

EPPERSON INDUSTRIAL PARK

EXCLUSIVE LISTING | FUTURE INDUSTRIAL SITE | ±680 ACRES | SALT LAKE CITY, UTAH



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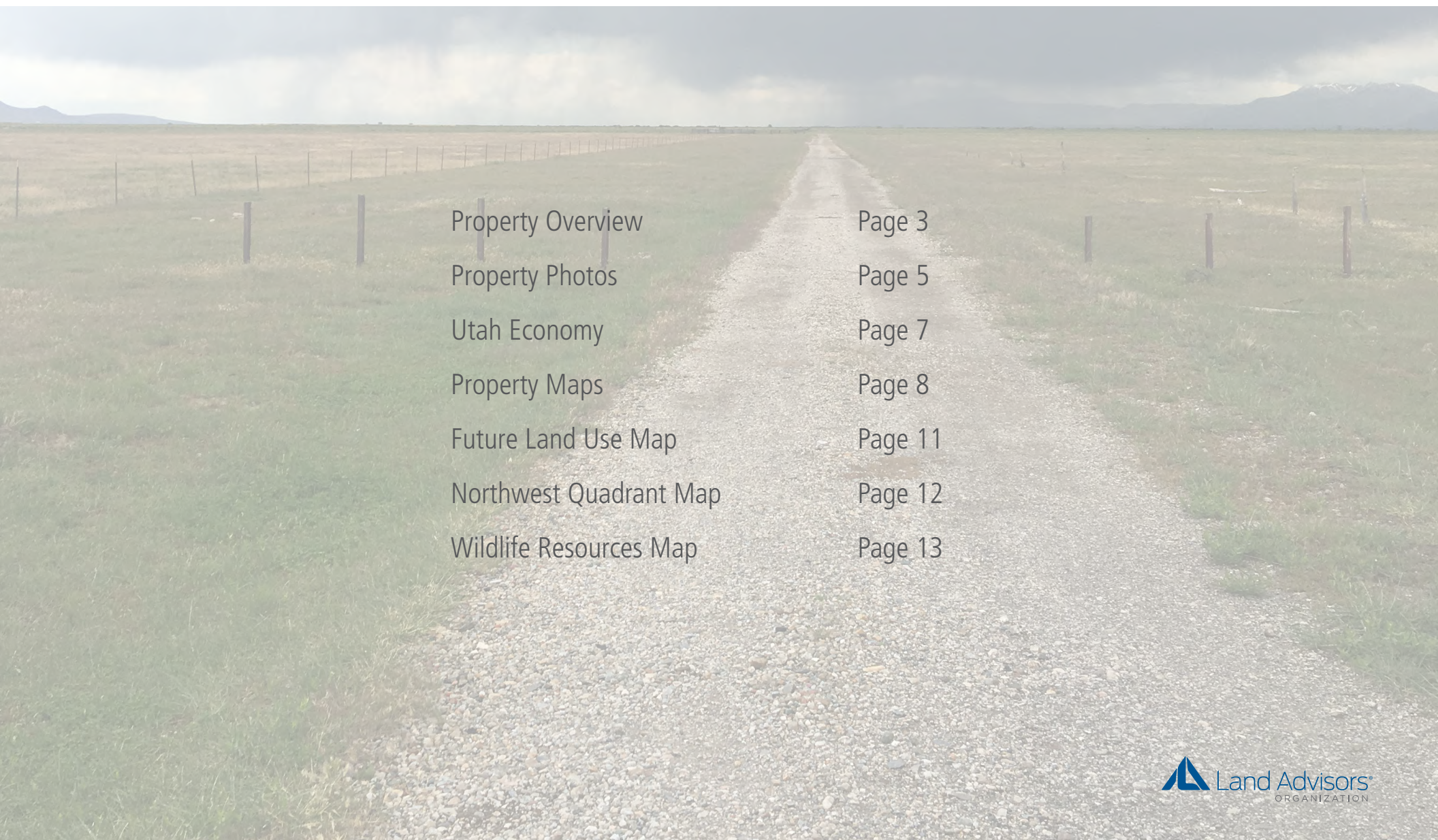
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PROPERTY OVERVIEW

EPPERSON INDUSTRIAL PARK

LOCATION

The property is located west of I-215 and north of I-80 in Salt Lake City, UT. Minutes from downtown Salt Lake City, SLC International Airport, and Great Salt Lake makes this a major gateway to the city.

