



# MULBERRY FARMS

SANTAQUIN, UT

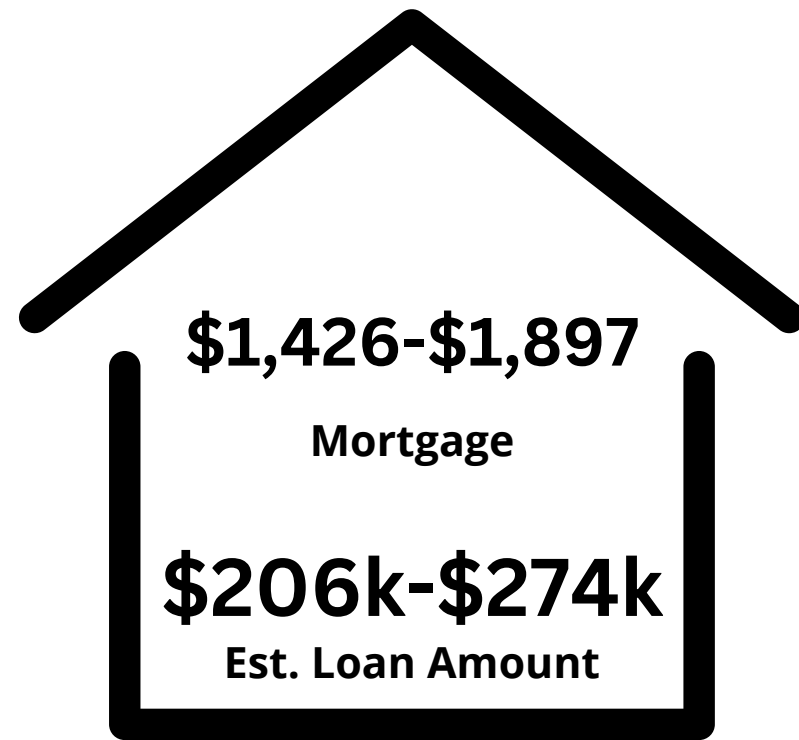
FAMILY LIVING IN THE HEART OF SOUTH UTAH COUNTY

# SANTAQUIN STATISTICS

"... 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."

