

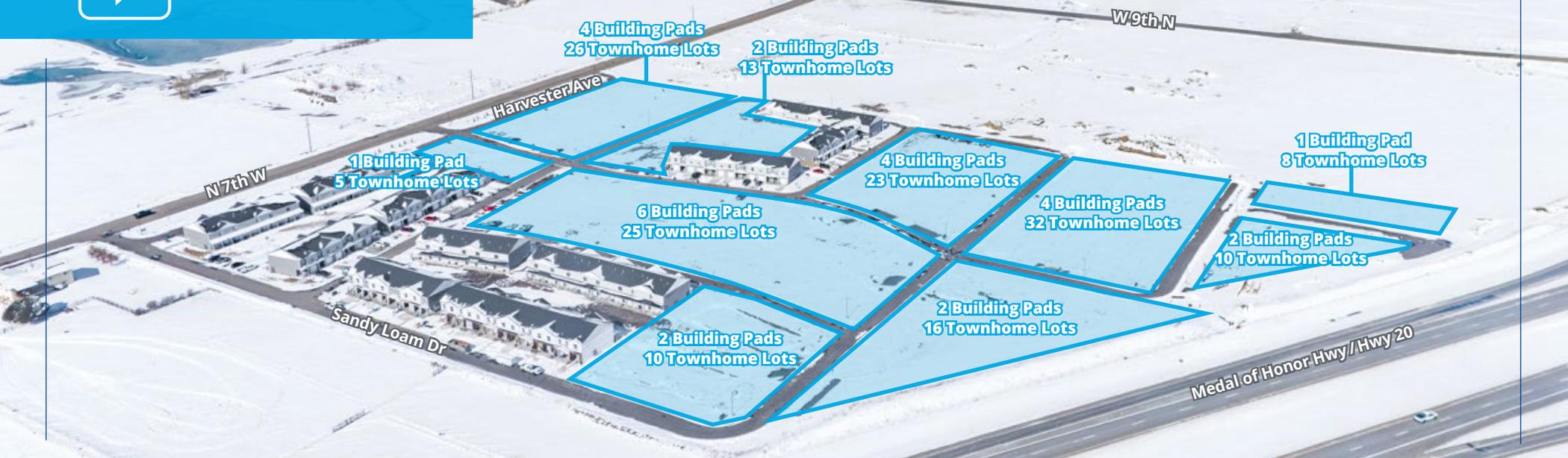
Investment Opportunity | Offering Memorandum

Sugar Mill Townhome Lots

688 Harvester Ave | Sugar City, ID 83448



Watch Aerial Tour



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Property Overview

Property Details

Address	688 Harvester Avenue, Sugar City, ID 83448
Property Type	168 Finished Townhome Lots
Zoning	R-3 (High Density Residential)
Land Size	+/- 14.5 Acres
Property Access	Contact Agent
Pricing	Contact Agent





Property Overview Cont.

Sugar Mill Townhomes consists of 168 fully entitled, finished, and permit-ready lots available for bulk purchase or phased take down.

Project Overview

- Final plat recorded – 168 shovel ready townhome lots
- Immediate vertical construction
- For pricing details, contact agent

Market Performance/Absorption

- 73 completed townhomes – 16 remaining to sell
 - 8 townhomes under contract averaging \$293k/unit
- Sales absorption has averaged ~4 townhomes per month under new ownership
- Investor-owned units are averaging rents between \$1,995 to \$2,100 per month

