

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.

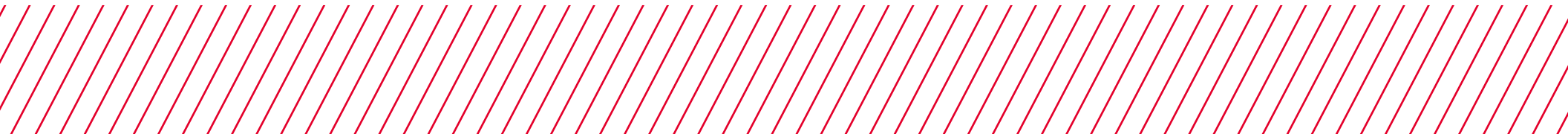
- 1,200 SF units, 3 bedroom/2 bath with 2 car garage.
- Low local inventory
- Close to retail and multiple manufacturing jobs
- Project phasing leverages efficiencies of capital and absorption

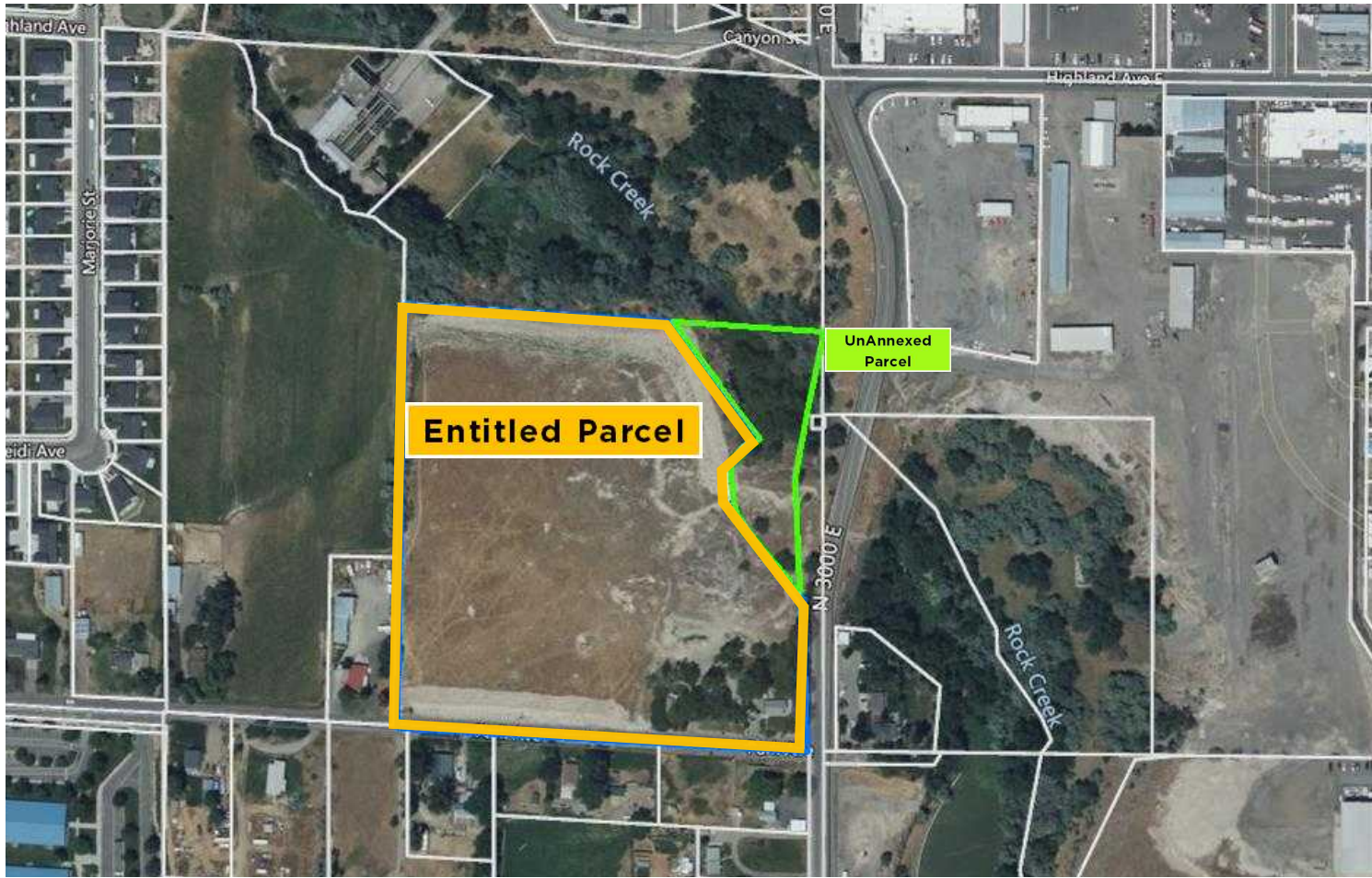
PROPERTY

Sale Price:	Contact Broker
Entitlement Status:	Fully entitled, permit ready. All construction drawings are complete and included in the sale. Engineering plans have been submitted and approved, buyer to submit architectural plans when applying for permits. Estimated cost of permits and impact fees is \$6,777/unit.
Available:	2 Parcels, totaling 15.38 acres (1.64+13.74)
Utilities:	All Available at site
Current Improvements:	Two single family homes needing demolition.
Parcel Numbers:	RP10S17E211850 and RPT00107211840




