

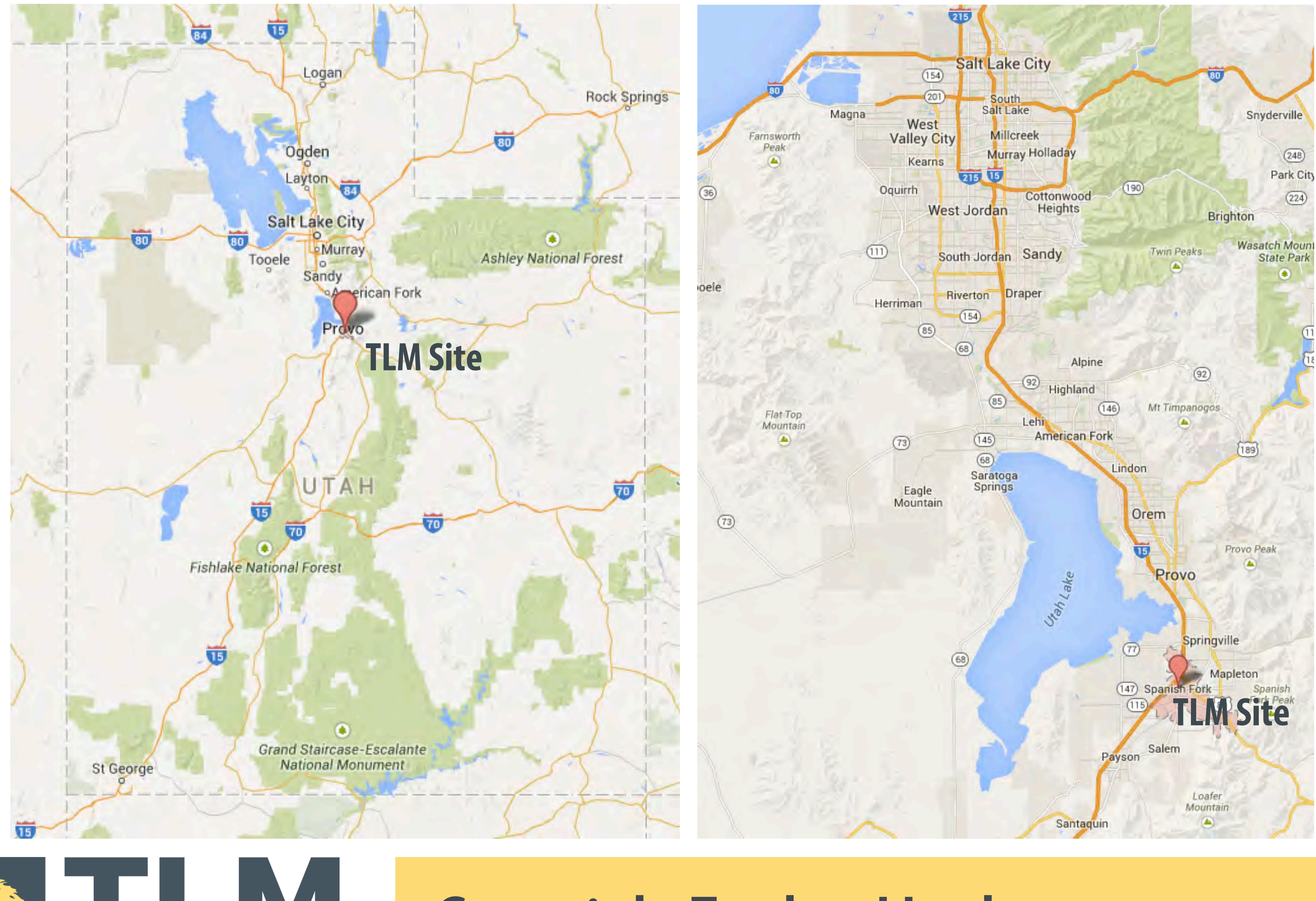


Expressway Plaza - Spanish Fork, Utah County, Utah

Key Facts

- Explosive population growth in Spanish Fork and Utah County
- Property is at the front door of the 240-acre Canyon Creek Commercial Center. • On busy US-6 less than a half-mile from Interstate 15 interchange.
 - Large site with multiple expansion opportunities.

Location





TLM realty corp

Spanish Fork

- Spanish Fork is located in Utah County, Utah.
- Located at the intersection of Interstate 15 and US-6.
- 9 miles south of Provo, home of BYU.
- 50 miles south of Salt Lake City.