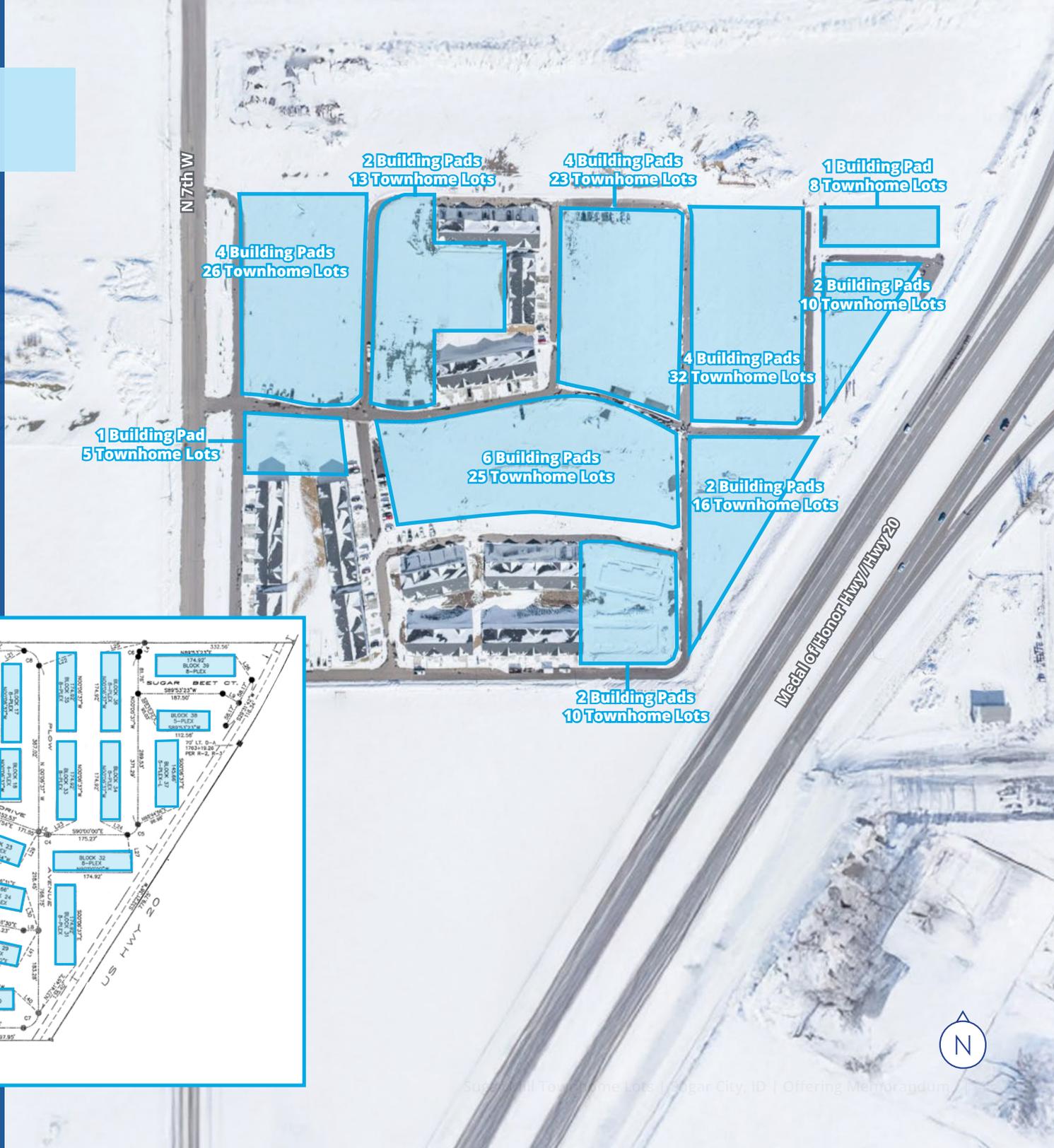
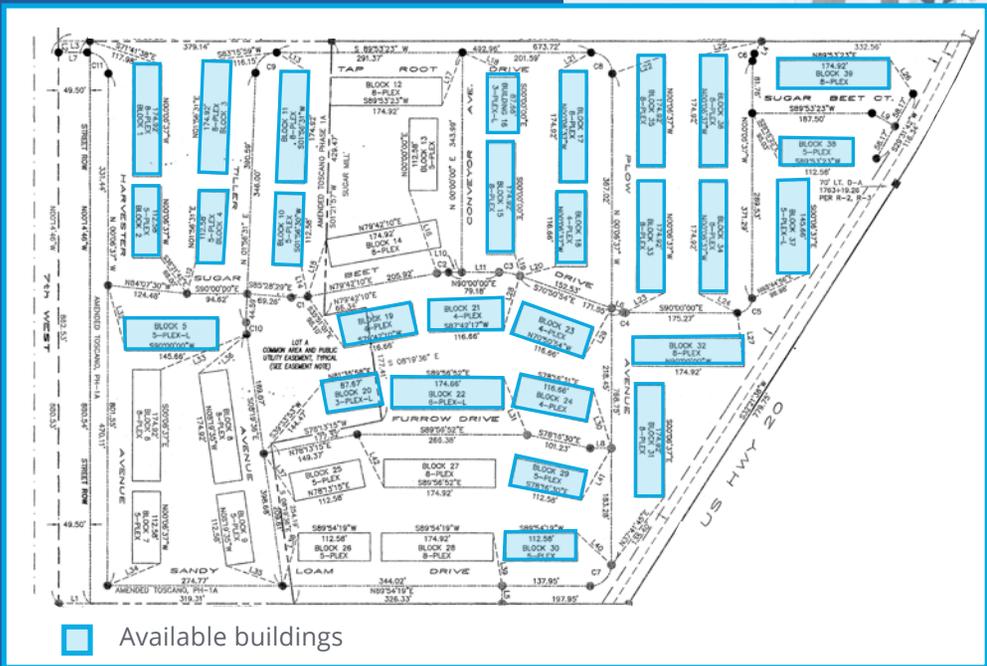
Product Type