**Site
Plan**

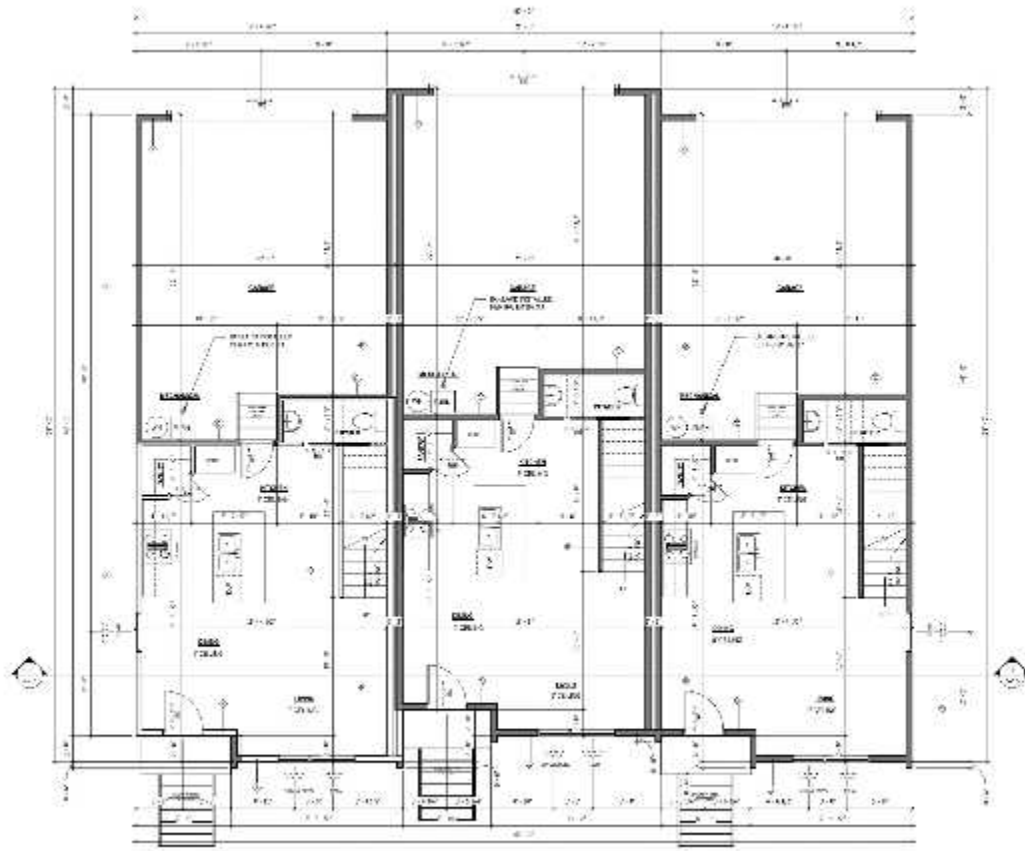




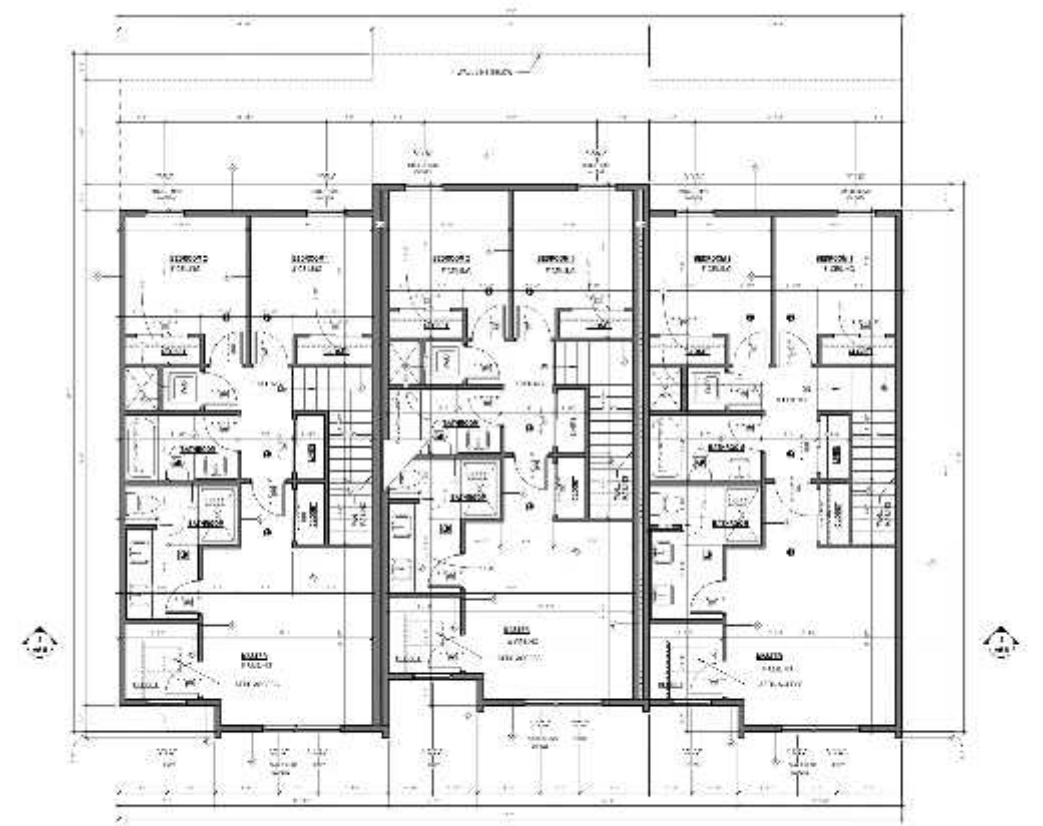

Aerial
Map



PROJECT FLOOR PLANS



UPPER FLOOR PLAN
1/11/17



UPPER FLOOR PLAN
1/11/17



Twin Falls Highlights

Population & Growth	Twin Falls has a 2026 population of approximately 57,000 and is growing at 1.54% annually, with total population up 10% since the 2020 census.
Strong economic Base	The local economy is diversified across agriculture, healthcare, and education, with strong infrastructure along key transportation corridors. Major employers include St Luke's Magic Valley Medical Center, Chobani, Clif Bar, and Lamb/Weston.
Strong Residential Market Drivers	Twin Falls County recorded 93 single-family home sales in February 2026, up 4.5% year-over-year. New construction sales surged 54% year-over-year in early 2026, with the median county sale price reaching \$369,990 — up 7.2% from the prior year. The market is sitting at 4.2 months of inventory, squarely in the balanced range, meaning new product is absorbing without oversupply risk
Structural Undersupply	Regional economic growth has outpaced housing production — limited unit availability has made it measurably difficult for local employers to attract and retain workers. Affordability displacement from high-demand Idaho markets continues to redirect buyer demand toward secondary cities with greater inventory and lower price points. Twin Falls is a primary beneficiary of that migration

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