

BROADWAY PAD READY SITE

1610 W BROADWAY ST | IDAHO FALLS , ID| 83402



Shane Murphy

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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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HIGHLIGHTS

- Zoned CC-1 Commercial Zoning
High visibility intersection, directly west of I-15, with over 28,000 VPD at prime intersection
- Full movement traffic flow from major arterial Broadway St. and commuter Skyline Dr
- Ground Lease options available
- Major adjacent tenants Walgreen's, Albertsons, McDonald's, Arby's, Bodifi and more

AVAILABLE SPACE

Land Total	1.762 AC
Sales Price	\$1,598,000

The Property

Venture One Properties is pleased to offer a prime 1.762 acre CC-1 Commercial Zone parcel land for sale. Positioned directly next to Walgreen's and just west of I-15 access and downtown city center Idaho Falls. This site offers exceptional visibility, strong traffic counts, full traffic movement through the site with multiple access points. Ideal for retail, convenience store, QSR, office or mixed-use development. Property will be delivered with new plat approval and all utilities stubbed into the lot.



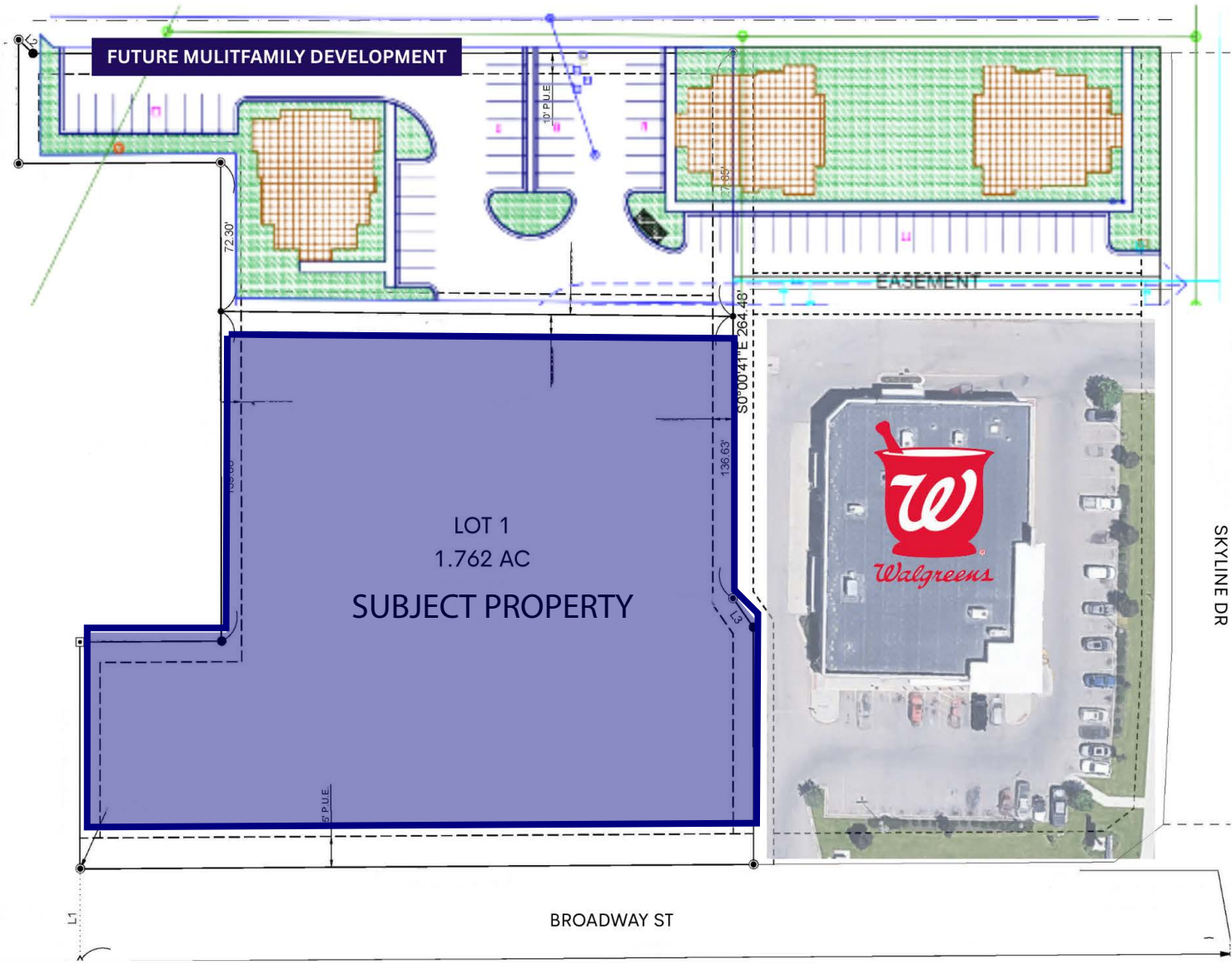
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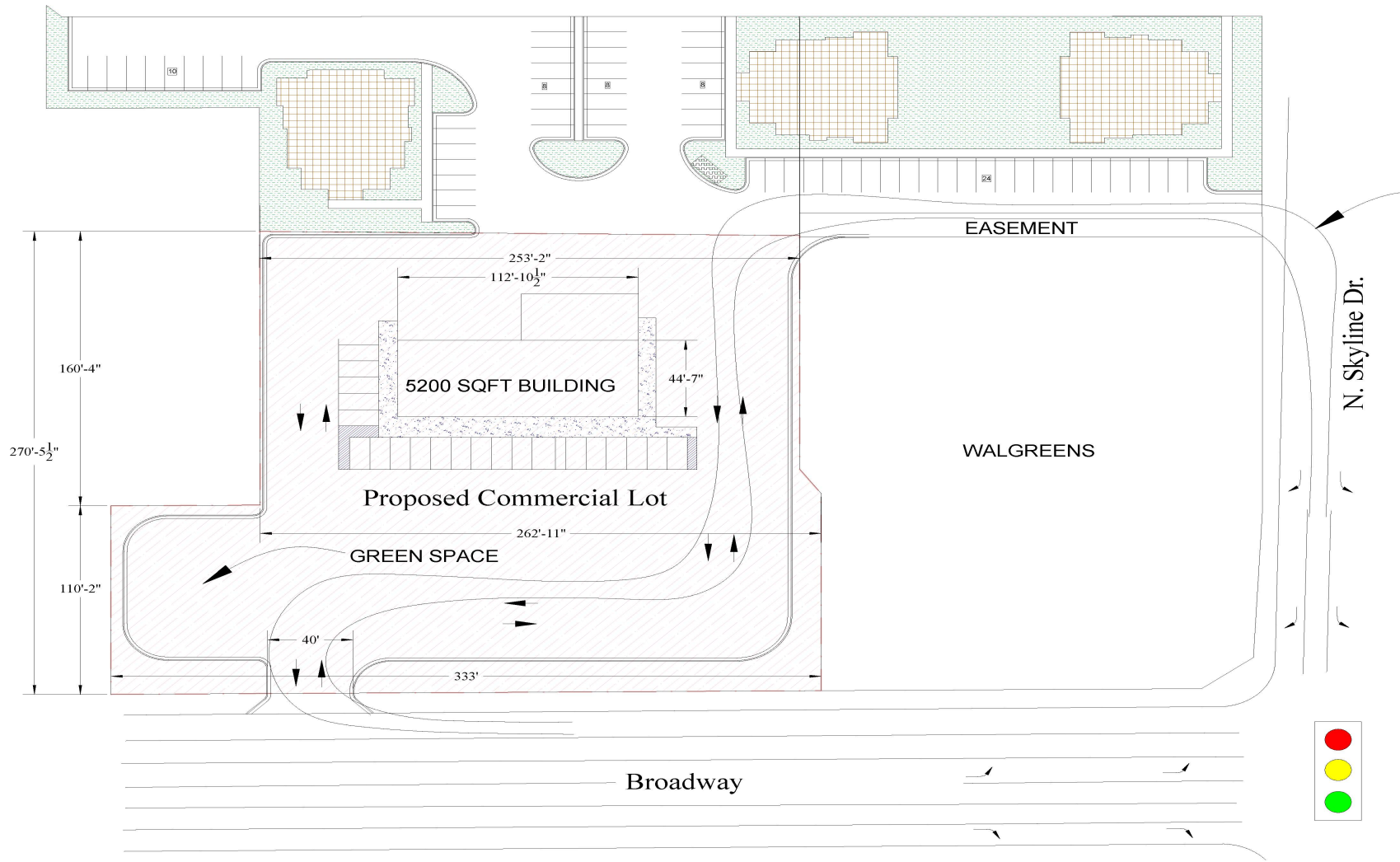
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CONCEPTUAL



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LOT 1, BLOCK 1 | 1.762 AC COMMERCIAL LAND FOR SALE

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DEMOGRAPHICS

1610 W BROADWAY ST | IDAHO FALLS, ID | 83402

	1 Mi	3Mi	5Mi
Population	16.5K	58.9K	105.8K
Household Income	\$72.3K	\$72.5K	\$74.9K
Number of Employees	12.5K	43.9K	78.4K



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ALL AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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