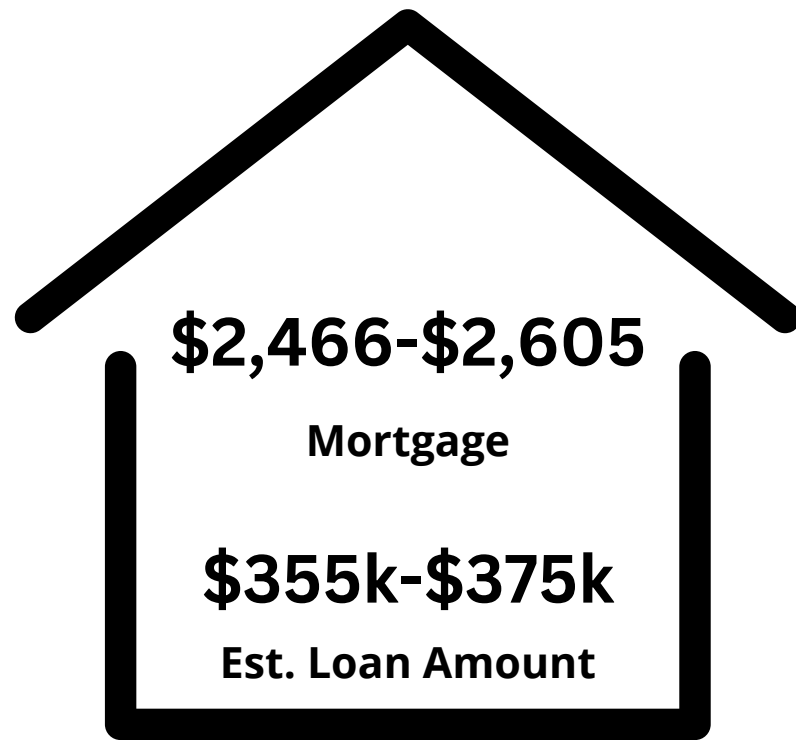
- Utah Workforce Services Website

**\$348,900**  
**Median Home Value**



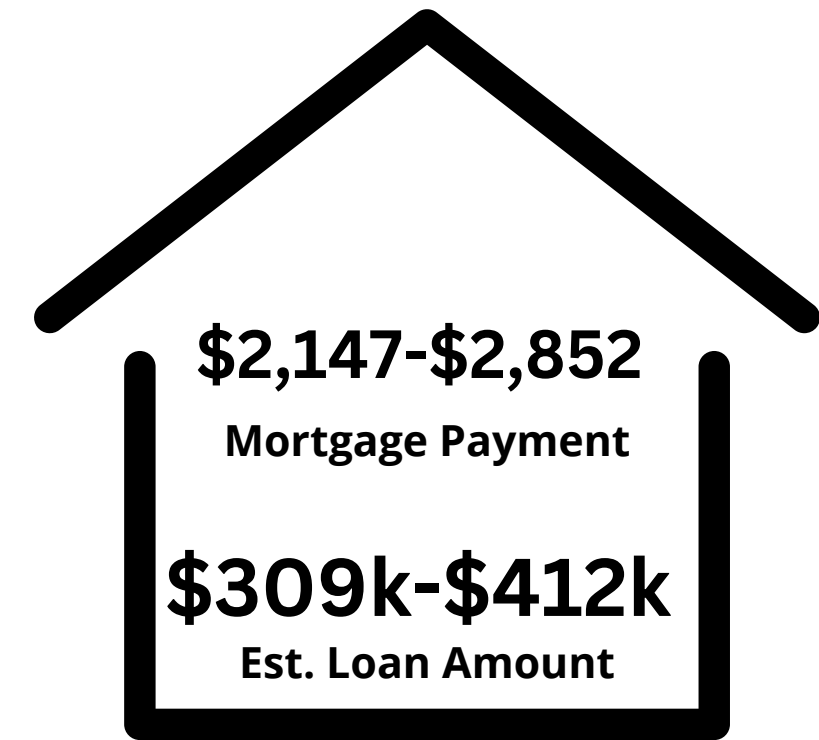
**\$68,681**

Moderate Income (80% of Median)



