

JUST OFF STATE HIGHWAY 20 / GROWING AREA / High traffic volume / new infrastructure

BUILD TO SUITE



**10 Twenty-Two Main
Development
38.3 AC**

CONTACT TRELLIS

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**ROOTS DOWN.
BUILDINGS UP.**

10 TWENTY – TWO MAIN

Location! Just off Hwy 20 & 33 (Main Street)



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Property

Discover a prime parcel of land situated in a rapidly developing area just off the Second Rexburg City Hospital. This property offers incredible potential for various projects. Let's collaborate to bring your vision to life in this promising location.



Property Address
Property Type

Rexburg ID. 83440
Commercial / Retail / Residential /
Hospitality



Total Acreage

38.3 AC



Water
Sewer

City
City



Power Information
Infrastructure
Builds

Rocky Mountain Power
Developer Will Complete New infrastructure
Build To Suite



10 TWENTY-TWO MAIN



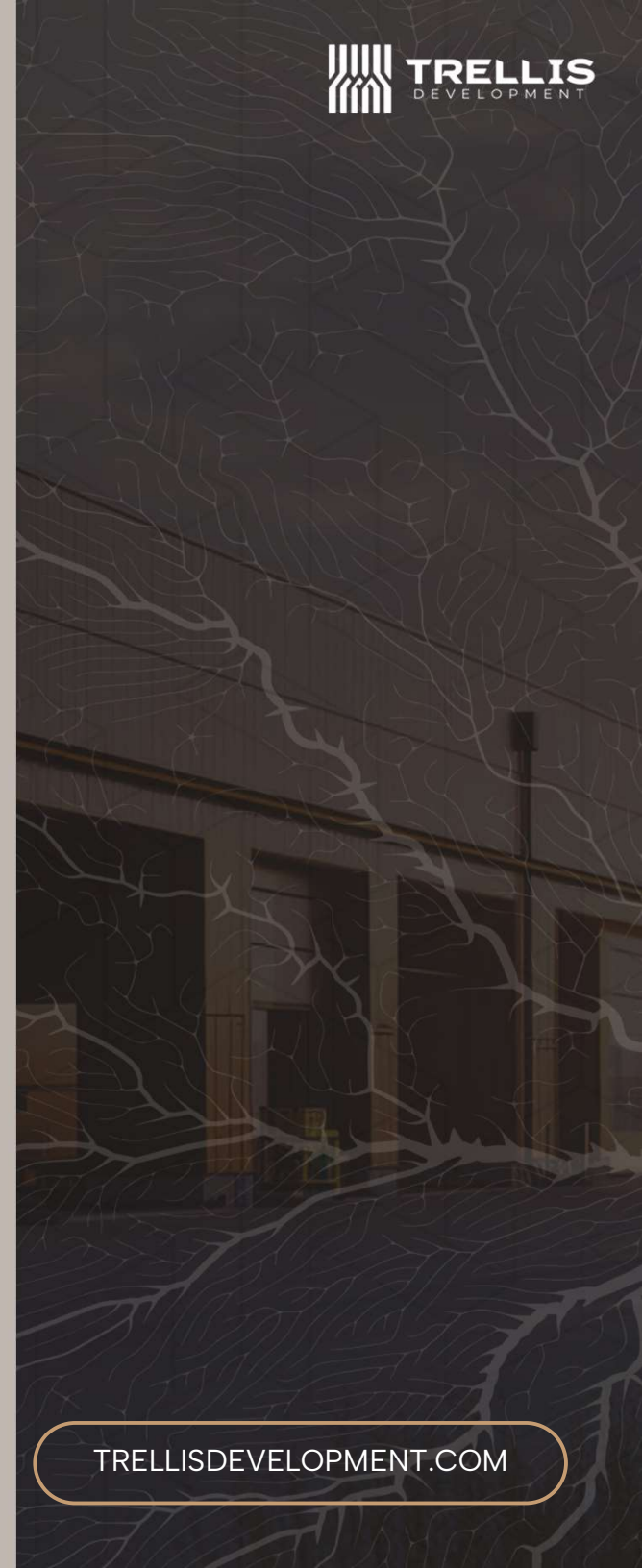
10 TWENTY-TWO MAIN



12.3 Miles from Rigby
26.7 Miles from Idaho Falls

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Site Plan



Site Plan





EAST IDAHO DEMOGRAPHICS

► Rexburg, Idaho:

Rexburg, Idaho, is a growing community with a bright future, making it a prime destination for real estate and business investment. Home to Brigham Young University Idaho (BYU-Idaho), which boasts an enrollment of over 20,000 students, Rexburg sees a steady influx of residents, visitors, and young professionals. With the city's population growing by nearly 3% annually, demand for both housing and services are on the rise. The area's affordable living, combined with its proximity to major recreational hotspots like Yellowstone National Park and the Grand Tetons, makes it an attractive destination for families and investors alike. Rexburg's continued development in commercial infrastructure and housing positions it as a key market in Eastern Idaho with long-term growth potential.

► Jefferson County, Madison County, and Fremont County:

The tri-county region of Jefferson, Madison, and Fremont counties in Eastern Idaho offers a wealth of opportunities for strategic investment. Madison County, home to Rexburg, has seen its population grow by over 6% in the past five years, spurred by the economic impact of BYU-Idaho. Jefferson County benefits from its prime location along U.S. Highway 20, with continued growth in both residential and commercial sectors. Fremont County, with its expansive outdoor attractions like Island Park and proximity to Yellowstone National Park, sees millions of visitors annually, making it an ideal location for tourism-based investments. Together, these counties are witnessing a surge in housing, retail, and service industries, offering a vibrant economic landscape with high potential returns for investors.

