

# Ephraim Commercial Land

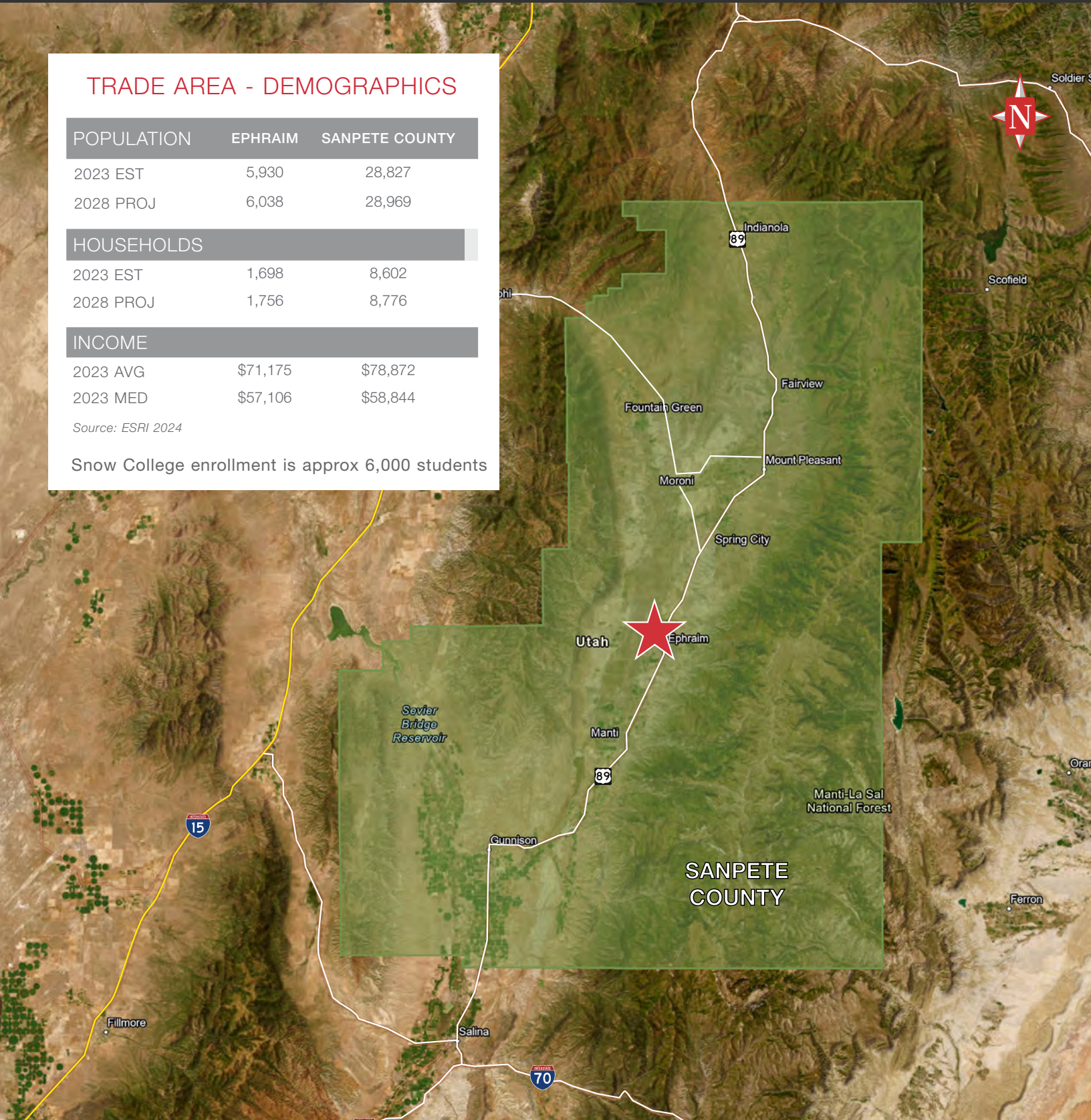
800 N. Hwy 89  
Ephraim, UT 84627

## TRADE AREA - DEMOGRAPHICS

POPULATION	EPHRAIM	SANPETE COUNTY
2023 EST	5,930	28,827
2028 PROJ	6,038	28,969
HOUSEHOLDS		
2023 EST	1,698	8,602
2028 PROJ	1,756	8,776
INCOME		
2023 AVG	\$71,175	\$78,872
2023 MED	\$57,106	\$58,844

Source: ESRI 2024

Snow College enrollment is approx 6,000 students



## LAND | FOR SALE

**Ephraim is the hub of Sanpete County.** The site is located on the north end of town. It is across the street from Wal-Mart and close to many newly 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.

### PROPERTY INFORMATION

- > **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).