SIZE ±680 acres

ACCESS I-80 and Haul Road

ZONING AG - Agriculture.

The purpose of the AG agricultural district is to preserve and protect agricultural uses in suitable portions of Salt Lake City until these lands can be developed for the most appropriate use.

According to the NW Quadrant Master Plan “The Agricultural zoning is intended to act as a holding zone until final zoning is determined with the adoption of a master plan for the area”.

LAND USE Light Industrial.

Light industrial Areas: areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production, assembly, and other similar uses are commonly found in the light industrial areas. Uses that require outdoor storage of new, clean materials are generally acceptable. Light industrial areas also include support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses.

Natural Areas: areas that should remain free from development and intended to be maintained as native as possible, with very little human intrusion. The primary purpose of this area is for habitat preservation, to sustain biodiversity, and protect the sensitive lands along the shores of the Great Salt Lake, wetlands, playas, etc. This land is mostly below the 4,217 elevation, which is 5 feet above the historic measured high water line of the Great Salt Lake.

TOPOGRAPHY Flat Land

NORTHWEST QUADRANT MASTER PLAN

The master plan for the Northwest Quadrant community will guide new development, land use activities and zoning decisions. For more information, click here www.slcdocs.com.

DEMOGRAPHICS & BUSINESS

The site is located in one of the City's key employment areas. Between the SLC Int'l Airport and the International Center 60,000 jobs exist in the immediate area. 25 year projections estimate an addition of 251,000 new jobs in Salt Lake County.

PROPERTY OVERVIEW

EPPERSON INDUSTRIAL PARK

ROADWAYS & TRANSIT

Proximity to I-80, I-215, heavy rail lines, I-15, and SLC International Airport makes this the best connected location in the state for manufacturing and industrial development.

- Utah Transit Authority (UTA)- five bus routes in the area
- Rail Facility
 - RAX routes, Airport Light Rail extended to provide transit options for employees
 - Heavy Rail Lines- Union Pacific main line, short line railroad, intermodal rail transfer
- I-80- regional access that is designed to handle large trucks

SURROUDNING AREAS

Large Lot sizes and major redevelopment program create use for industrial / warehouse in the area.

- SLC International Airport-The airfield consists of three air carrier runways and a general aviation runway. Undergoing a major terminal redevelopment program to be completed in 2023
- International Business Center
- Prison Relocation- will bring infrastructure to the area
- North Temple Landfill- has been discontinued and accepted into the voluntary cleanup program Through UT Department of Environmental Quality Division of Environmental Response and Remediation

Roadway	Segment	AADT
I-80	Bangerter Hwy to Wright Brothers Drive	54,045
I-80	West of 5600 West	26,885
Bangerter Hwy	SR-201 to I-80	32,700
SR-201	Bangerter Hwy to 5600 West	66,800
5600 West	Bangerter Hwy to I-80	19,565
Amelia Earhart	Entire Corridor	1,495
5600 West	North of I-80	3,305
700 South	Bangerter Hwy to 5600 West	1,545
California Avenue	Bangerter Hwy to 5600 West	7,775



PROPERTY PHOTOS

EPPERSON INDUSTRIAL PARK





PROPERTY PHOTOS

EPPERSON INDUSTRIAL PARK





UTAH MARKET REPORT 4Q17
[CLICK HERE TO VIEW THE FULL REPORT](#)

NEW HOUSING TRENDS¹

The fourth quarter of 2017 brought another stellar housing year to a close in the Greater Salt Lake area. An unusually warm winter allowed for a greater volume of construction than usual, bringing quarterly new home starts and closings both up over twenty percent compared to 4Q16.

According to MetroStudy's most recent survey, quarterly starts for all housing types grew by 28% year-over-year to 3,599 and new home closings grew by 21% to 3,067. Looking at 2017 annual totals (all product types), starts were counted at 12,472, a 17% increase over 2016, and builders closed 11,049 homes, a 13% increase. Annual starts for single family homes grew by 8%, totaling 8,433; closings increased by 7% to 7,729.

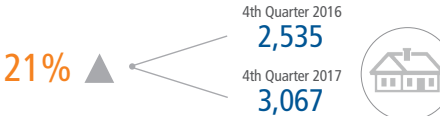
MetroStudy notes that affordability remains a concern throughout Greater Salt Lake; new home starts above \$350,000 increased by 25% compared to last year, accounting for a 44% market share. Additionally, the median single-family new home price increased by 4% annually to \$366,800. Median prices for attached product increased 8% over the year to \$250,500.