- 5-plex units are 1,608 SF
- 8-plex units are 1,556 SF
- Each unit includes a single car garage

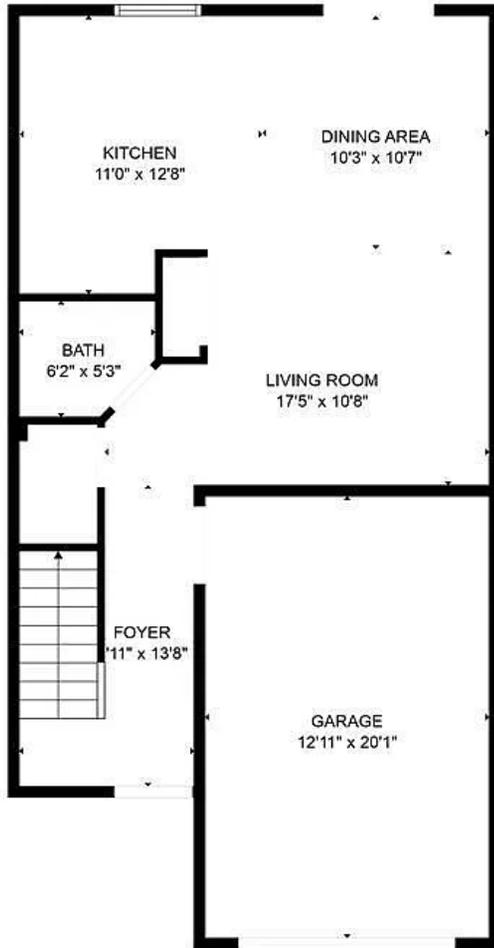
Community & Amenities

- Sugar City is open to amending the development agreement
- Clubhouse is not required
- Optional amenities (playground + pickleball) estimated to cost \$75k to \$120k to complete

