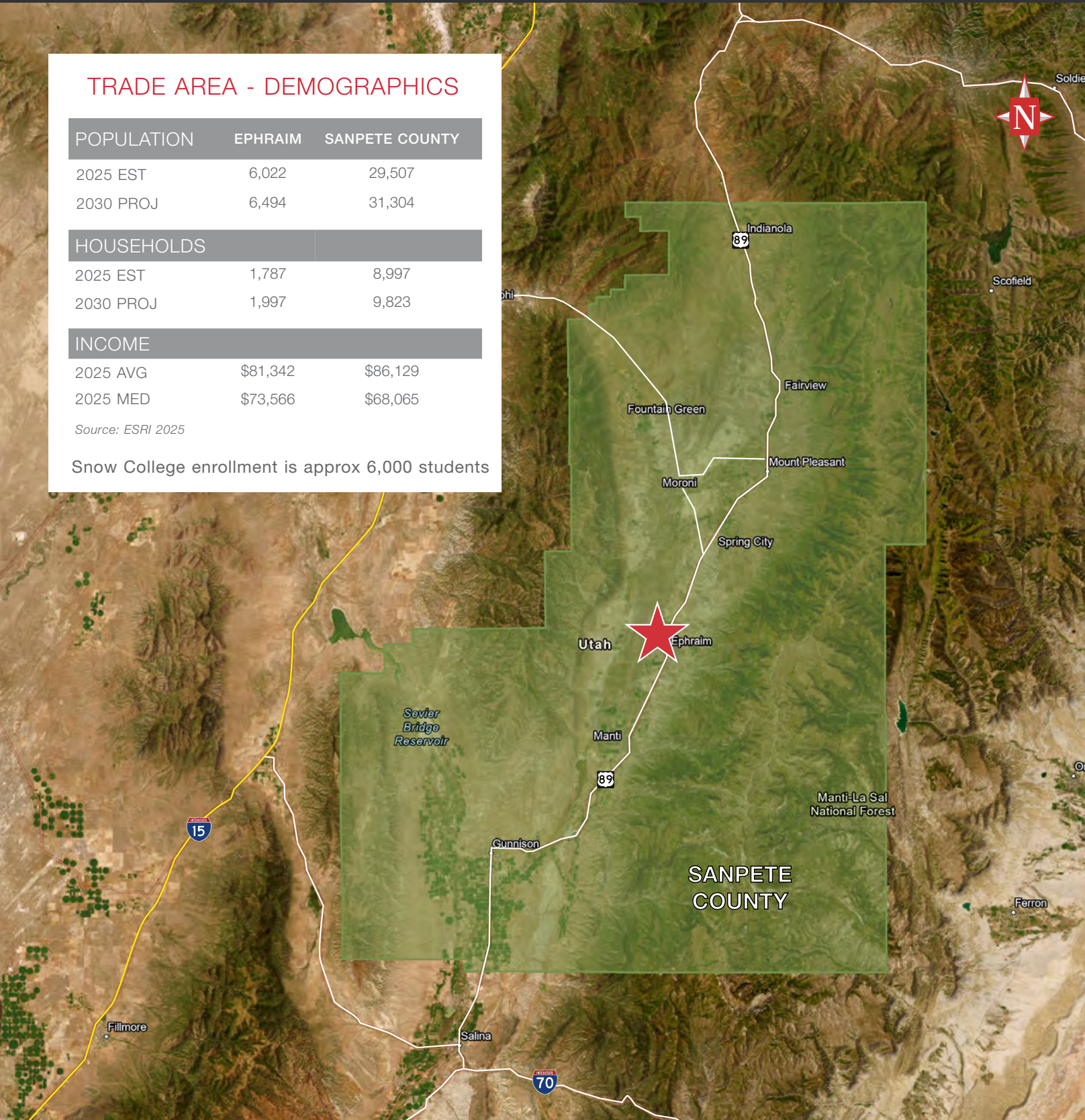


TRADE AREA - DEMOGRAPHICS

POPULATION	EPHRAIM	SANPETE COUNTY
2025 EST	6,022	29,507
2030 PROJ	6,494	31,304
HOUSEHOLDS		
2025 EST	1,787	8,997
2030 PROJ	1,997	9,823
INCOME		
2025 AVG	\$81,342	\$86,129
2025 MED	\$73,566	\$68,065

Source: ESRI 2025

Snow College enrollment is approx 6,000 students



Ephraim Crossing

500-800 South Hwy 89
Ephraim, UT 84627



EPHRAIM CROSSING

A better place to work and live



RETAIL/OFFICE/INDUSTRIAL | FOR LEASE/BTS

This multi-use development in Ephraim, UT, is part of a 240-acre master-planned community, featuring a new Intermountain Health hospital nearby.

PROPERTY INFORMATION

- > **Retail** - Inquire for pricing
- > **Office** - Inquire for pricing
- > **Industrial** - Inquire for pricing
- > 1,200 SF - 50,000 SF Available
- > Freestanding and drive-thru opportunities
- > New connecting intersection to Ephraim Canyon
- > Located on Hwy 89 in the hub of Sanpete County
- > Largest city in the county

- > More than 700 households are being created in Ephraim Crossing development in 3 single-family communities, 3 town home communities and an apartment development.
- > Snow College enrollment is approx 6,000 students and is offering more four-year degrees every year.
- > Ephraim LDS Temple is under construction and is scheduled for completion in 2025.
- > IHC just purchased 35 acres on the south end of town for a trauma center hospital with life flight.
- > Ephraim Canyon has access to the Arapeen ATV Trail and other outdoor recreation activities.