Although the warm winter allowed for continued construction, inventory remains exceptionally low at 0.9 months supply. There are currently 599 finished vacant homes on the ground, a 27% increase over last year and 19% more than 3Q17. Single family homes under construction are up 16% over the year, a 6.4 months supply, as builders continue attempting to fulfill buyer demand.

NEW HOME STARTS



NEW HOME CLOSINGS

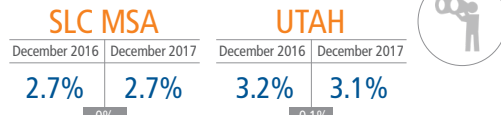


MEDIAN SINGLE FAMILY NEW HOME PRICE

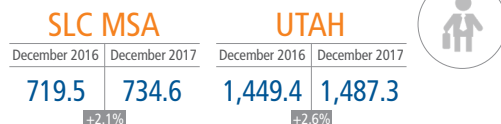


ECONOMIC TRENDS³

UNEMPLOYMENT RATE



TOTAL NONFARM EMPLOYMENT (in thousands)



EMPLOYMENT GROWTH



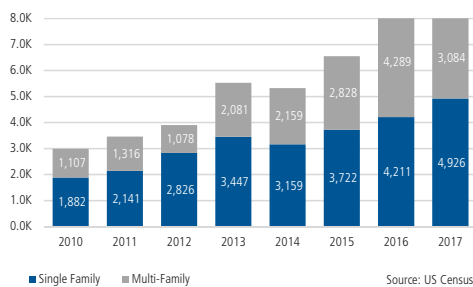
The Greater Salt Lake market ended 2017 with continued housing, employment, and economic growth, making it one of the healthiest metros in the nation. In November, Forbes named Utah No. 3 on its annual "Best States For Business" list.⁴ MetroStudy notes that 2017 marked the 8th consecutive year for job growth throughout Greater Salt Lake. Although employment growth slowed in 2017, businesses are attributing it to a lack of qualified workers. The BLS reports that the metro added 31,500 new jobs throughout the year, and although that figure is down from 46,900 in 2016, the market remains very healthy.¹

Forbes also announced recently that owning a home in Utah County is one of the best investments you can make. The Provo-Orem area was named the second best place in the U.S. to invest in housing. The study analyzed

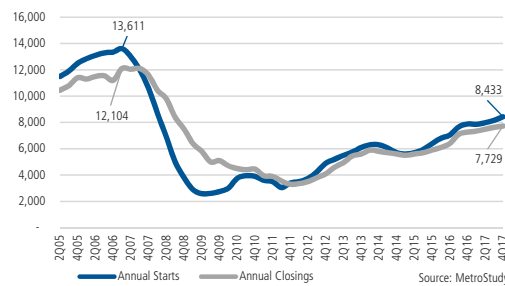
metrics such as job growth, population growth, home price growth, and affordability. With an average home price of around \$266,000, one-year home price growth of 10%, a three-year population growth of 7.2%, and a two-year job growth of 6.7%, the article states that Provo-Orem has a three-year home price growth forecast of 31%.⁵

The Milken Institute's list of the 200 Best Performing Large Cities named Provo-Orem number one on the list for 2017. The Institute cites a "stellar performance across all nine indicators" and high-tech growth has fueled a wide range of employment opportunities across the area. Neighboring Salt Lake City moved up from 11th last year to 10th this year. Provo-Orem has only placed outside the Top 25 once since 2008 and has held a place within the Top 3 in the last five editions.⁶

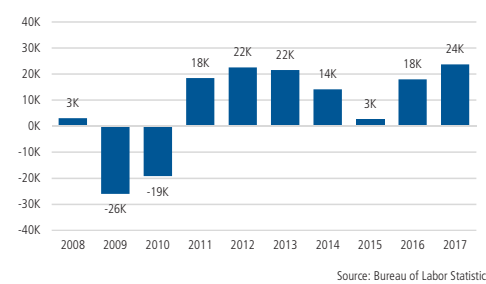
Single Family & Multi-Family Permits



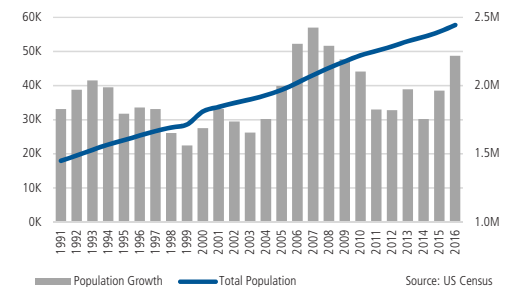
Annual Starts vs Closings - Single Family Detached



