



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

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

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



WOODLEY | R E A L E S T A T E

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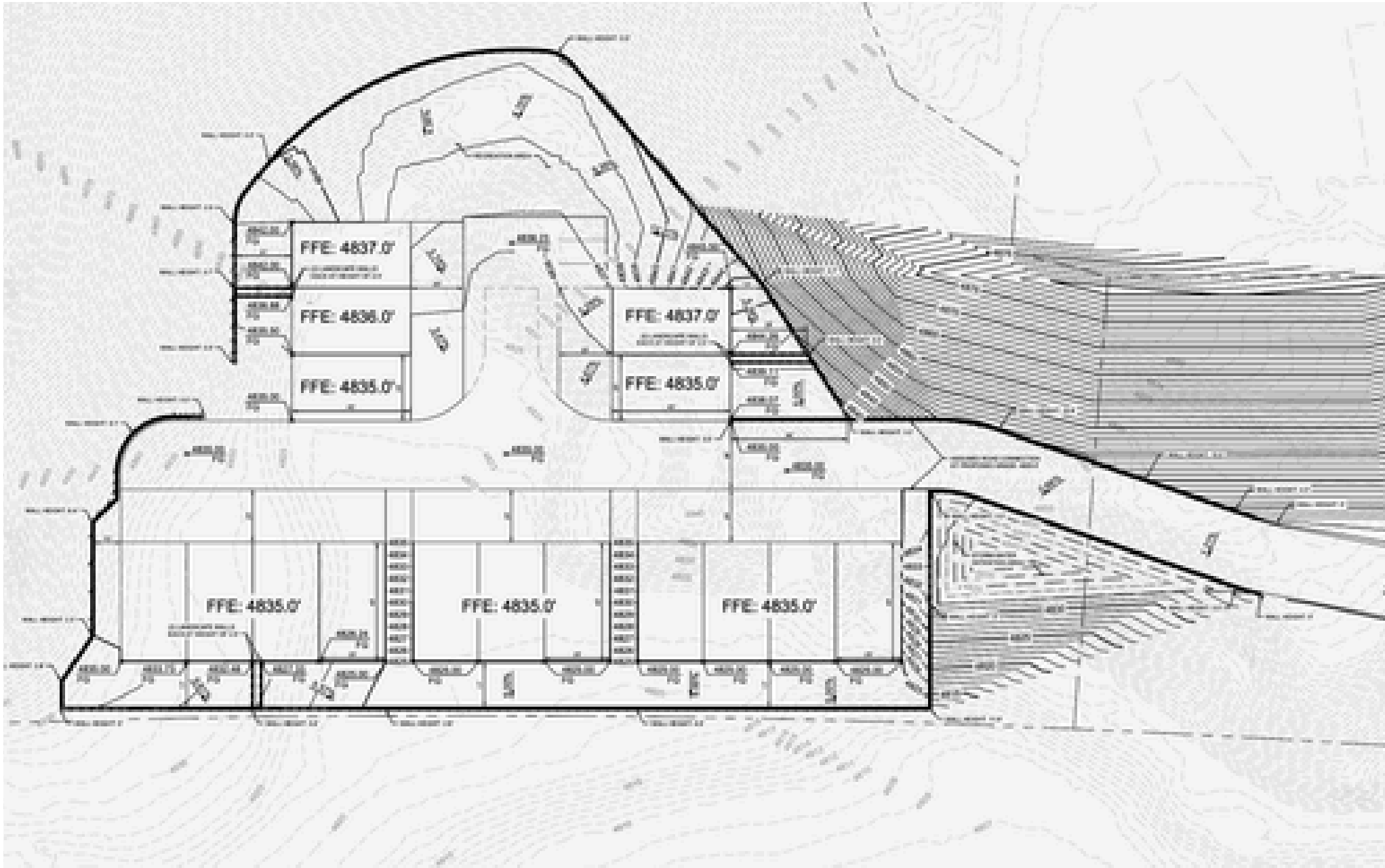


ADDITIONAL PHOTOS





SITE PLAN



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