

# TOK

COMMERCIAL

# TBD CANYON CREST

TWIN FALLS, ID 83301

SITE

ONE-OF-A-KIND  
DEVELOPMENT OPPORTUNITY  
ON THE SNAKE RIVER CANYON RIM

1.675 ACRES

CONTACT



**GRAYSON STONE**

208.948.0808

grayson@tokcommercial.com

HIGHLIGHTS



Rare land ownership opportunity on the Snake River Canyon Rim.

Breathtaking views of Twin Falls' main scenic attraction.

Located in an established area, surrounded by new professional office buildings and residential/multifamily development.

Parcel sits directly on the Canyon Rim Trail.

Minutes to Twin Falls' major retailers, restaurants, and services.

DETAILS



**LOT SIZE** 1.675 Acres

**SALE PRICE** \$1,250,000

**PARCEL NO.** RPT56950010030

**ZONING** C-1 – Planned Unit Development

**UTILITES** Utilities in the Road

UPDATED: 7.26.2022

TOKCOMMERCIAL.COM



CANYON RIM TRAIL

## C-1 COMMERCIAL HIGHWAY

THIS DISTRICT IS INTENDED TO PROVIDE FOR COMMERCIAL ACTIVITIES OF VARIOUS SIZES FROM LARGE MALLS TO SMALL SHOPS, FAST FOOD RESTAURANTS AND TOURIST ACCOMMODATIONS. THIS DISTRICT IS DESIGNED FOR APPLICATION ON MAJOR STREETS OR PORTIONS THEREOF.

[CLICK FOR MORE INFO](#) 



1.675 ACRES

CANYON CREST DRIVE



PERRINE  
BRIDGE

MAGIC  
VALLEY  
MALL

**COSTCO**  
WHOLESALE

**TARGET**

LAQUINTA  
INNS & SUITES

POLE LINE ROAD

**Hilton**  
Garden Inn

CANYON FALLS  
APARTMENTS

SNAKE RIVER  
CANYON

CANYON  
RIM TRAIL

**SITE**

St Luke's

PizzaPieCafe

**RIVERCREST**  
APARTMENT COMMUNITY

CANYON CREST DRIVE





CANYON CREST DR



CANYON CREST DR



CANYON CREST DR



MAGIC VALLEY MALL

BARNES & NOBLE	DOWN EAST home & clothing	ULTA
DICK'S SPORTING GOODS	HOBBY LOBBY	BED BATH & BEYOND
PETCO	jcpenney	Michaels
TJ-maxx	SPORTSMAN'S WAREHOUSE	ROSS DRESS FOR LESS
	BEST BUY	

BED BATH & BEYOND  
DICK'S SPORTING GOODS  
PETCO  
ROSS DRESS FOR LESS



Snake River Canyon

Canyon Crest Dining & Events

Canyon Crest Dr

Canyon Springs Golf Course

Twin Falls Center for the Arts

Washington St

# LOCATOR AERIAL

TBD CANYON CREST