



MULBERRY FARMS

SANTAQUIN, UT

FAMILY LIVING IN THE HEART OF SOUTH UTAH COUNTY

MULBERRY FARMS

Mulberry is a proposed 480-acre Master Planned Community in the heart of South Utah County that will be home to many families for years to come. Consisting of over 1,700 residential lots ranging from entry-level single family attached homes to 1 acre + horse properties, over 30 acres of parks and open space, walking and horse trails, and both public and private amenities, Mulberry will fit the lifestyles of a wide range of demographics.



**MULBERRY
FARMS**

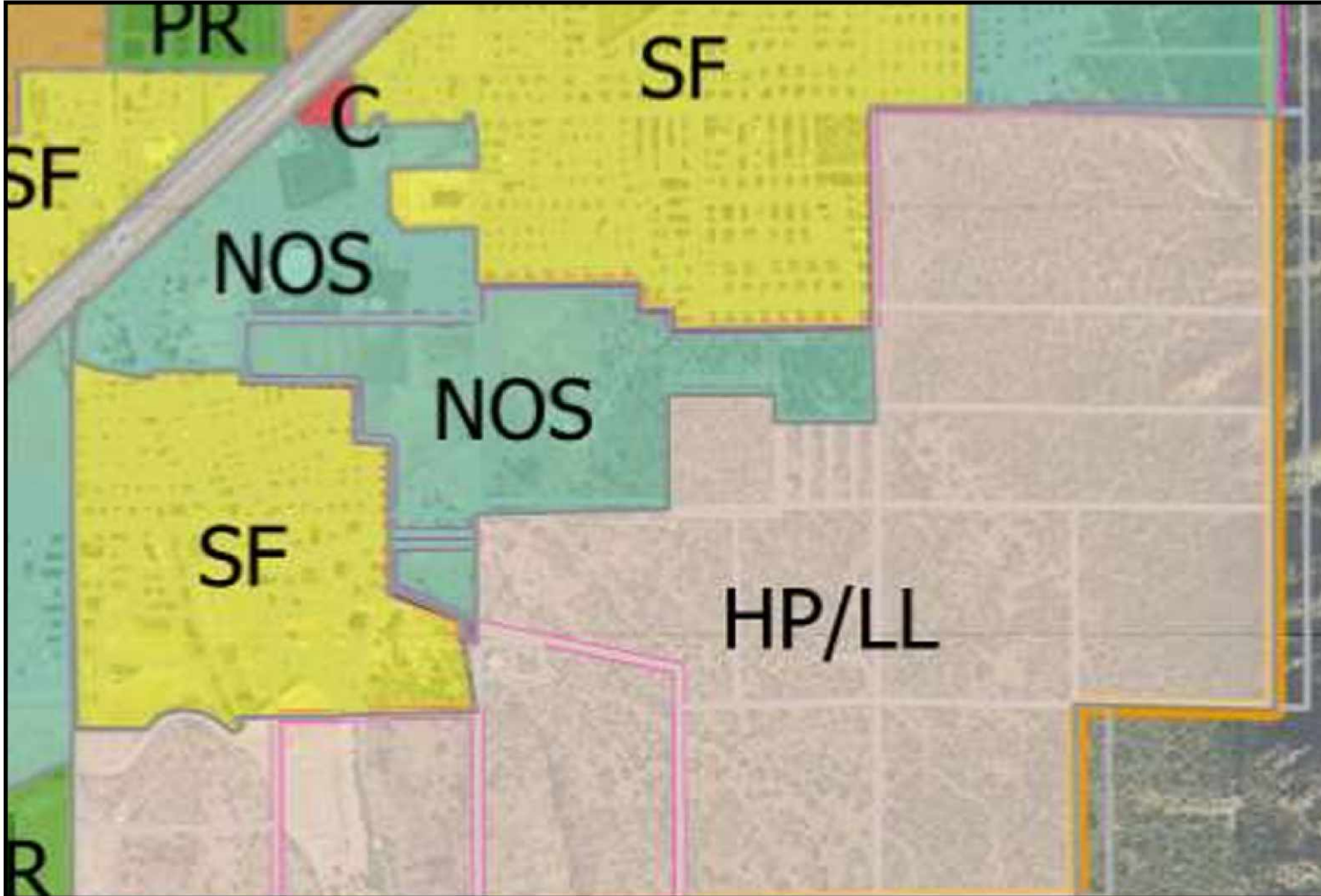
SANTAQUIN, UT

HONORING SANTAQUIN'S ROOTS: MULBERRY FARMS

- The name "Mulberry Farms" pays homage to Santaquin's history.
- Santaquin's early settlers planted mulberry trees, a nod to the city's potential in silk production.
- Mulberry Farms aspires to be a cornerstone of the community, just like the mulberry tree.



