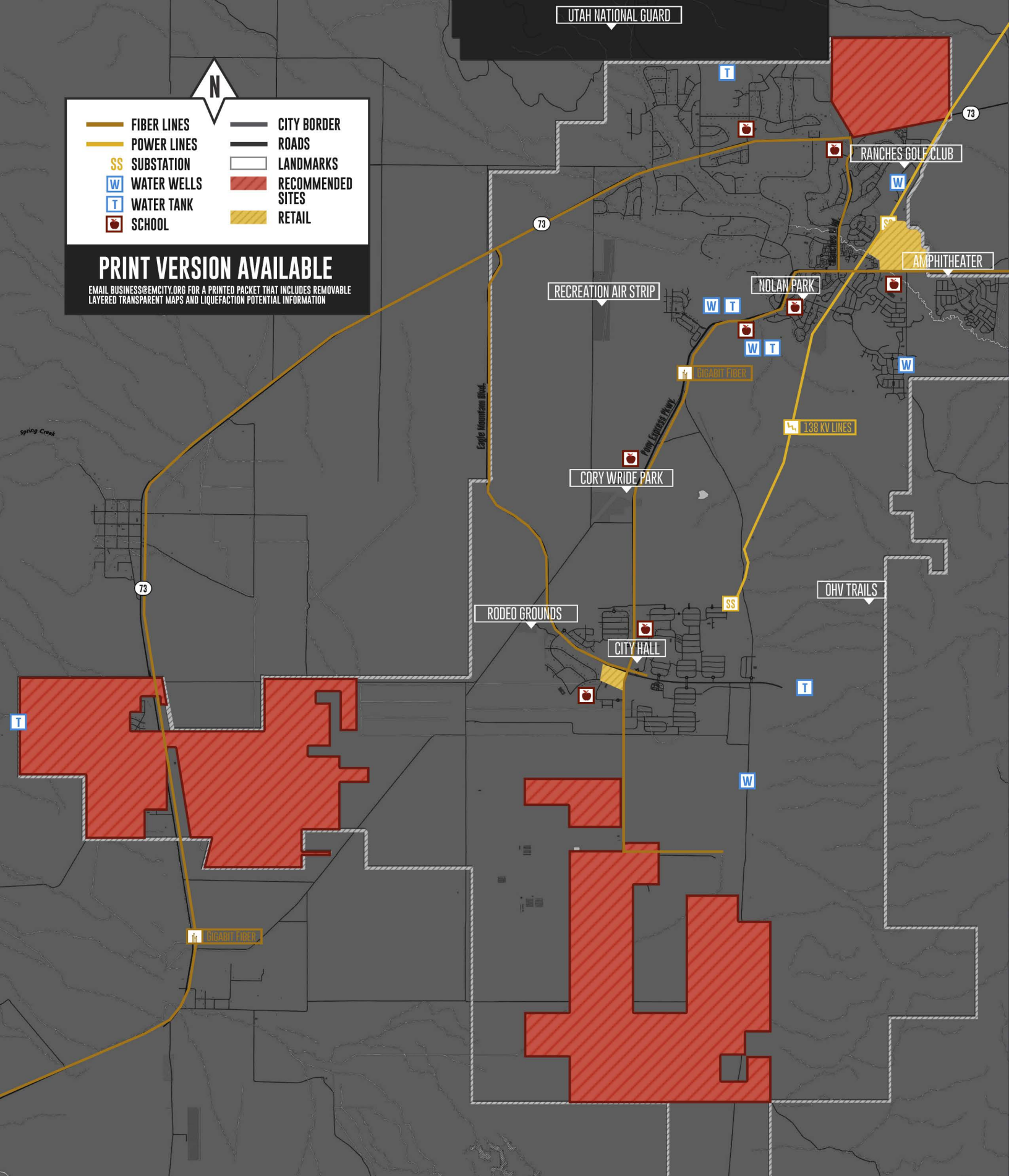
LANDMARKS

RECOMMENDED SITES

RETAIL

PRINT VERSION AVAILABLE

EMAIL BUSINESS@EMCITY.ORG FOR A PRINTED PACKET THAT INCLUDES REMOVABLE LAYERED TRANSPARENT MAPS AND LIQUEFACTION POTENTIAL INFORMATION



Are you Ready to Build?

Take a look at these sites ready
for your business.

1

EAGLE MOUNTAIN PROPERTIES

2

NORTH EAGLE MOUNTAIN

3

POLE CANYON



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SWEETWATER
INDUSTRIAL PARK

EAGLE MOUNTAIN
PROPERTIES

GPS COORDINATES:
40.261485 N
-112.024799 W

2400
APPROXIMATE ACRES

4865
FEET, HIGHEST ELEVATION

SITE AMENITIES

GIGABIT FIBER INTERNET

REDUNDANT 138 KV POWER LINES

12" WATER LINE, 6" GAS LINE

NORTH EAGLE MOUNTAIN



700

APPROXIMATE ACRES

5235

FEET, HIGHEST ELEVATION

SITE AMENITIES

GIGABIT FIBER INTERNET

REDUNDANT 138 KV POWER LINES

REGIONAL NATURAL GAS FACILITY



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POLE CANYON



GPS COORDINATES:
40.296948 N
-112.098928 W

2700
APPROXIMATE ACRES

5191
FEET, HIGHEST ELEVATION

GIGABIT FIBER INTERNET

REDUNDANT 138 KV POWER LINES

450 ACRES OF ZONED INDUSTRIAL



Christopher Pengra
Mayor



Ifo Pili
City Administrator



Aaron Sanborn
*Economic Development
Manager*



Paul Jerome
*Assistant City
Administrator*



Steve Mumford
*Community Development
Director*



Finn Kofoed
City Recorder

Our all-star team is ready to meet the needs of any business. You can rest assured that when you locate your business in Eagle Mountain, that your business will be taken care of with swift response, smart solutions, and a strong partnership for a high-growth future.



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LEARN MORE ABOUT **EAGLE MOUNTAIN** AND SEE HOW YOUR BUSINESS CAN THRIVE IN OUR INCREDIBLE COMMUNITY

MAYOR PENGRA
IFO PILI
AARON SANBORN

801-789-6603
801-789-6639
801-789-6621



BUSINESS@EMCITY.ORG

SEE MORE AT

BUILDEAGLEMOUNTAIN.COM



EAGLE
MOUNTAIN