Location





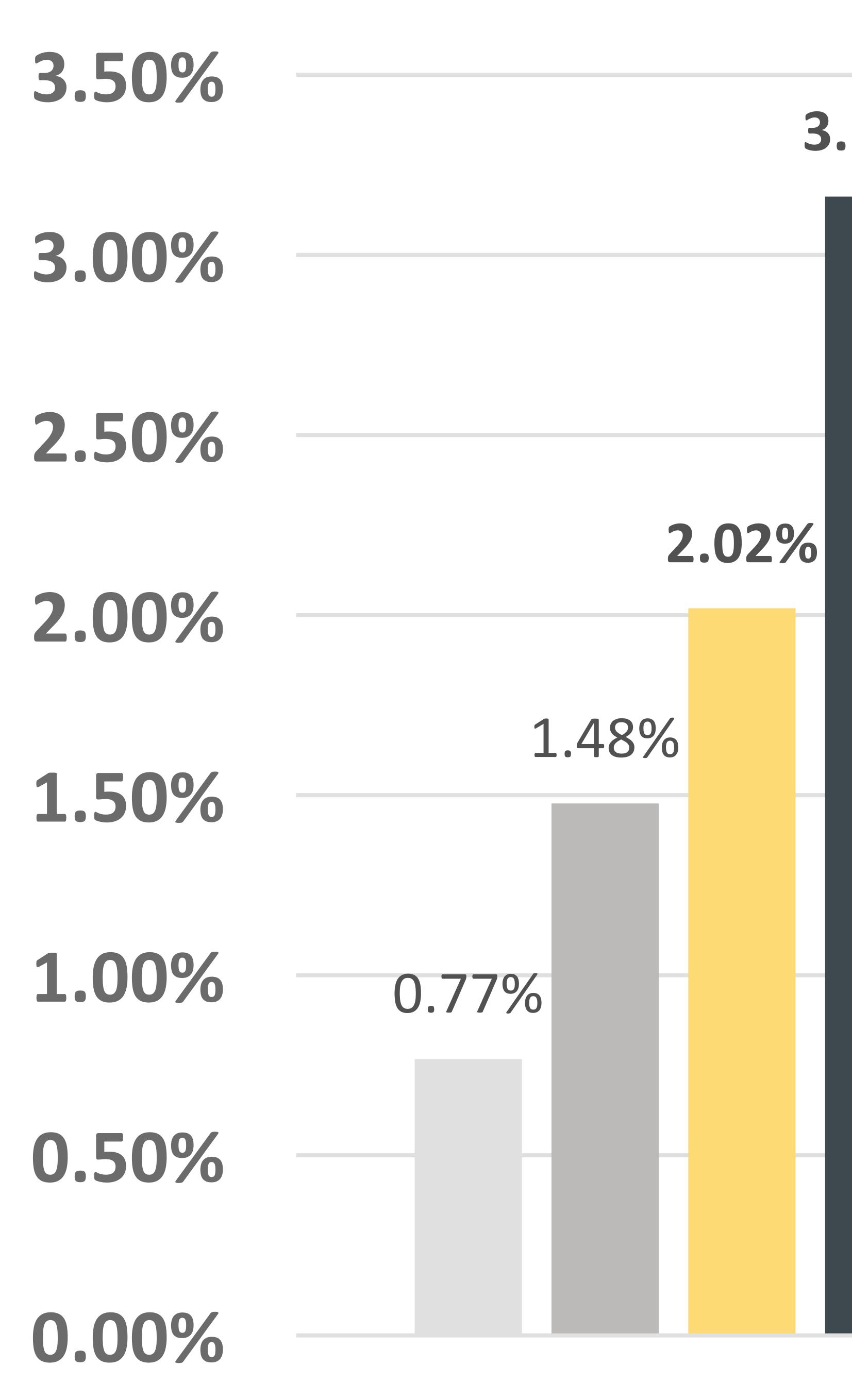
Spanish Fork

Commercial Development for Spanish Fork is concentrated at north end of City, along US-6 near Interstate 15. **Expressway Plaza is located** on US-6 at Expressway Lane. Traffic count on US-6 in front

of shopping center is 26,000 vehicles per day.

Interstate 15 volume at US-6 interchange is 80,000 VPD.

