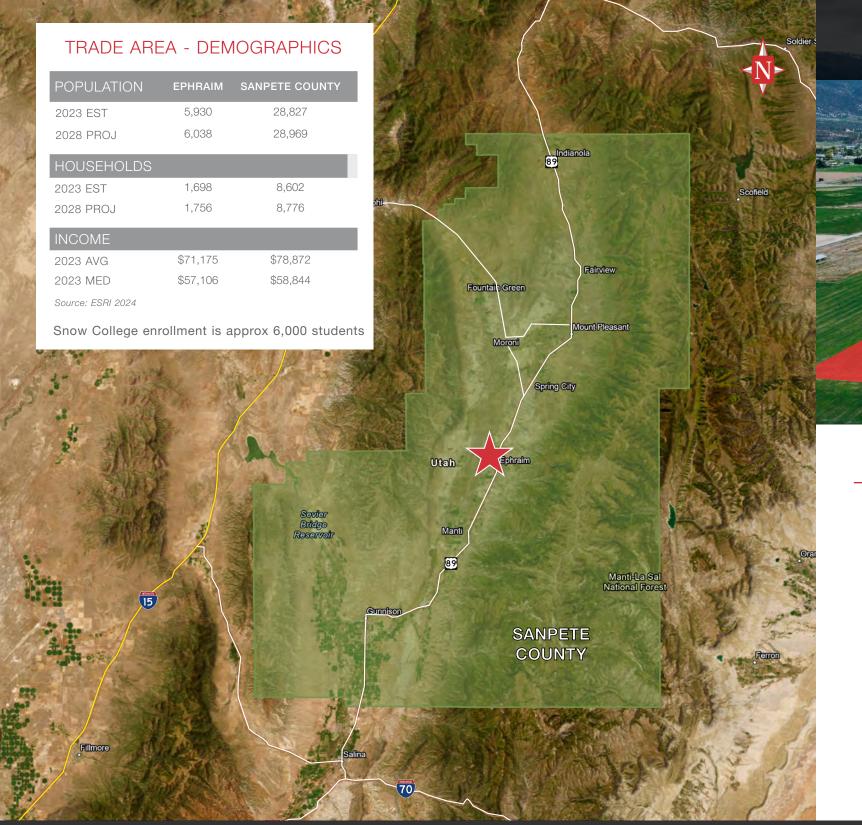
Ephraim Commercial Land

800 N. Hwy 89 Ephraim, UT 84627



LAND | FOR SALE

6.20 AC Available

Ephraim is the hub of Sanpete County. The si is located on the north end of town. It is across the street from Wal-Mart and close to many newl established businesses.

Growth in Ephraim: Snow College enrollment is approx 6,000 students and is offering more four-year degrees every year. USU now has an extension campus located in Ephraim. 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.



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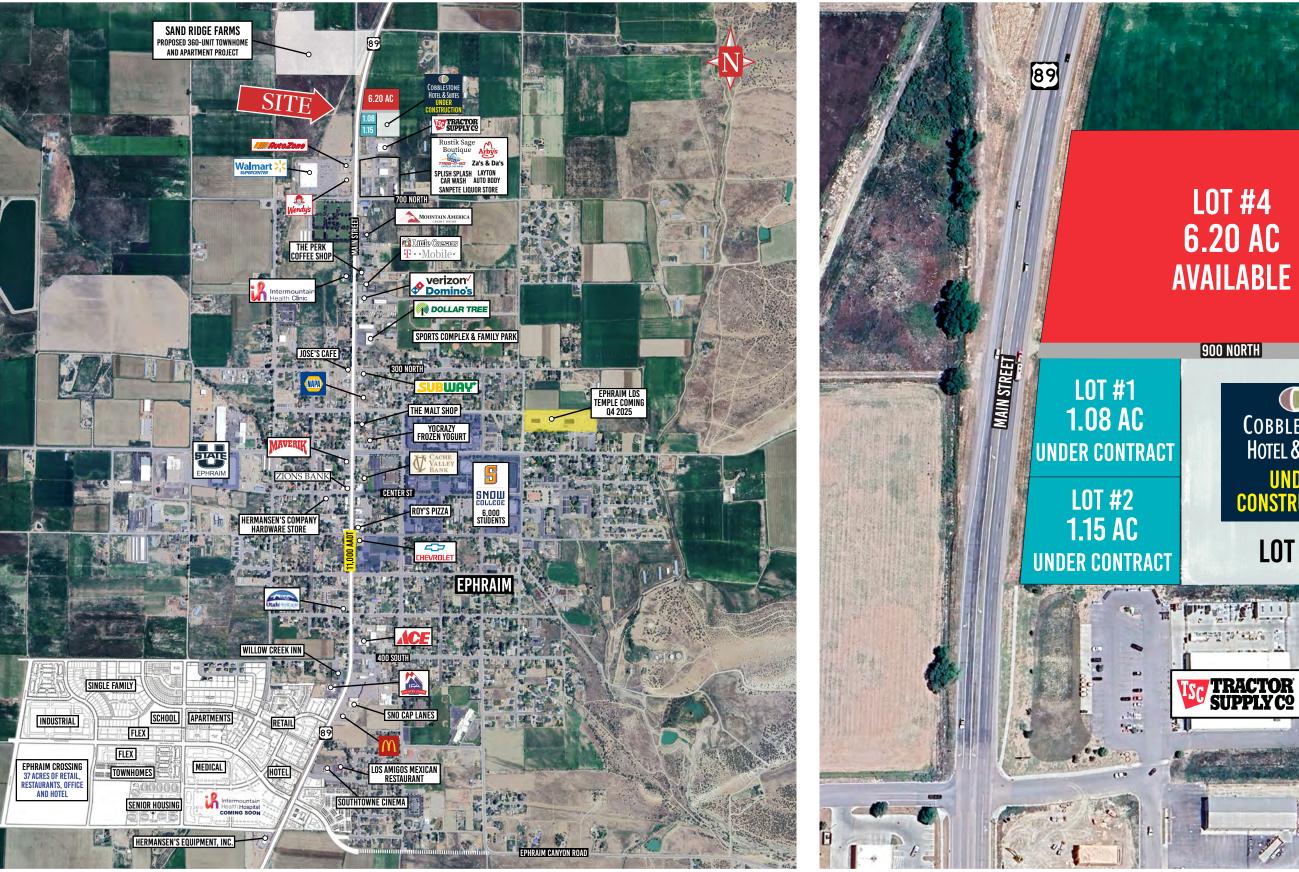


>	Lot 1: 1.08 AC \$499,000 under contract
	Zoned BC with sewer/water/power/fiber onsite
	with HWY 89 frontage (ready to build).
>	Lot 2: 1.15 AC \$525,000 under contract
	Zoned BC with sewer/water/power/fiber onsite
	with HWY 89 frontage (ready to build).
>	Lot 4: 6.20 AC \$2,295,000
	Zoned BC with sewer/water/power/fiber
	to corner of property HWY 89 frontage (needs
	to be designed).

Marlon Hill Principal Broker, MBA 801 548 3262 mhill@naipremier.com

Tom Longaker

Associate Broker 801 755 1264 tlongaker@naipremier.com







LOT #3

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