**\$85,851**

Santaquin / Payson Median Income



**\$103,021**

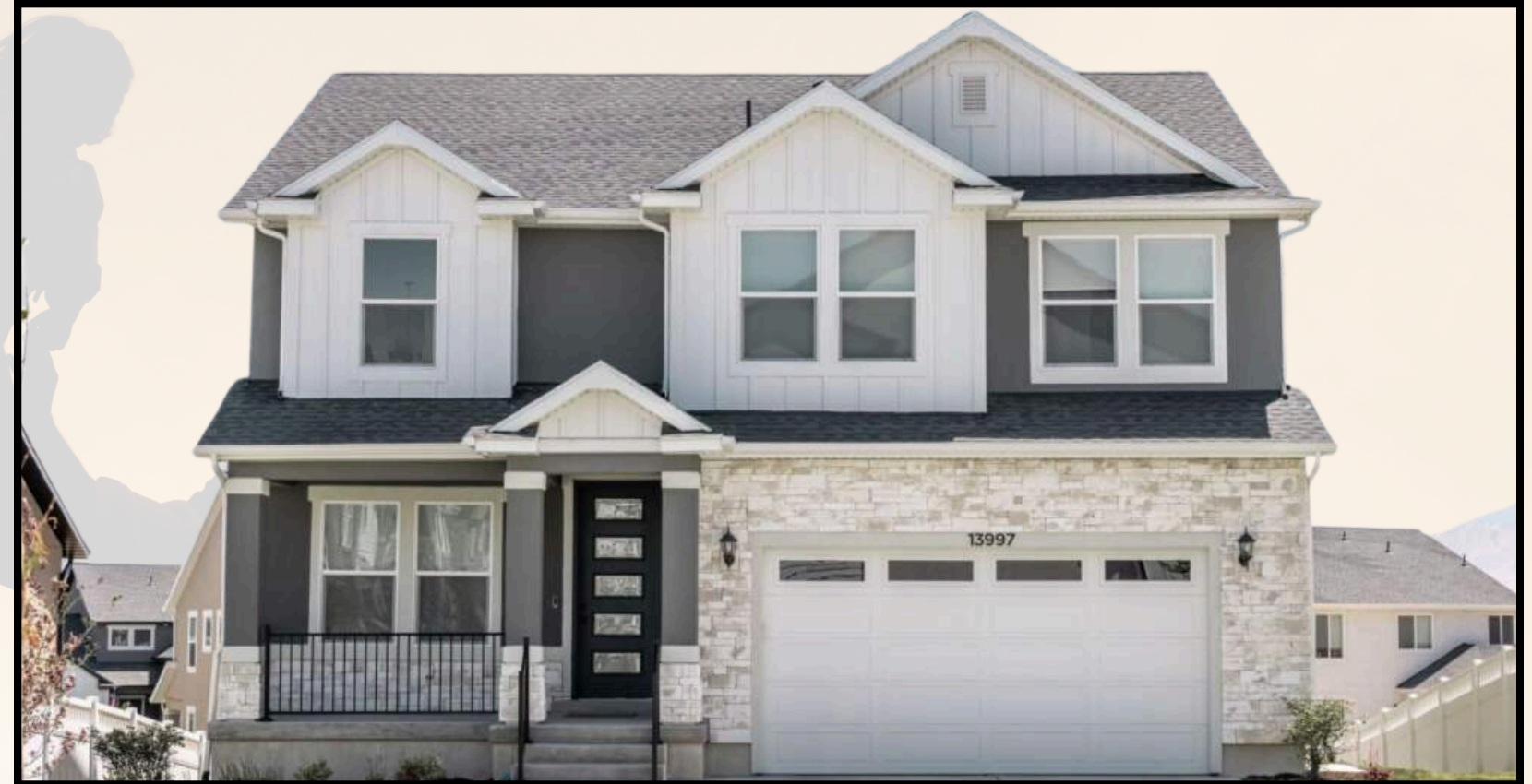
Upper-Moderate Income (120% of Median)



# MULBERRY DEMOGRAPHICS SMALL LOT HOMES



- Home Price Range: \$500k-\$600k
- 3 Bed Room, 2.5 Bathroom
- 2,000 Sqft. - 3,000 Sqft.
- Family of 3-5
- Income: \$125k - \$150k





# MULBERRY DEMOGRAPHICS MEDIUM LOTS



- Home Price Range: \$650k-\$800k
- 4-5 Bed Room, 3 Bathroom
- 3,000 Sqft. - 4,500 Sqft.
- Family of 4-6
- Income: \$150k - \$200k





# MULBERRY DEMOGRAPHICS LARGE LOTS



- Home Price Range:\$800k+
- 4 Bed Room, 3 Bathroom
- 4,000 Sqft. - 6,000 Sqft.
- Family of 4-6
- Income: \$200k+

