

FAST FACTS EAGLE MOUNTAIN, UTAH

Planning for rapid growth...

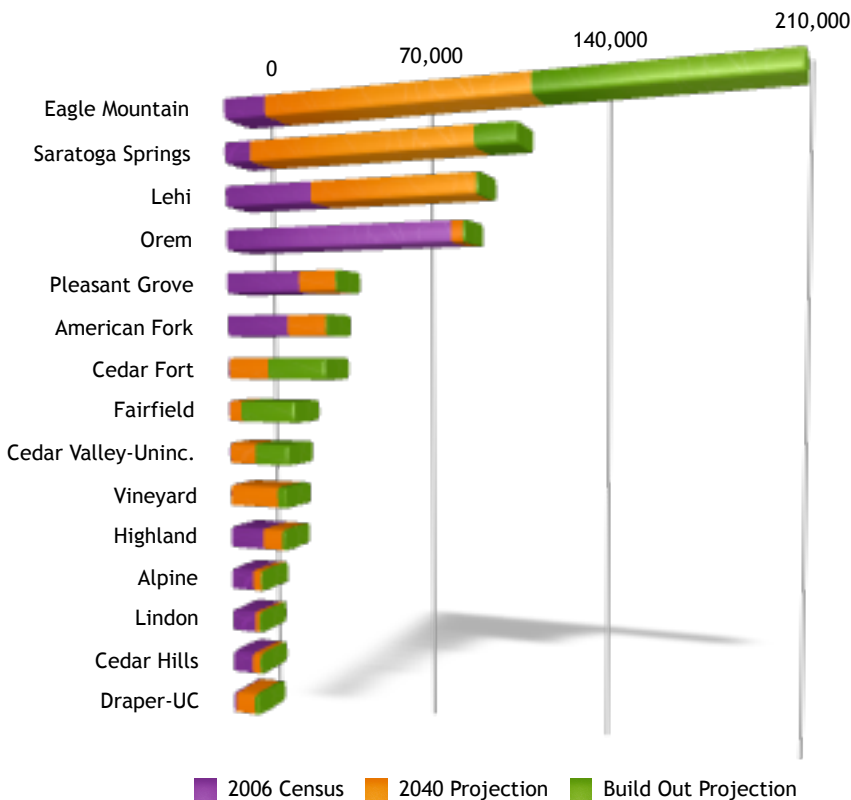
Population Projections

2008 State Baseline Data Gathered by Mountainland Association of Governments

	2006 Census	2040 Projection	Build Out
ALPINE	9,204	12,600	13,000
AMERICAN FORK	25,596	41,400	42,000
CEDAR FORT	396	17,100	41,000
CEDAR HILLS	8,410	11,700	12,000
DRAPER-UC	774	9,000	11,000
EAGLE MOUNTAIN	17,391**	120,100	209,000
FAIRFIELD	146	5,200	28,000
HIGHLAND	13,889	22,000	23,000
LEHI	36,021	100,100	101,000
LINDON	9,758	11,600	12,000
OREM	90,857	95,200	96,000
PLEASANT GROVE	30,729	45,600	46,000
SARATOGA SPRINGS	10,750	99,500	115,000
VINEYARD	148	20,400	24,000
CEDAR VALLEY (UNINC)	200	10,900	25,000
TOTAL STUDY AREA	236,878	622,400	798,000
*AREA WEST OF JORDAN RIVER	11,292	252,800	389,000

*Area does not include areas south of study area in Cedar Valley or south of Saratoga Springs.

** 2006 Census for Eagle Mountain was later revised to reflect a population of 23,000.



COMMUNITY CHECKLIST

BUSINESS / DEVELOPMENT

- 2,400+ acres of commercial development zones located at crossroads of the community
- Generous incentive packages for new businesses
- Streamlined economic development process makes move to Eagle Mountain very easy
- Fast-Track planning and building application process through EDC office
- Impact fees waived for first-of-kind businesses locating in the city
- Customized incentive packages for utilities may include waiving connection fees and billing
- Tax increment financing through the redevelopment agency and the State of Utah are available
- Flexible zoning agreement makes modifications relatively easy - especially in industrial areas

GREEN TECHNOLOGY

- Eagle Mountain's open landscape provide an ideal setting for solar, wind and geothermal development
- City is pursuing geothermal options in conjunction with Brigham Young University and University of Utah
- Incentives are available for Green Technology development and businesses

UTILITY INFRASTRUCTURE

- 345kVa located within Eagle Mountain utility corridor, with 138kVa to the community
- Kern River gas pipeline runs through utility corridor with tap and regulation station providing service
- Williams Telecommunication fiber optic line (major trunk line) located in utility corridor

GEOLOGICAL PROFILE

- Eagle Mountain is well-located outside the D1 IBC Seismic Zone in lesser D2 zone
- Utah Geological Survey indicates that liquefaction potential is very low

KEY STATISTICS

- Sales tax rate: .0625%
- Property tax rate: .001163%
- City growth rate: 10% annually
- Average annual household income: \$66,600
- Average single family home price: \$209,900