

# Canyon Rim Townhomes Development Site

TWIN FALLS, ID

2 PARCELS, TOTALING  
15.38 ACRES (1.64+13.74)  
AVAILABLE





# Property Highlights

Canyon Rim is a 136-unit residential townhome development, located in the growing city of Twin Falls, ID. Individually parceled, the property was entitled as “Build-for-Sale” product. However, it could easily be operated as a “Build-for-Rent” property, with the addition of some amenities on the extra parcel of ground included in the sale.

- 1,200 SF units, 3 bedroom/2 bath with 2 car garage.
- Low local inventory
- Close to retail and multiple manufacturing jobs
- Project phasing leverages efficiencies of capital and absorption

## PROPERTY

<b>Sale Price:</b>	Contact Broker
<b>Entitlement Status:</b>	Fully entitled, permit-ready. Engineering plans submitted, buyer to submit architectural plans and purchase permits.
<b>Available:</b>	2 Parcels, totaling 15.38 acres (1.64+13.74)
<b>Utilities:</b>	All Available at site
<b>Current Improvements:</b>	Two single family homes needing demolition.
<b>Parcel Numbers:</b>	RP10S17E211850 and RPT00107211840

Site  
Plan



 Aerial  
Map



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