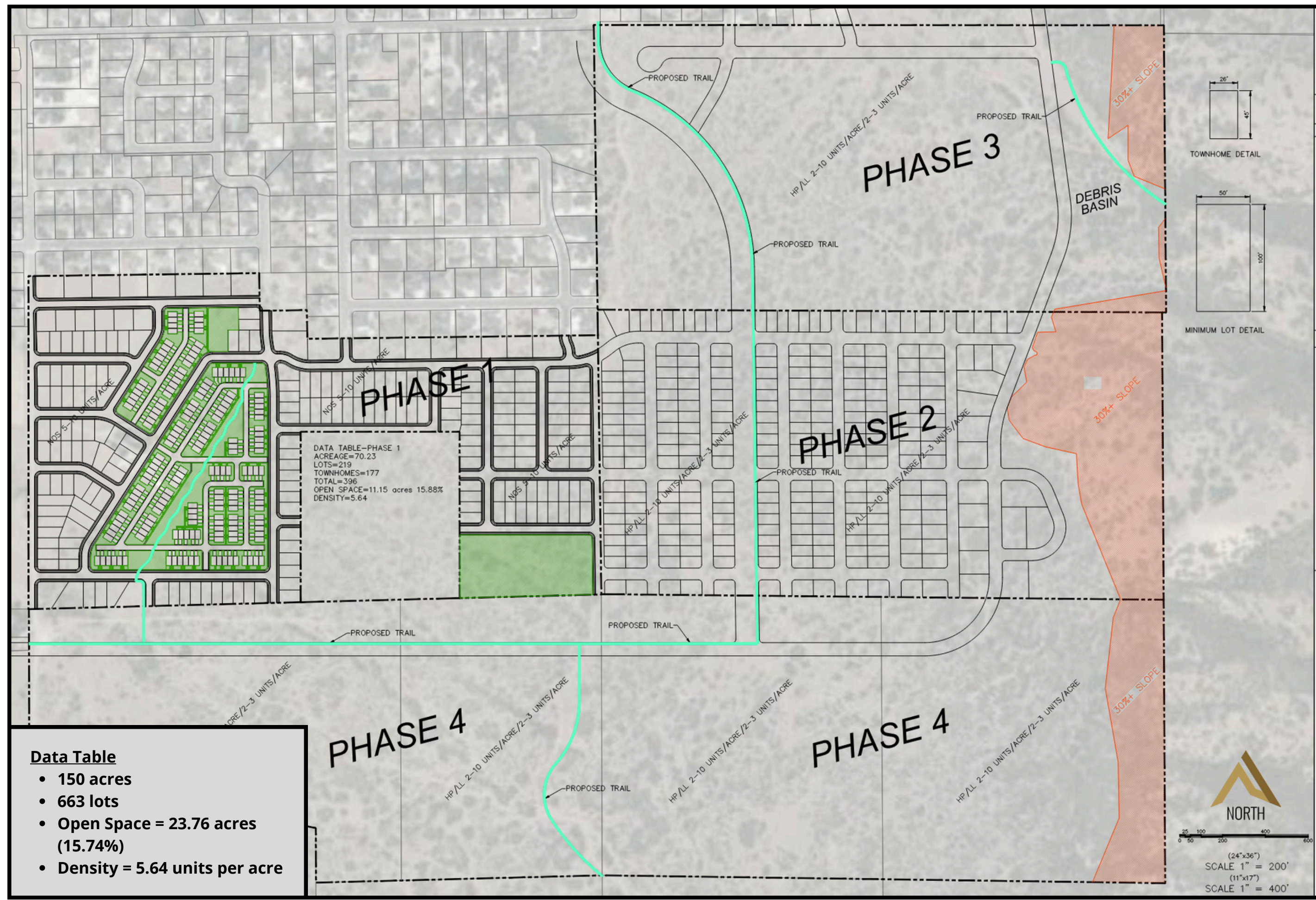




# 1ST PROPOSED OVERALL PLAN (JUNE 2024)

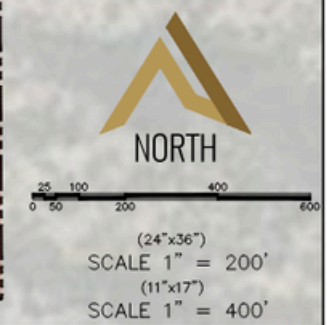
Mulberry Farms

www.canyonstonecapital.com



**Data Table**

- 150 acres
- 663 lots
- Open Space = 23.76 acres (15.74%)
- Density = 5.64 units per acre



SHEET NO. **1**

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

CONCEPTUAL PLAN

SANTAQUIN, UTAH

MULBERRY FARMS

ATLAS ENGINEERING  
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-465-0056  
404 E. 400 N. SUITE 100  
SPRINGVILLE, UT 84907

