

JUST THE FACTS

28

miles north of Salt Lake City

\$72,272
median income
(Davis County)

#2

America's Most Livable Cities*

higher
graduation rate
than national average
(95% vs. 85%)

30,000
population;
business day impact
grows to 65,000

*Forbes 2010, Ogden-Clearfield Metropolitan Area ranked 2nd, America's Most Livable Cities



QUALITY OF LIFE

Residents of Clearfield enjoy an invigorating four-season climate, a moderate cost of living, high quality education, excellent medical care, and outstanding cultural and recreational opportunities. Clearfield is so much more than just homes and friendly neighborhoods. Here you find a variety of businesses: from unique mom and pop shops and restaurants, to the state's largest employers. Fifteen parks, an award-winning aquatic/recreation center, over seven miles of walking/biking trails, and two urban fisheries contribute to Clearfield's active outdoor lifestyle. The arts come alive in Clearfield with two volunteer-based community choirs, and a community band, comprised of over thirty volunteer musicians. The Clearfield Community Theatre produces quarterly plays-two outdoors at the Bicentennial Park Amphitheater, and two at the newly-renovated Clearfield Community Arts Center. Part of the Davis School District, there are five elementary schools, one junior high and one high school in the city. Clearfield High School boasts northern Davis County's only International Baccalaureate* Program.



Minutes from Clearfield are some of Utah's world famous skiing facilities-twelve to be exact. With 33 state parks, nine national forests and five national parks, Utah ranks as one of the nation's more beautiful states. The Wasatch Front is home of the Utah Symphony, Ballet West, Utah Opera Company and the Mormon Tabernacle Choir. It is also home to a wide variety of sporting venues, and teams including the Utah Jazz and Real Salt Lake. The state was the proud host of the 2002 Winter Olympics, which availed the world of the opportunity to see the many benefits of doing business along the Wasatch Front.

*The International Baccalaureate® (IB) offers high quality programs of international education to a worldwide community of schools. The Diploma Programme for students aged 16 to 19 is a demanding two-year curriculum leading to final examinations and a qualification that is welcomed by leading universities around the world.

LEGEND HILLS

Clearfield's premier office and commercial center, Legend Hills is also the largest office development in northern Davis County. Located on the east side of Clearfield, and bordering Interstate 15, the Legend Hills location is easy access for freeway travelers. The Legend Hills area still has room for additional office and retail development.

DOING BUSINESS

JOIN SOME OF DAVIS COUNTY'S LARGEST EMPLOYERS (all in Clearfield)

- | | |
|-----------------------------------|--------------------------|
| Hill Air Force Base | Clearfield Job Corps |
| Lifetime Products | Futura Industries Corp |
| Utility Trailer Manufacturing Co. | Worthington Foods, Inc. |
| ATK Space Systems, Inc. | Smith Sport Optics, Inc. |

DAVIS COUNTY LABOR FORCE
145,411 (2010)



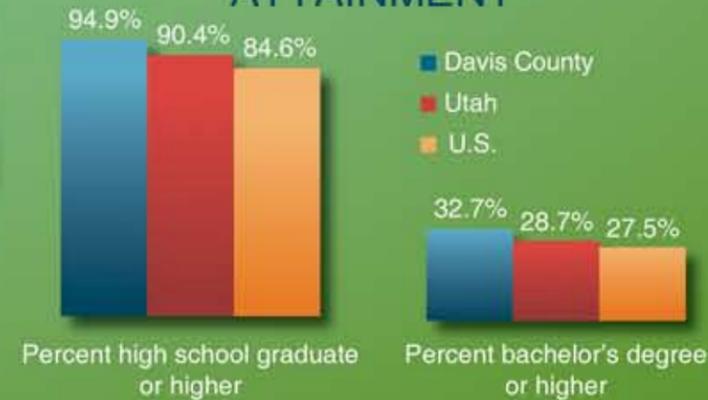
EASILY ACCESSIBLE MAJOR MARKETS

- Ogden, UT
- SLC, UT
- Wasatch Front
- Intermountain West

BUSINESS CLIMATE IN CLEARFIELD

Clearfield has an abundant and ever increasing, diverse labor pool that ranks at the top of the nation in education and productivity. Clearfield is located within minutes of Brigham Young University, the University of Utah, and Weber State University-easy access to a motivated, intelligent work force.

2005-2009 EDUCATIONAL ATTAINMENT



Source: U.S. Census Bureau, American Community Survey

DOWNTOWN

With the opening of a three-story, 60,000 square foot office building housing the administrative offices of the Davis County Health Department, city leaders are closer to their goal of establishing the Downtown Clearfield area as an intimate, walkable, vibrant and unique urban environment. In addition, Clearfield City has partnered with the Utah Transportation Association (UTA) to develop a high-end mixed use area at the UTA FrontRunner commuter rail stop, which will draw quality businesses, commuters and residents. The city has partnered with UTA to design and build a public amenity such as a gathering place, museum or recreational facility as one anchor of the transit-oriented development (TOD).

FREEPORT

The Freeport area is the manufacturing, warehousing and distribution center of the West, and is home to more than 70 national and local companies that have a workforce of over 7,000 employees. Freeport property managers are also exploring the possibility of retail outlet development. With an excellent transportation network of highways and railroads, and only 20 miles from the Salt Lake International Airport, Freeport's location is ideal.

ACCESS



- Easy access to I-15 north, I-15 south and direct access to I-84 going east
- Utah Transportation Association (UTA) FrontRunner (commuter rail) easy access
- Major bus stop/commuter rail station in Clearfield