



CONDO LAND FOR SALE
**DEVELOPMENT
OPPORTUNITY**
5600 N CANYON RD, PROVO, UT



PROPERTY HIGHLIGHTS

Introducing a premier condo development opportunity in Provo's Arbors on the Avenue Project Redevelopment Option Zone. This offering includes two parcels and a condo project that has already received Planning Commission approval, with final approval scheduled for the Provo City Council meeting on June 9th. The project offers a flexible development layout and presents a rare opportunity to bring a thoughtfully designed residential community to one of Provo's strongest growth areas. With zoning and entitlement progress already underway, this site provides developers the ability to move forward with confidence in a prime Provo location.

SALES PRICE \$2,300,000 **TOTAL ACREAGE** 5.90 ACRES **ZONING** ARBORS ON THE AVE. REDEVELOPMENT ZONE **TAX ID #** 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