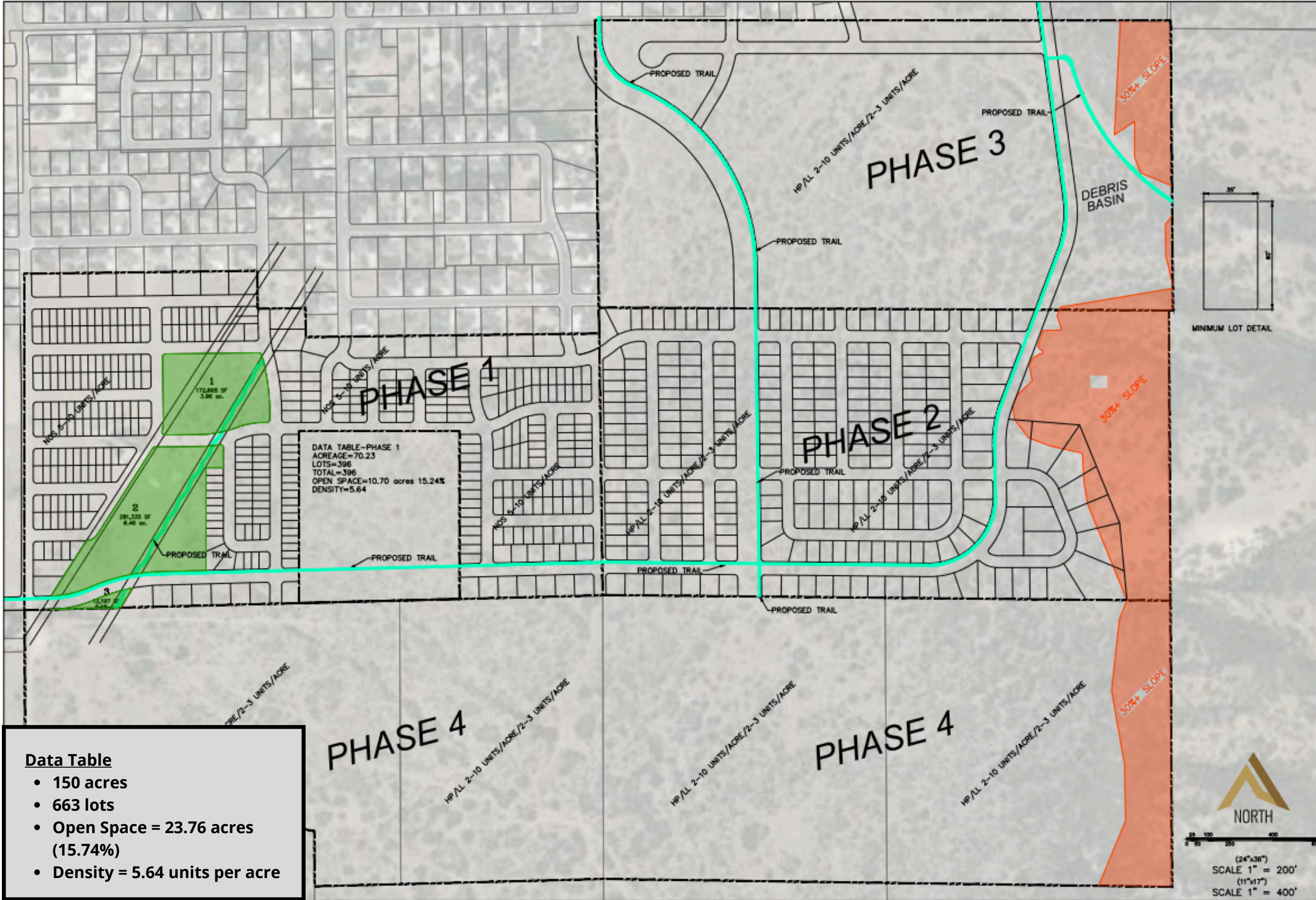
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# 1ST REVISION OF OVERALL PLAN (JULY 2024)

Mulberry Farms

www.canyonstonecapital.com



**Data Table**

- 150 acres
- 663 lots
- Open Space = 23.76 acres (15.74%)
- Density = 5.64 units per acre