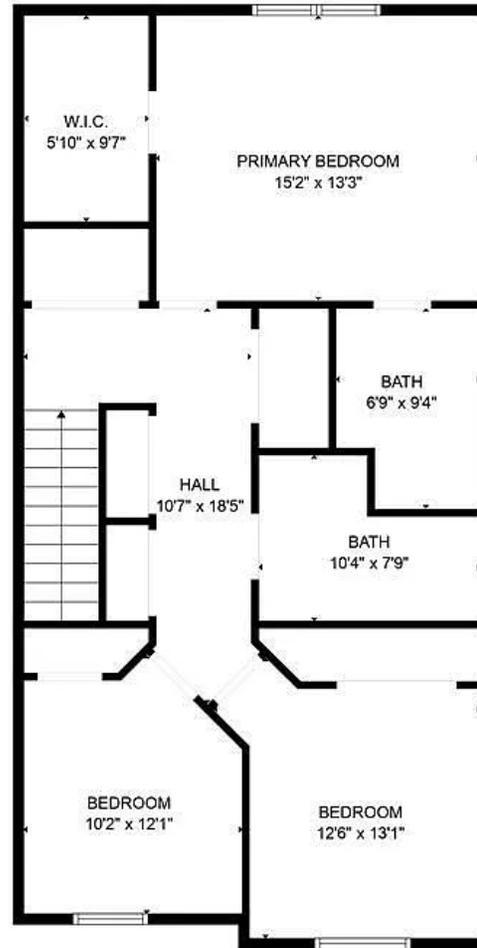
Site Plan



Floor Plans



Downstairs



Upstairs



Aerial Property Gallery



Interior Photo Gallery



Parcel Map Placement



 Watch Aerial Tour

 [Google Map](#)

 [Street View](#)



Property Aerial

 [Google Map](#)

 [Street View](#)



Site

Teton River Idaho
Temple to be
completed 2027-2028

Sugar Salem High School

9 goodwill
ROSS DRESS FOR LESS
Denny's
Arby's
Costco
Fat Cat

McDonald's
ZUPAS
Wendy's
Applebees
BURGER KING

Walmart

JOLLEY

BYU
IDAHO
BRIDGEMAN YOUNG UNIVERSITY





Local Area Overview - Sugar City

Founded in 1904 in response to a newly established sugar beet factory, Sugar City has long been rooted in agriculture. Though the factory closed in 1942, the community's agricultural foundation remains intact.

Sugar City's landscape provides idyllic conditions for farming as well as outdoor recreation. Residents can enjoy views of the Teton Range in Wyoming and the Kilgore Range in Montana. Located just 80 miles from Yellowstone National Park and 60 miles from Grand Targhee Ski and Summer Resort, the area resides near endless attractions perfect for weekend getaways.

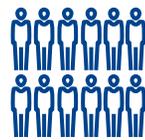
Sugar City is in Madison County which hosts the entrance into Yellowstone as well as the Teton Range. The county is also home to Brigham Young University-Idaho, which saw its largest enrollment for the second year in a row. In Fall 2025, the university saw a 6.7% year-over-year increase, bringing total enrollment to over 24,000 students.

Sources:

[Home | Sugar City, Idaho](#)

[Madison County](#)

[BYUI Celebrates Largest Incoming Class Second Year in a Row | Newsroom](#)