Explosive Growth in Recent Years Annual Population Growth



2011

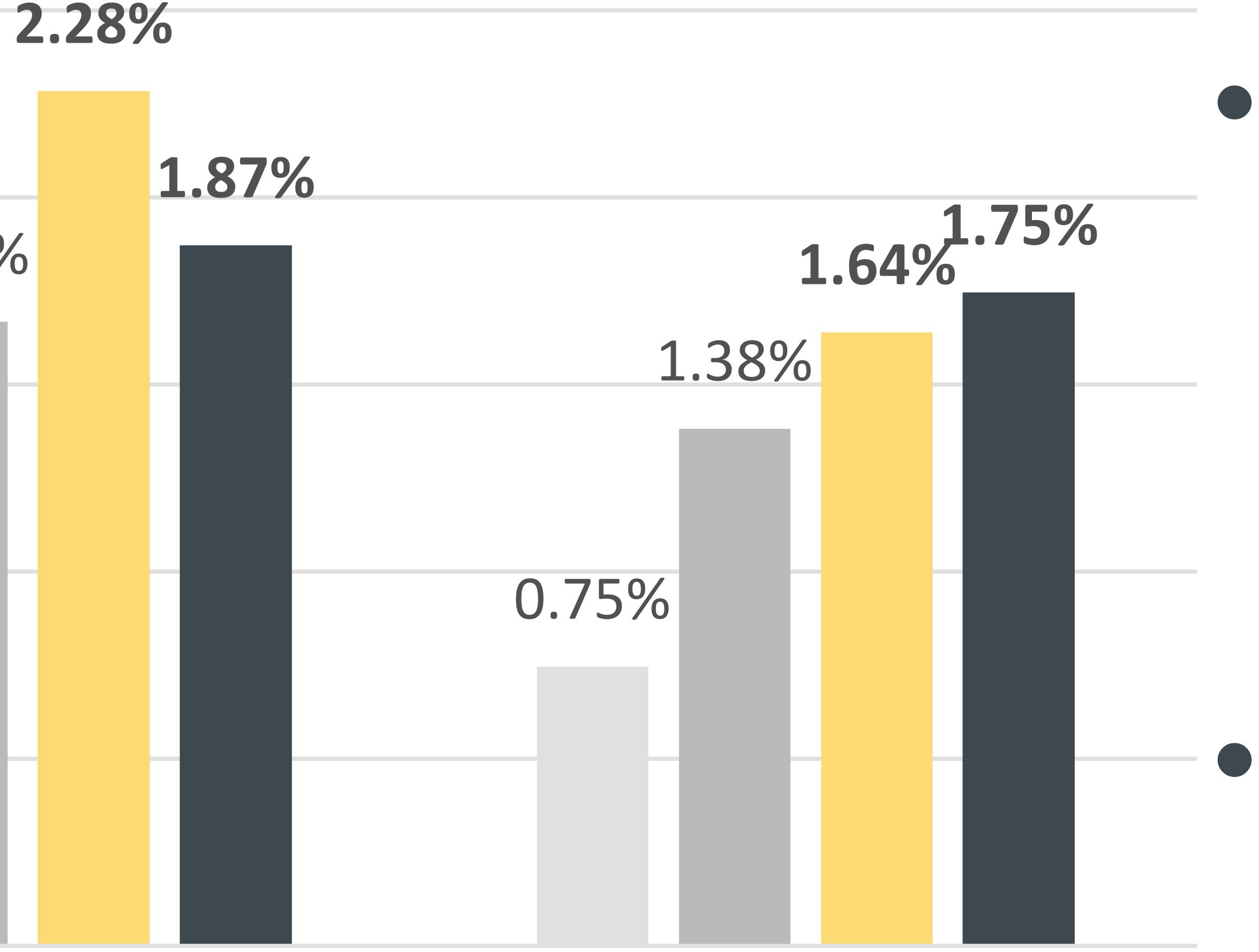


.16%				
				2.289
	1.80%			7%
	1.42%	1.37%		
	0.77%		0.76%	
	201	2	2	2013

U.S. Utah Utah County, UT Spanish Fork, UT

*Data from US Census and Mountainland Association of Governments

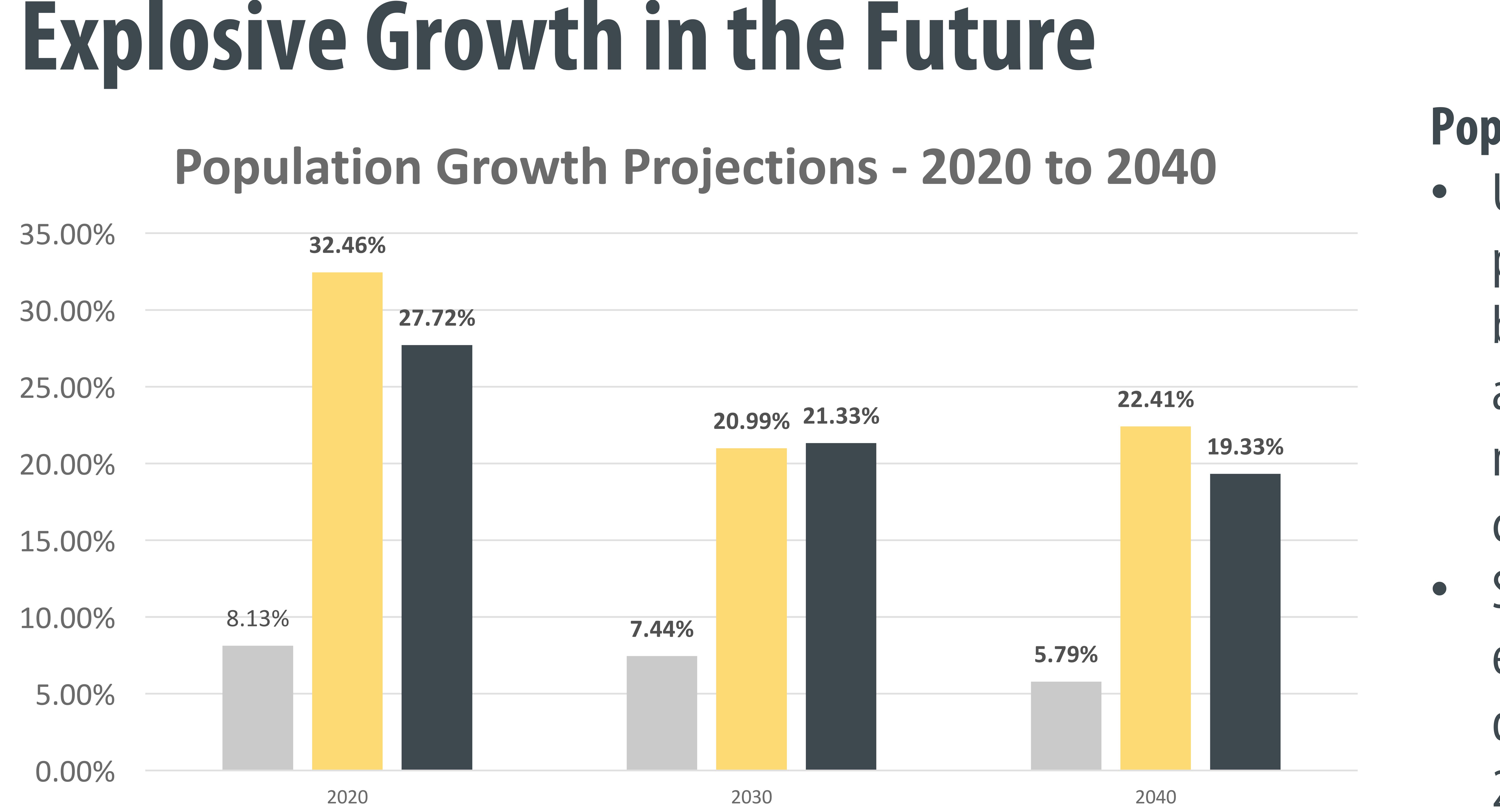






Population Growth*

- Utah County was among the top 100 fastest growing counties in the US from 2010-2014
 - In the past four years. Growth in Spanish Fork has outpaced the US average growth rate
 - by more than 300%.
 - Even in fast-growing Utah, Spanish Fork and Utah
 - County are growing 33% faster than the state average.





United States Utah County, UT Spanish Fork, UT

*Data from US Census and Mountainland Association of Governments

Population Growth*

• Utah County's population is projected to grow by 60% between 2010 and 2030, adding 313,800 residents,

- more than any other Utah
- county.

Spanish Fork's population is expected to more than double between 2010 and 2050, adding 37,300 new residents.