7455 Union Park Avenue Ste. A, Midvale, Utah 84047

801 255 3333 | naiexcel.com

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

801 255 3333 | naiexcel.com

Marlon Hill

Associate Broker, MBA

801 548 3262

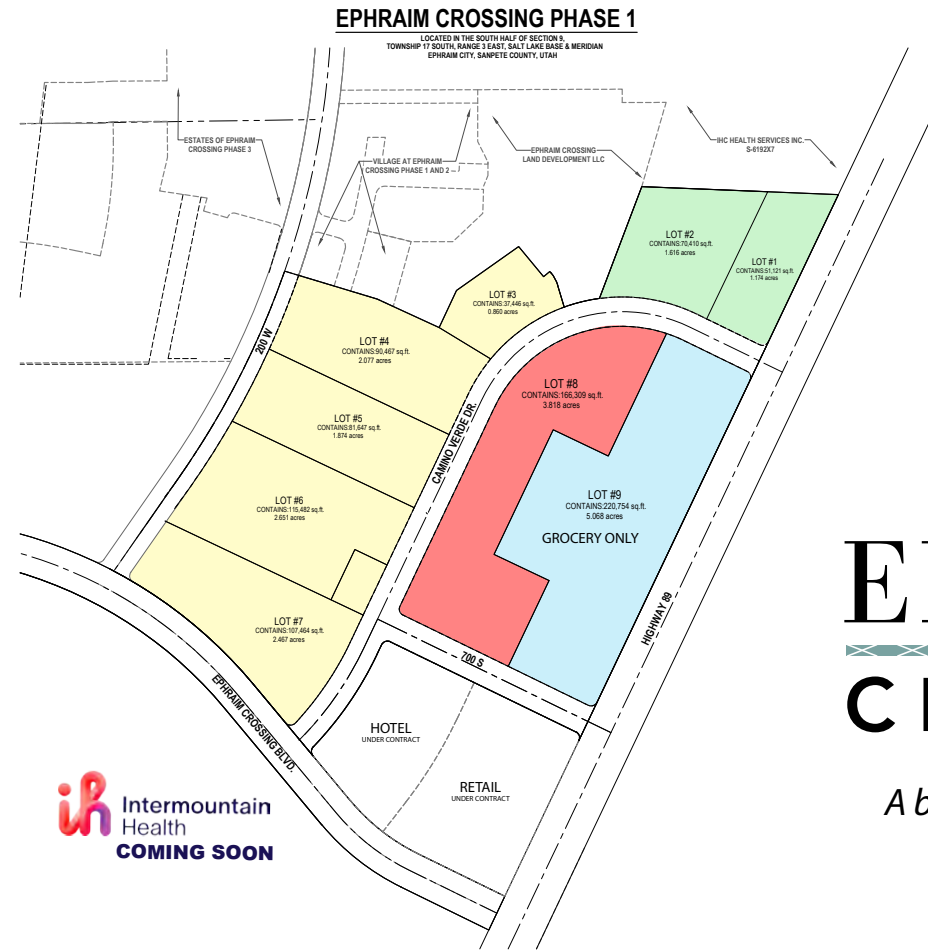
mhill@naiexcel.com

Tom Longaker

Associate Broker

801 755 1264

tlongaker@naiexcel.com



ih Intermountain Health
 COMING SOON

EPHRAIM CROSSING

A better place to work and live



EPHRAIM CROSSING 37 ACRES OF RETAIL, RESTAURANTS, OFFICE AND HOTEL

SAND RIDGE FARMS PROPOSED 360-UNIT TOWNHOME AND APARTMENT PROJECT

EPHRAIM LDS TEMPLE COMING Q4 2025

11,000 ADT

EPHRAIM

Logos and labels on map include: Burger King, AutoZone, Walmart Supercenter, Wendy's, The Perk Coffee Shop, Intermountain Health Clinic, Jose's Cafe, NAPA, State of Utah Ephraim, Zions Bank, Maverik, Hermansen's Company Hardware Store, Willow Creek Inn, ACE, Ace Hardware, Snow College (6,000 Students), Snow Cap Lanes, Los Amigos Mexican Restaurant, Southtowne Cinema, McDonald's, Mountain America Credit Union, Little Caesars, Verizon, Domino's, Dollar Tree, Sports Complex & Family Park, Yocrazy Frozen Yogurt, Cache Valley Bank, Roy's Pizza, Chevrolet, Cobblestone Hotel & Suites (Under Construction), Tractor Supplies, Rustik Sage Boutique, Za's & Da's, Splish Splash Car Wash, Layton Auto Body, Sanpete Liquor Store, Mountain America Credit Union, Little Caesars, Verizon, Domino's, Dollar Tree, Sports Complex & Family Park, Yocrazy Frozen Yogurt, Cache Valley Bank, Roy's Pizza, Chevrolet, ACE, Ace Hardware, Snow College (6,000 Students), Snow Cap Lanes, Los Amigos Mexican Restaurant, Southtowne Cinema, McDonald's, Mountain America Credit Union, Little Caesars, Verizon, Domino's, Dollar Tree, Sports Complex & Family Park, Yocrazy Frozen Yogurt, Cache Valley Bank, Roy's Pizza, Chevrolet, ACE, Ace Hardware, Snow College (6,000 Students), Snow Cap Lanes, Los Amigos Mexican Restaurant, Southtowne Cinema, McDonald's.