Employment Growth*



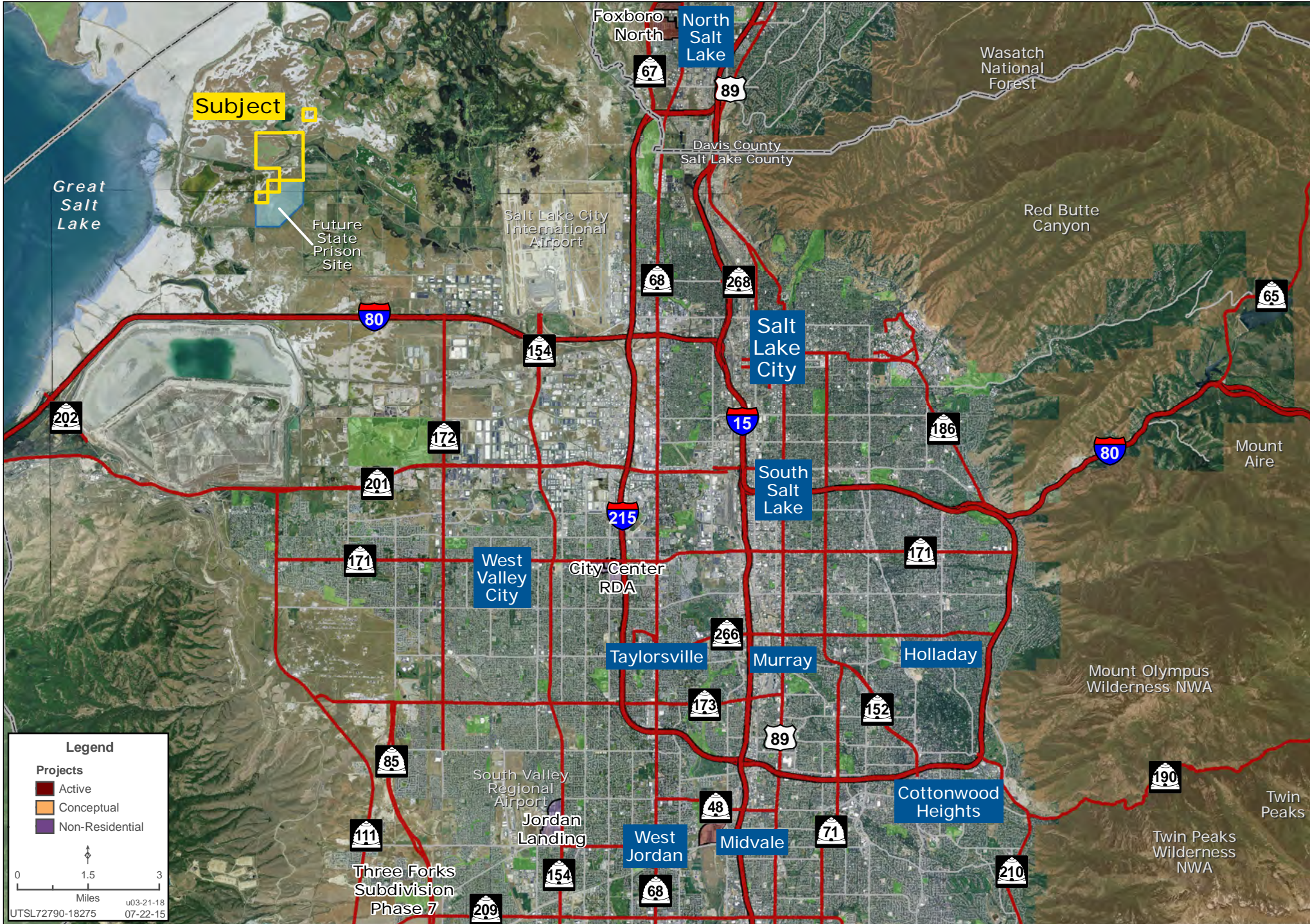
Population Growth & Total Population



Sources: (1) Greater Salt Lake Executive Summary, Fourth Quarter 2017, MetroStudy (2) Salt Lake Board of Realtors, Housing Statistics December 2017 (3) Bureau of Labor Statistics (4) "Best States for Business" Forbes (5) Stacy Johnson, "Forbes names Provo-Orem area second best place in US to invest in housing" The Daily Herald, Feb 5, 2018 (6) "200 Best Large Cities" 2017 Milken Institute Best-Performing Cities