Commercial Activity















Commercial Activity in Spanish Fork

- Walmart opened directly behind property in March
- Costco opened across US-6 in October 2012
- Good Earth Natural Foods, Chick-fil-A, Five Guys, and others are currently under **INNSTRUCTION**

Canyon Creek Commercial Center



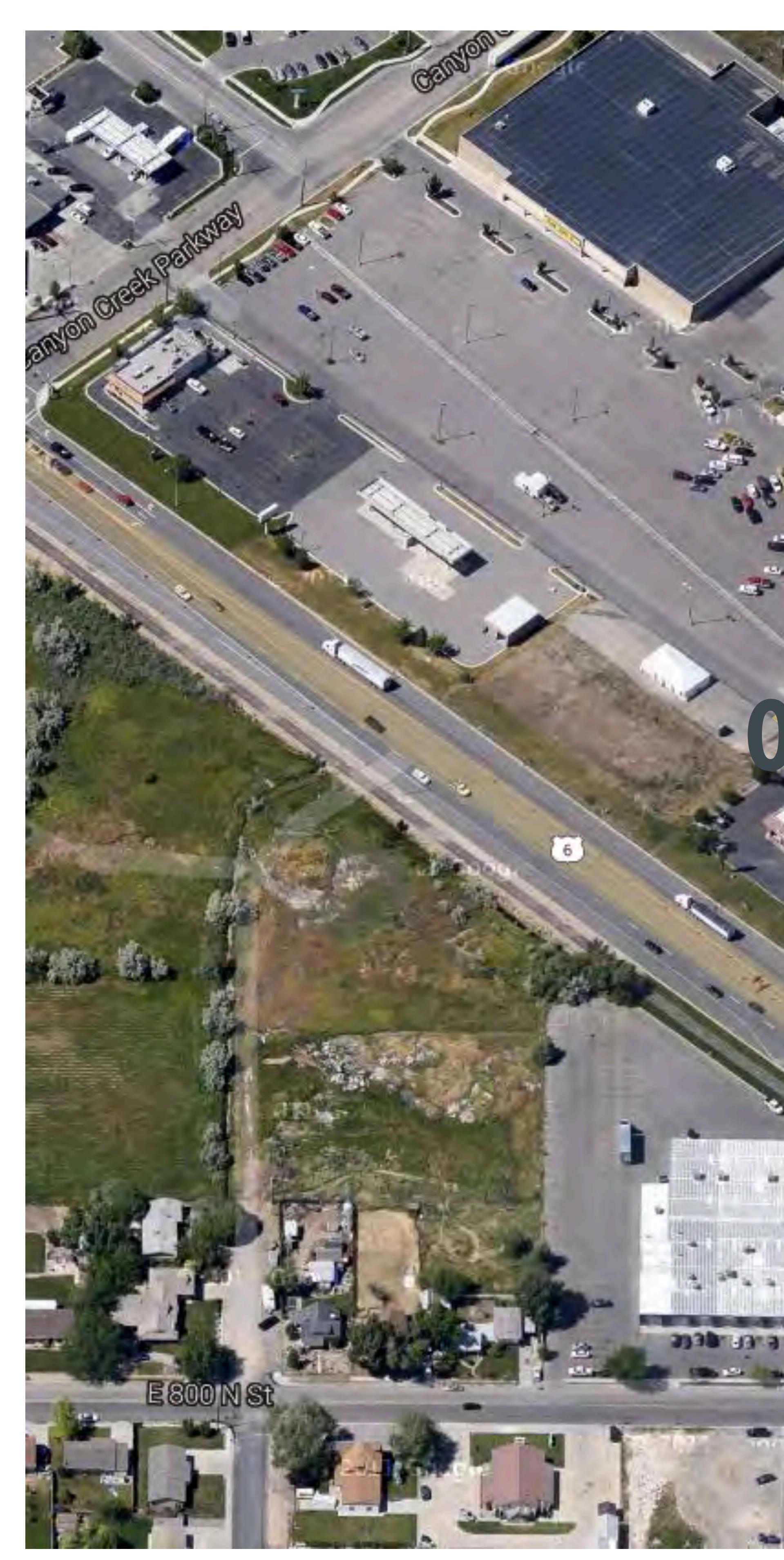




- office uses.
- Anchored by Intermountain Health Care, Walmart, and Costco. Developed by Woodbury

Canyon Creek Commercial Center Regional shopping center destination currently under

- construction.
- 240 Acre development includes
- health care, retail, cinema, and





Expansion Opportunities

TLM Site



Site Opportunities Currently a BigK Kmart Store. Already developed site is approved for commercial use and can be repurposed and redeveloped in a timely and costeffective manner as compared to greenfield development. Numerous Expansion

Demographics





Demographics (Census: ACS 2013) Population

- 5 Mile: \$73,884 3 Mile: 12,334

- 3 Mile: 45,623
- 5 Mile: 76,664
- ' Mile: 97,881
- Average Household Income
 - 3 Mile: \$71,363

 - ' Mile: \$73,064

- 5 Mile: 21,236
- Mile: 27,365

Site Plan