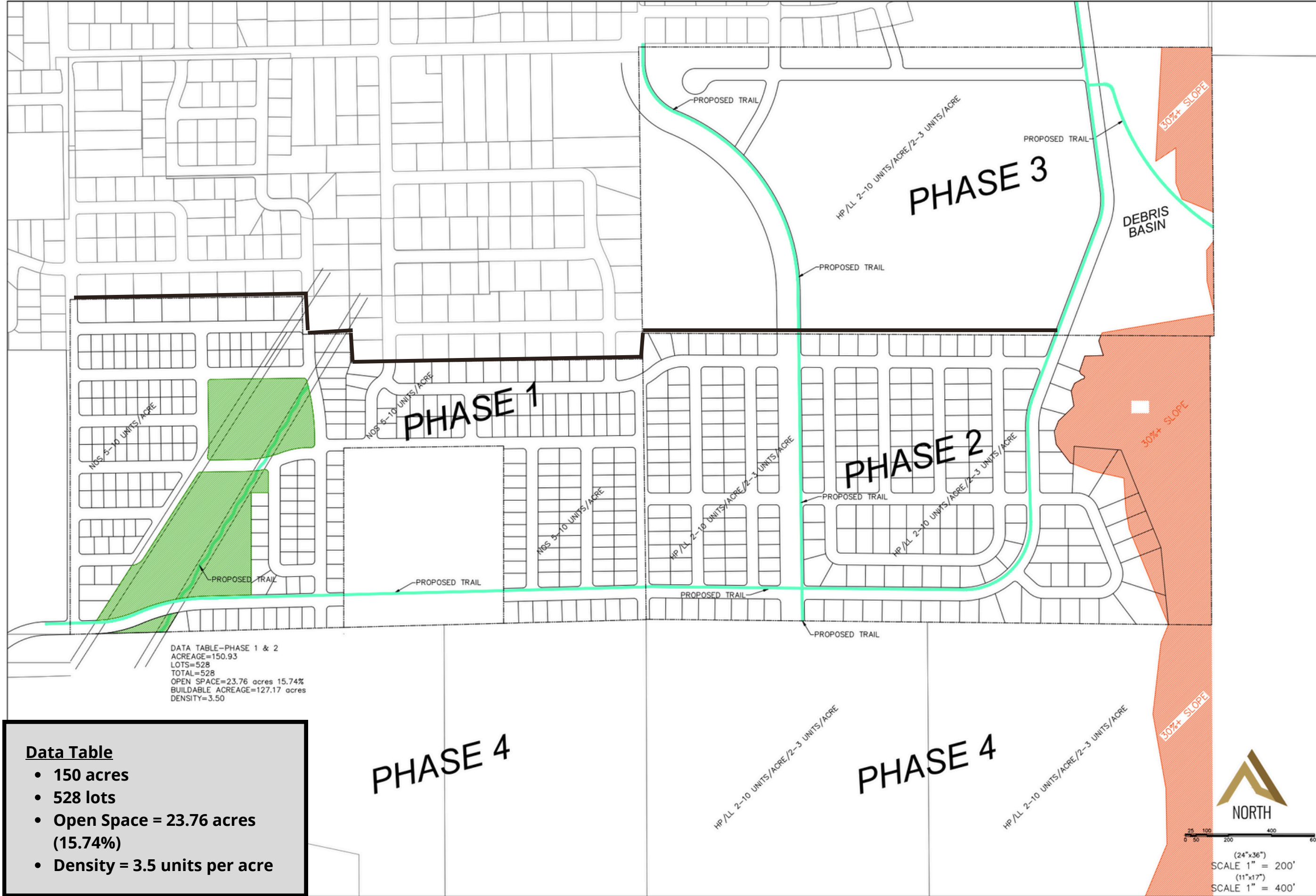
SHEET NO. 1	
CONCEPTUAL PLAN	SANTAQUIN, UTAH
<b>MULBERRY FARMS</b> <b>ATLAS ENGINEERING</b> CIVIL · STRUCTURAL · SURVEY <small>MULBERRY FARMS PROJECT          1000 SOUTH 1000 WEST          SALT LAKE CITY, UT 84119</small>	



# CURRENT PROPOSED PLAN (OCTOBER 2024)

Mulberry Farms

www.canyonstonecapital.com



### Data Table

- 150 acres
- 528 lots
- Open Space = 23.76 acres (15.74%)
- Density = 3.5 units per acre

