

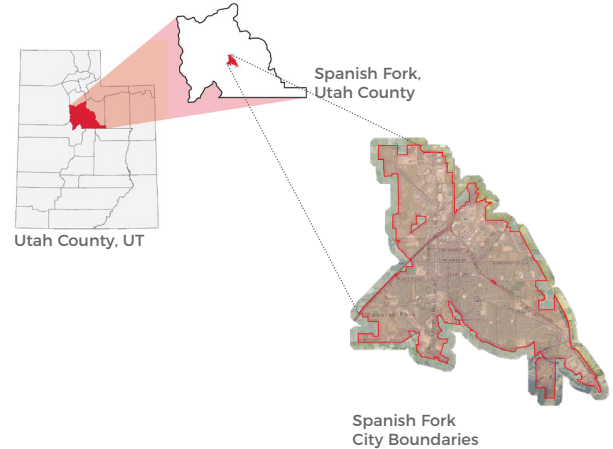
# COMMUNITY PROFILE



## SPANISH FORK AT A GLANCE

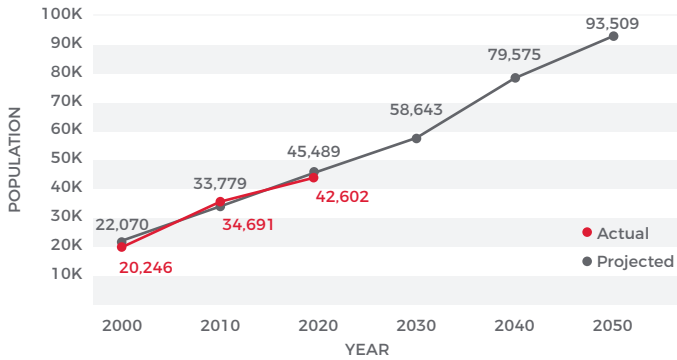
The City of Spanish Fork is located at the junction of Interstate 15 and US Highway 6. These major highways provide access to Las Vegas and Southern California to the south, Salt Lake City and Interstate 80 to the north, and Interstate 70 and Denver to the east. Spanish Fork is nestled along the Wasatch mountain range and Utah Lake 50 miles south of Salt Lake City and 10 miles south of Provo.

Spanish Fork is a growing community of approximately 50,000 people which strives to maintain a high quality of life by providing an outstanding environment for working, recreating and enjoying life. The City believes in pride and progress, and is the only community in Utah that owns and operates a municipal cable TV and high speed internet service.



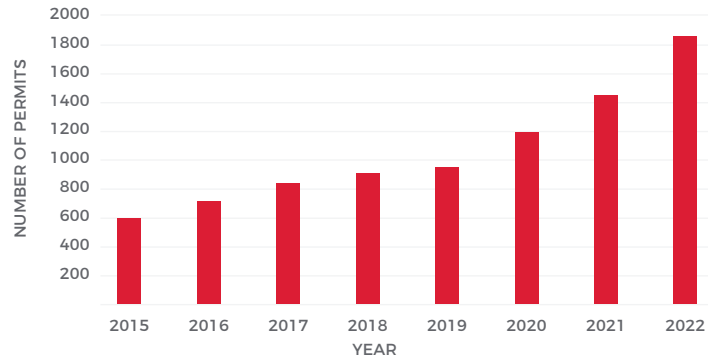
## RECENT GROWTH IN SPANISH FORK

### POPULATION - GROWTH PROJECTIONS



Spanish Fork's growth is evident in the City's population data. The City's population has grown roughly 18% since 2012. Spanish Fork is projected to reach populations of 58,643 in 2030, 79,575 in 2040, and 93,509 in 2050.

### DEVELOPMENT - BUILDING PERMITS ISSUED



Extensive growth of the City in the last decade has contributed to a significant increase in the number of building permits issued for new homes and new commercial buildings. This growth is expected to continue as the county and state populations increase.

## KEY DEMOGRAPHICS

0.75%

Growth Rate

27.3

Average Age

3.66

Persons per Household

80%

Owner-Occupied Housing

\$85k

Median Household Income

30%

Bachelor's or Higher



## CURRENT TRENDS

### SPANISH FORK CONSUMERS

According to Experian Mosaic consumer segmentation data, the top consumers in Spanish Fork are characterized as being family-centered, active, and prosperous. The prominent demographic group is Promising Families, young couples with children in starter homes, living child-centered lifestyles. These customers are in their early thirties and make around \$112k.



Promising Families



Flourishing Families



Suburban Style

### WORKFORCE

Four colleges and universities are located within a 30-minute radius of the City. Employers have access to over 75,000 educated future professionals within the valley. Of Spanish Fork residents 25 and older, 94.5% have earned a high school diploma or higher, and 30% have earned a bachelor's degree or higher.

**UVU** UTAH VALLEY UNIVERSITY  
40,936 students

**BYU** BRIGHAM YOUNG UNIVERSITY  
34,390 students

**M** MOUNTAINLAND TECH COLLEGE  
3,795 students

**Provo** COLLEGE  
684 students

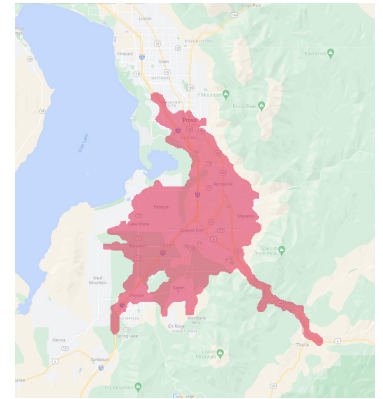
### INDUSTRY AND RETAIL

Since 2015, the City has issued 718 commercial building permits. Spanish Fork's Canyon Creek is one of Utah's fastest growing commercial centers with major retailers such as Costco, Lowe's, Walmart, and Cinemark that contribute to the City's dynamic local economy.

Spanish Fork also attracts major employers including Young Living, Mountain Country Foods, and Intermountain Healthcare.

#### Potential Drive Time Market

This map illustrates the population that can be reached within a 20 minute drive of local commercial centers.



## THE FUTURE OF SPANISH FORK



#### CONNECTED

Extending City utilities, integrating more efficient traffic routes, and building a Frontrunner station within Spanish Fork will create a more robust infrastructure system for the future. This system will increase mobility, facilitate efficient movement through town, and better connect Spanish Fork to its surroundings.



#### DYNAMIC

Over the next three decades, Spanish Fork is expected to reach over 93,000 residents. The growing population will support a diversifying range of both new housing and industry in the City. These markets will continue to support an increasingly dynamic local economy.



#### CONVENIENT

Spanish Fork is well situated to serve a large trade area surrounding the City. The location has allowed for the development of major retail centers and industrial sites that will benefit from the large customer base while creating numerous job opportunities.