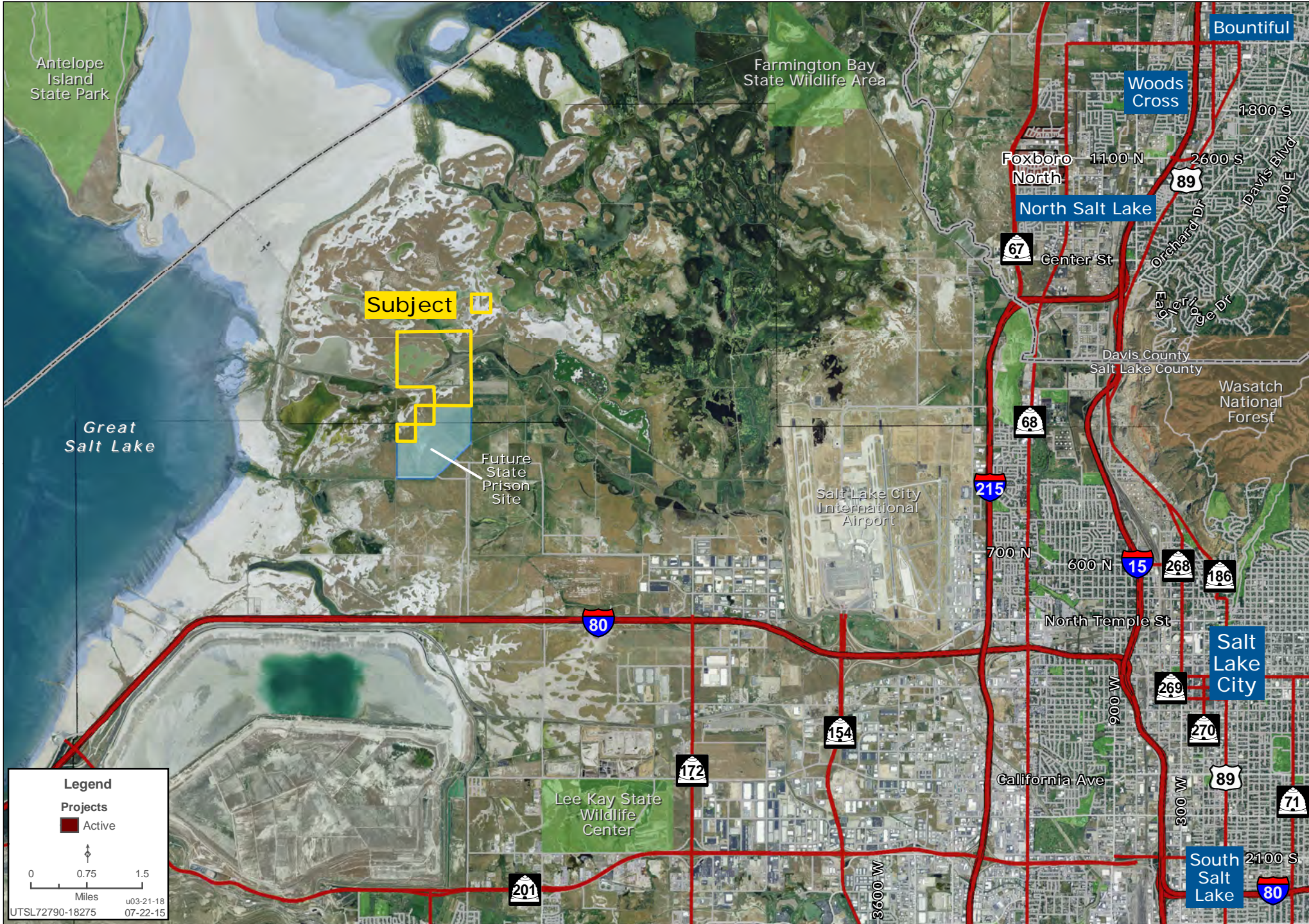
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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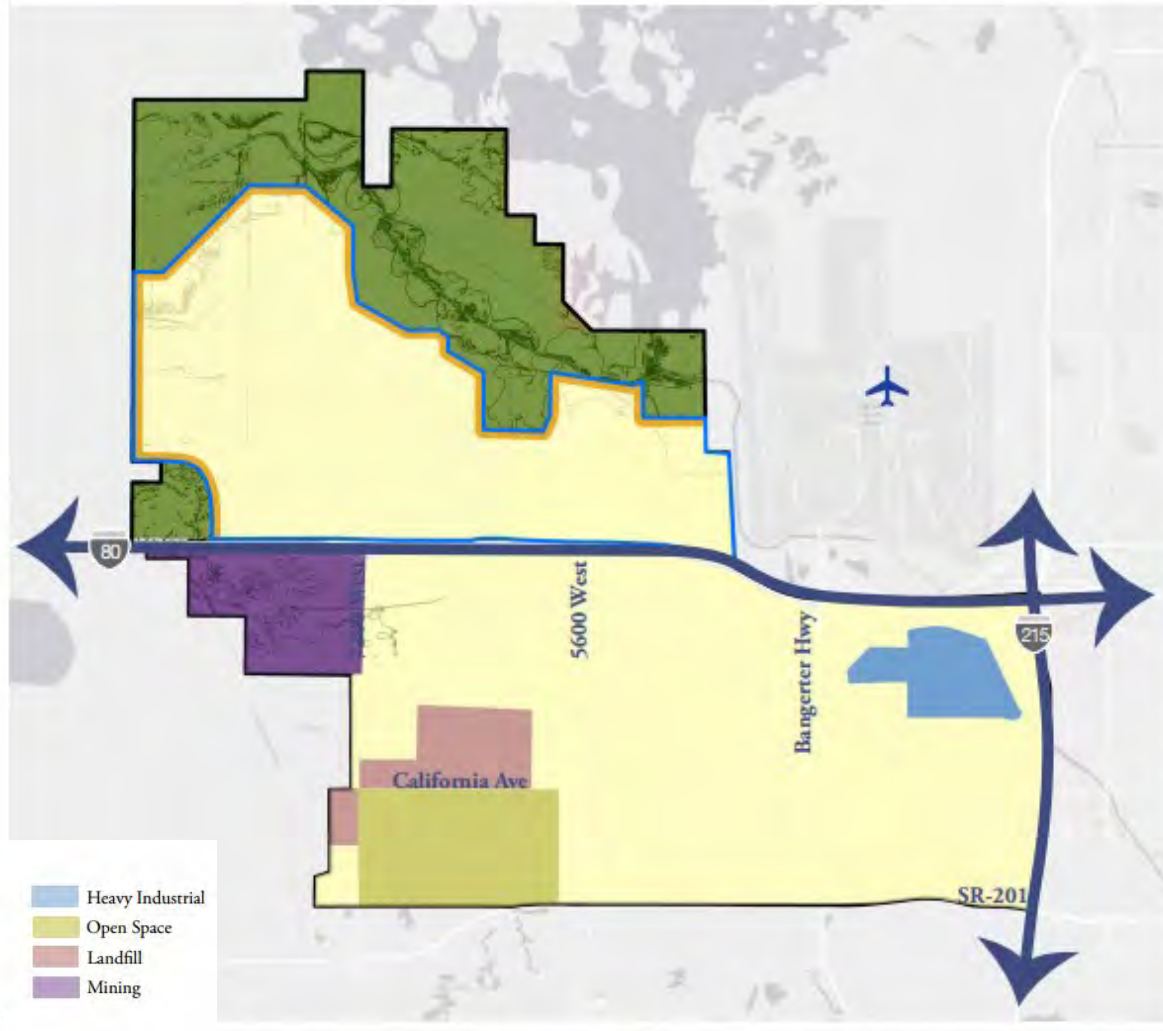


SURROUNDING AMENITIES MAP

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Northwest Quadrant Future Land Use Map



- | | |
|--------------------------------|--------------------------------|
| Future Land Use | |
| Northwest Quadrant Boundary | Development Area North of I-80 |
| Canals | Natural Areas |
| Elevation 4,215 Feet and below | Light Industrial |
| | Eco-Industrial Buffer |
| Heavy Industrial | Open Space |
| Landfill | Mining |