SHEET NO.		1	
CONCEPTUAL PLAN		SANTAQUIN, UTAH	
MULBERRY FARMS		ATLAS ENGINEERING	
ATLAS ENGINEERING		CIVIL · STRUCTURAL · SURVEY	
PHONE 801-555-0568		PHONE 801-555-0568	
SAGE LODGE SUITE A		SAGE LODGE SUITE A	
SPANISH FORK, UT 84600		SPANISH FORK, UT 84600	
G:\USERS\JARED.ATLAS.ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2023\23-104 AMBERRY - SANTAQUIN\CONCEPT\SANTAQUIN-14.DWG		G:\USERS\JARED.ATLAS.ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2023\23-104 AMBERRY - SANTAQUIN\CONCEPT\SANTAQUIN-14.DWG	
NO.	BY	DATE	
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# PARKS, TRAILS AND AMENITIES

Mulberry Farms

[www.canyonstonecapital.com](http://www.canyonstonecapital.com)





# PARKS, TRAILS AND AMENITIES





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# TRAFFIC STUDY



2024	Background	Plus Project
<b>Assumptions</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Phase 1 complete</li> </ul>
<b>Findings</b>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> </ul>
2035	Background	Plus Project
<b>Assumptions</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Phases 1 and 2 complete</li> </ul>
<b>Findings</b>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> <li>• Excessive eastbound queuing at the Highland Dr / Main St intersection</li> </ul>	<ul style="list-style-type: none"> <li>• Poor LOS at:                             <ul style="list-style-type: none"> <li>○ 130 South / Highland Drive</li> <li>○ Highland Drive / Main Street</li> </ul> </li> </ul>
<b>Mitigations</b>	<ul style="list-style-type: none"> <li>• Highland Drive / Main Street:                             <ul style="list-style-type: none"> <li>○ Add EB RT pocket</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Highland Drive / Main Street:                             <ul style="list-style-type: none"> <li>○ Add NB dual LT lanes</li> <li>○ Add SB RT pocket</li> </ul> </li> </ul>








# MULBERRY FARMS

SANTAQUIN, UT



# EXISTING HOMES FOR SALE

[Back to search](#)  [Save](#) [Share](#) [Hide](#) [More](#)



**\$424,900**  
2027 S Freestone Blvd #427, Santaquin, UT 84655

Est.: **\$2,448/mo** [Get pre-qualified](#)

**3** beds **3** baths **2,376** sqft


[Request a tour](#)  
as early as today at 4:00 pm

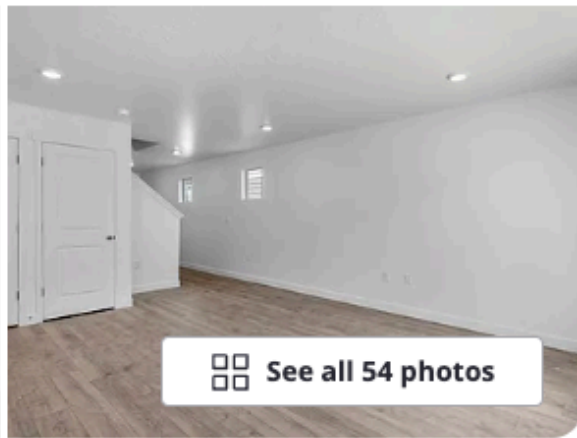




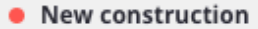
[Contact agent](#)

Single Family Residence	Built in 2024	5,227 sqft lot
\$421,700 Zestimate®	\$179/sqft	\$10/mo HOA



# EXISTING HOMES FOR SALE

[Back to community](#)  [Save](#) [Share](#) [Hide](#) [More](#)









**\$379,990**  
1001 W Broadleaf Dr #417, Santaquin, UT 84655

Est. payment: **\$2,305/mo** ⓘ [Get pre-qualified](#)

