



TOWNHOME LAND FOR SALE

DEVELOPMENT OPPORTUNITY

5600 N CANYON RD, PROVO, UT



PROPERTY HIGHLIGHTS

Introducing a premium development opportunity in Provo's highly sought-after Medium Density Residential zone. This project includes two parcels and allows for up to 16 townhome units with a flexible layout to suit a range of design approaches. The current concept features spacious 2,500 sq. ft. three-story townhomes with private, ground-level 2-car parking, open-concept living and kitchen areas on the second floor, and well-appointed bedrooms on the third. Nine west-facing units also offer walkout basements, expanding their footprint to over 3,000 sq. ft. each. This is a rare chance to deliver thoughtfully designed townhomes in a prime Provo location.

SALES PRICE	TOTAL ACREAGE	ZONING	TAX ID #
\$1,795,000	5.90 ACRES	MEDIUM DENSITY RESIDENTIAL ZONE	20:014:0110 20:014:0109

DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
2020 POPULATION	68,926	192,598	346,435
2024 POPULATION	70,290	208,416	376,019
PROJECTED (2029)	81,331	243,249	439,044

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2020 HOUSEHOLDS	20,994	57,712	103,181
2024 HOUSEHOLDS	21,327	62,851	112,701
PROJECTED (2029)	24,742	73,656	132,130

HOUSEHOLD INCOME	2 MILES	5 MILES	10 MILES
AVG INCOME (2024)	\$104,923	\$101,250	\$102,346
MEDIAN INCOME (2024)	\$78,976	\$75,528	\$75,020





ADDITIONAL PHOTOS





SITE PLAN