SANTAQUIN CITY MASTER PLAN



PHASE 1 AND 2

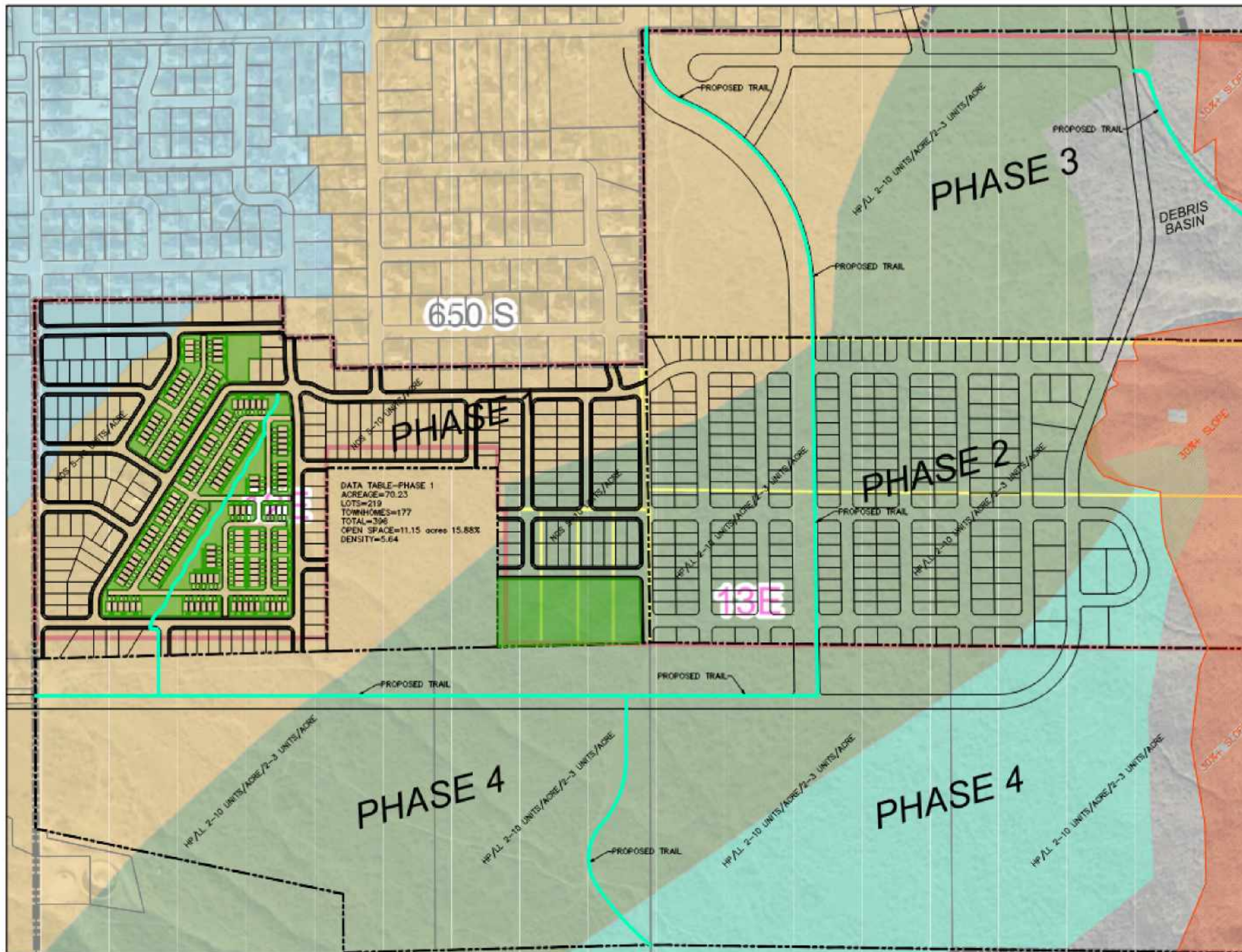


ALIGNING WITH SANTAQUIN'S VISION

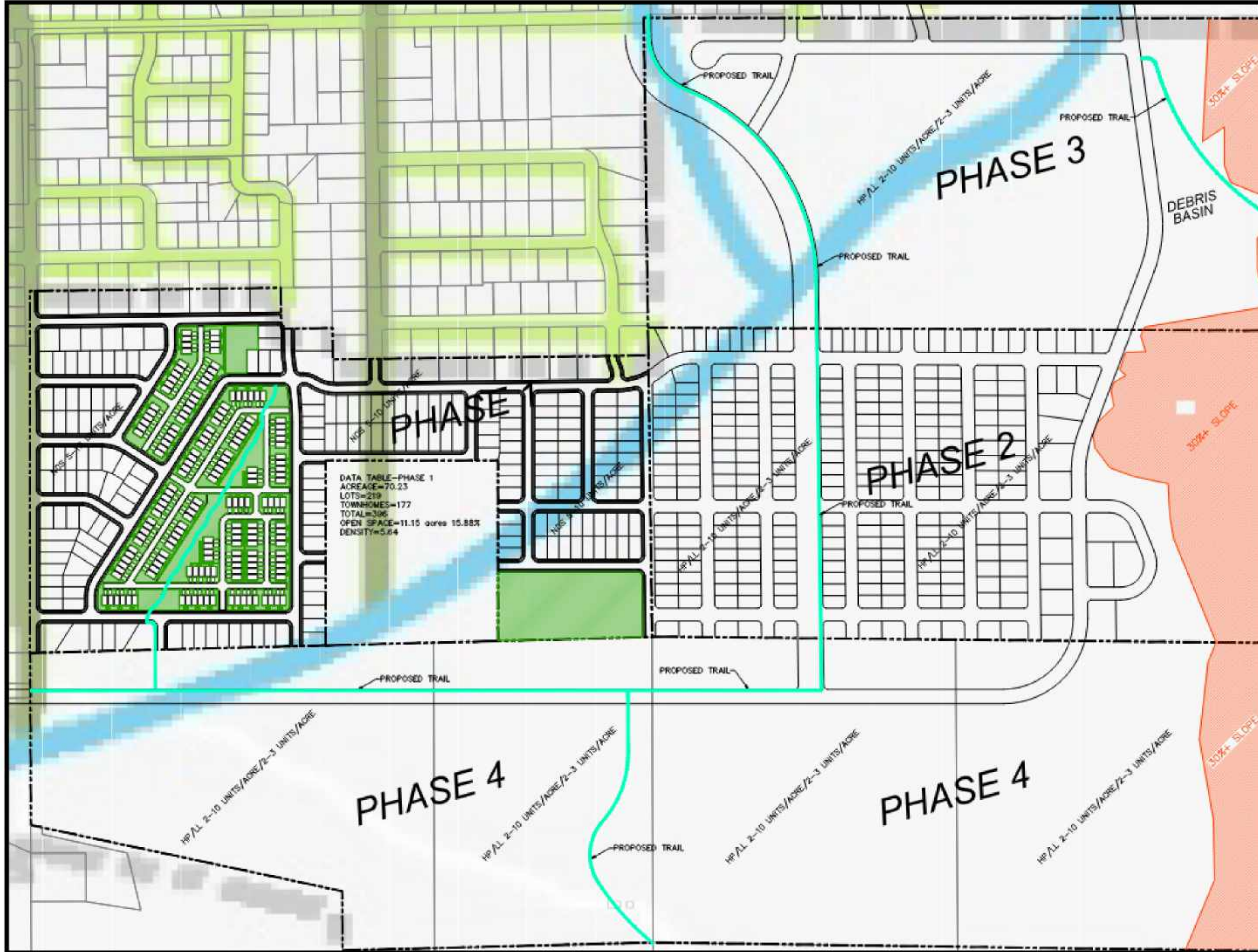
- Mulberry Estates adheres to the Santaquin City's master plan for future development.
- The development complements existing infrastructure and planned transportation routes.
- Our vision aligns with the city's vision for a sustainable and connected community.
- Mulberry is designed and meant to allow for Santaquin families to stay rooted as families progress through life.



WATER STUDY INSIGHTS



TRAFFIC PLAN



PLANNED

	Santaquin City Plan Proposal	Mulberry Farms Proposal
Zoning	Neighborhood W/ Open Space & Hillside Protection / Large Lot	Neighborhood W/ Open Space & Hillside Protection / Large Lot
Density	5-10 Units Per Acre	5.64 & 3.52
Open Space	"Single family dwellings and townhomes with an allowance for small lots to help create open spaces"	Open space provided in single family attached portion and throughout total development.
Traffic	See Traffic Map	Developer would pay for connected system that meets master plan.
Trails	"Build more trails to better connect neighborhoods to the City-wide trail system."	Connected trail system that integrates trail system throughout the community

HOUSING STATISTICS

“Most jurisdictions must incorporate a moderate income housing element within their general plan....The Utah Code of Amendment sections 10-9a-103(40) and 17-27a-103(43) define moderate-income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” - [Utah Workforce Services Website](#)



\$95,338

UT County Median Income - United States Census Website



\$76,270

Moderate income UT County (80% of \$95,338)



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