**3** beds **3** baths **2,205** sqft

[Request tour](#)  
as early as tomorrow at 1:00 pm

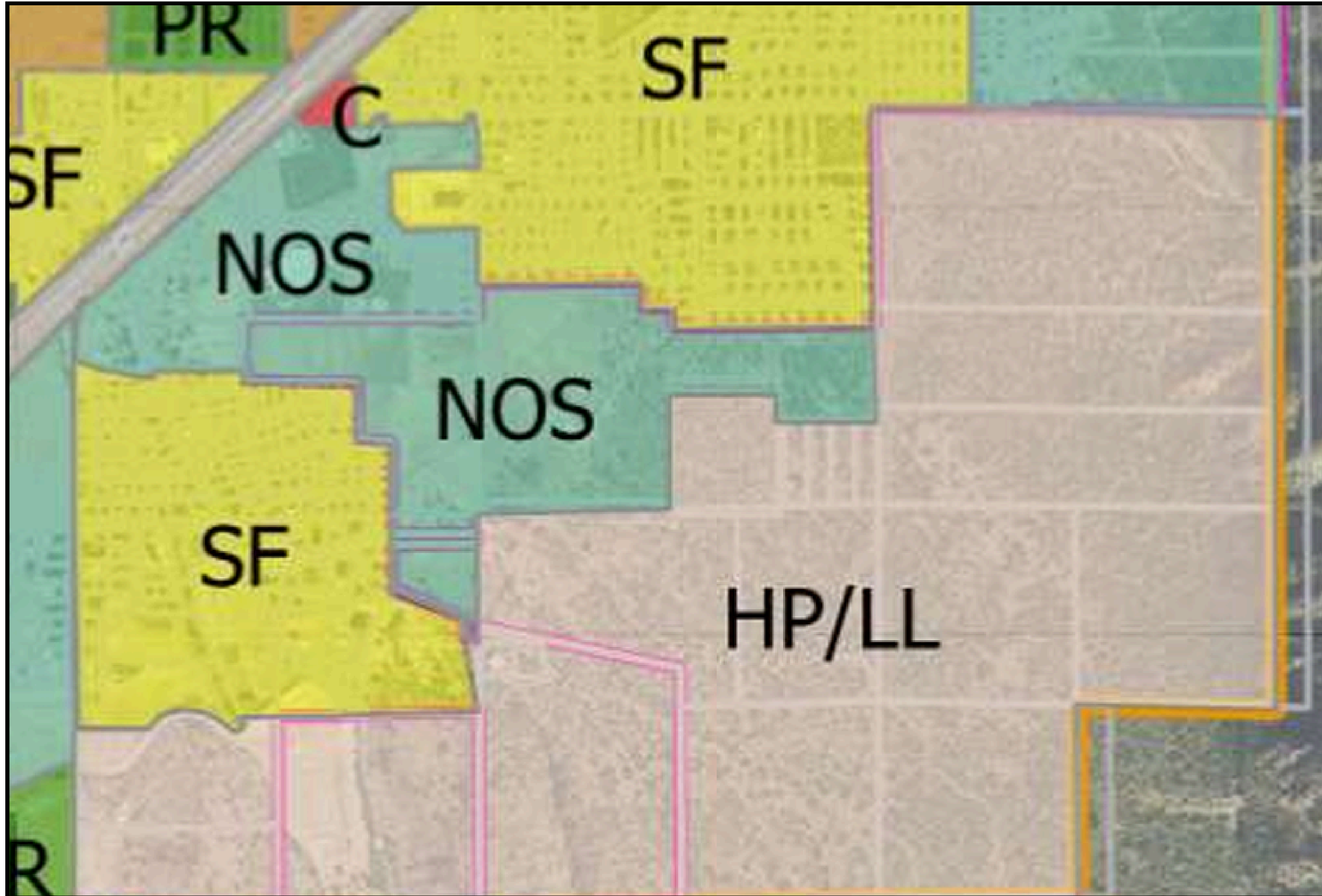
[Contact builder](#)

 Townhouse	 Built in 2024	 871.20 sqft lot
 \$375,200 Zestimate®	 \$172/sqft	 \$105/mo HOA

**What's special**



# SANTAQUIN CITY MASTER PLAN





# TRAFFIC PLAN