2025 Population (MSA)

1,934



Median Household Income

\$76,154



2025 Median Home Value

\$474,554



Median Population Age

30

#2

Fastest Growing State - Idaho

2025 United States Census Bureau

#3

Best State for Quality of Life - Idaho

2025 Forbes

#10

Best Places to Buy a House in Idaho - Sugar City

2026 NICHE

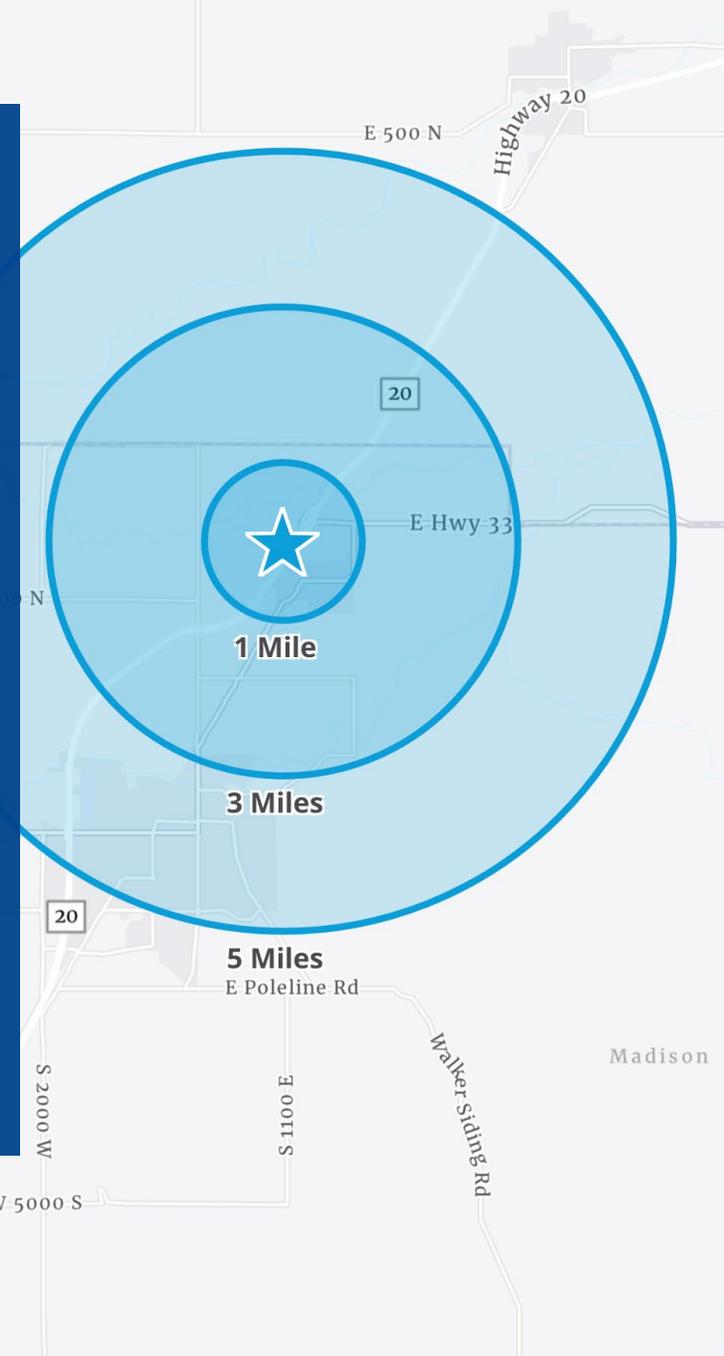
#3

Best State Overall - Idaho

2026 US News

Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2025 Estimated Population	1,585	6,164	40,197	59,492
2030 Projected Population	1,693	6,623	41,355	61,688
2010 Census Population	1,363	4,237	27,674	40,717
Projected Change '25-'30	6.8%	7.4%	2.9%	3.7%
Household				
2025 Estimated Households	458	1,724	8,802	15,347
2030 Projected Households	498	1,882	9,327	16,350
2010 Census Households	382	1,156	7,556	11,692
Historical Change '00-'25	38.4%	87.8%	54.0%	86.3%
Income				
2025 Est. Average HH Income	\$98,390	\$90,929	\$89,470	\$80,948
2025 Est. Median HH Income	\$73,280	\$73,004	\$65,422	\$58,778
Misc.				
2025 Median Home Value	\$484,043	\$466,832	\$412,570	\$410,685
2023 Median Gross Rent	\$1,371	\$1,290	\$940	\$961
2025 Est. Labor Population Age 16+	98.3%	97.2%	96.2%	96.4%
2025 Est. Total Housing Expenditures	\$12,610,071	\$43,388,669	\$222,786,970	\$354,736,576



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Colliers

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