► Eastern Idaho (Pocatello to Jackson Hole/Yellowstone):

The stretch of Eastern Idaho, from Pocatello to Jackson Hole and Yellowstone National Park, is a dynamic region poised for growth in real estate and business development. With Yellowstone National Park attracting over 4 million visitors annually, and Jackson Hole's high-end tourism market driving demand for luxury developments, this corridor offers unmatched opportunities in the hospitality and residential sectors. Pocatello, with its 56,000+ residents, is home to Idaho State University, which generates a steady workforce and contributes to the local economy. Jackson Hole, on the other hand, continues to be a top destination for affluent buyers, with a 5% year-over-year increase in property values. From industry to tourism, this region's diverse economic base, coupled with its breathtaking natural surroundings, offers exceptional prospects for long-term growth and investment.



REXBURG



MESA FALLS FREMONT COUNTY



ISU - POCATELLO

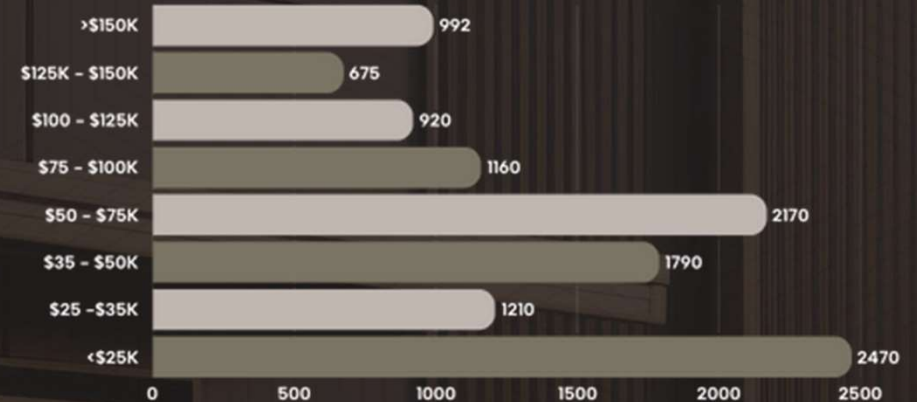
PEOPLE FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
POPULATION	50K	52K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	306	112	22	94
POP CHANGE SINCE 2020	+0%	+0%	+6.3%	+1.8%
MEDIAN AGE	21	22	37	39
MALE/FEMALE RATIO	45%	45%	50%	50%

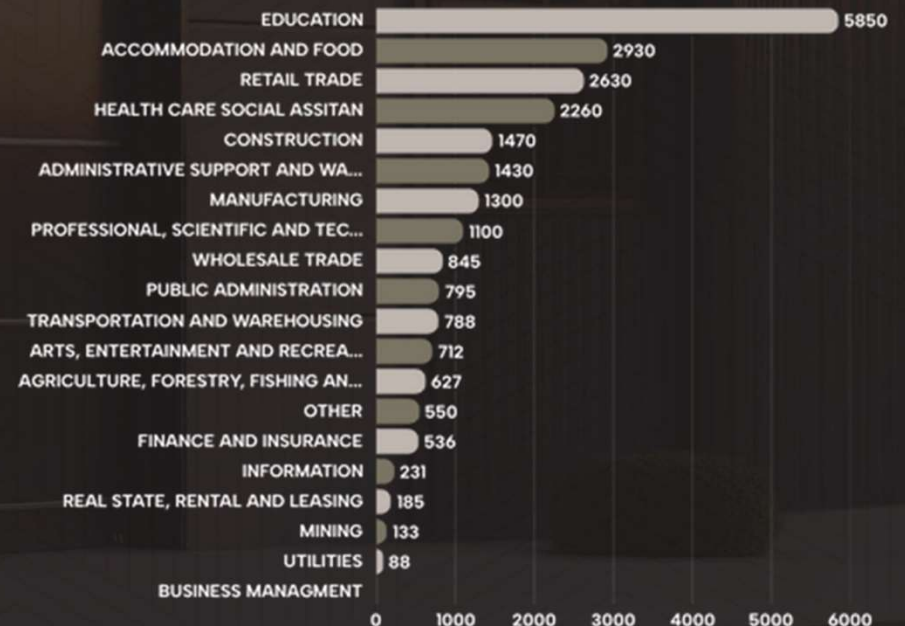
ECONOMIC FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
INCOME PER CAPITA	\$20,994	\$21,394	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$52,159	\$53,025	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.5%	3.4%	4.3%
NUMBER UNEMPLOYED	-	615	34K	7.16M
NUMBER EMPLOYED	-	24K	996K	-
NUMBER IN LABOR FORCE	-	25K	1M	-

HOUSEHOLD INCOME BRACKETS



OCCUPATIONAL CATEGORIES



PEOPLE FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
POPULATION	27K	31K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	232	29	22	94
POP CHANGE SINCE 2020	+8.3%	+7.9%	+6.3%	+1.8%
MEDIAN AGE	30	32	37	39
MALE/FEMALE RATIO	51%	51%	50%	50%

ECONOMIC FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
INCOME PER CAPITA	\$28,625	\$29,028	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$77,524	\$77,491	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.8%	3.4%	4.3%
NUMBER UNEMPLOYED	-	454	34K	7.16M
NUMBER EMPLOYED	-	16K	996K	-
NUMBER IN LABOR FORCE	-	16K	1M	-

HOUSEHOLD INCOME BRACKETS



OCCUPATIONAL CATEGORIES



St. Anthony

PEOPLE FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
POPULATION	7K	14K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	110	7	22	94
POP CHANGE SINCE 2020	+1.8%	+0%	+6.3%	+1.8%
MEDIAN AGE	34	39	37	39
MALE/FEMALE RATIO	54%	52%	50%	50%

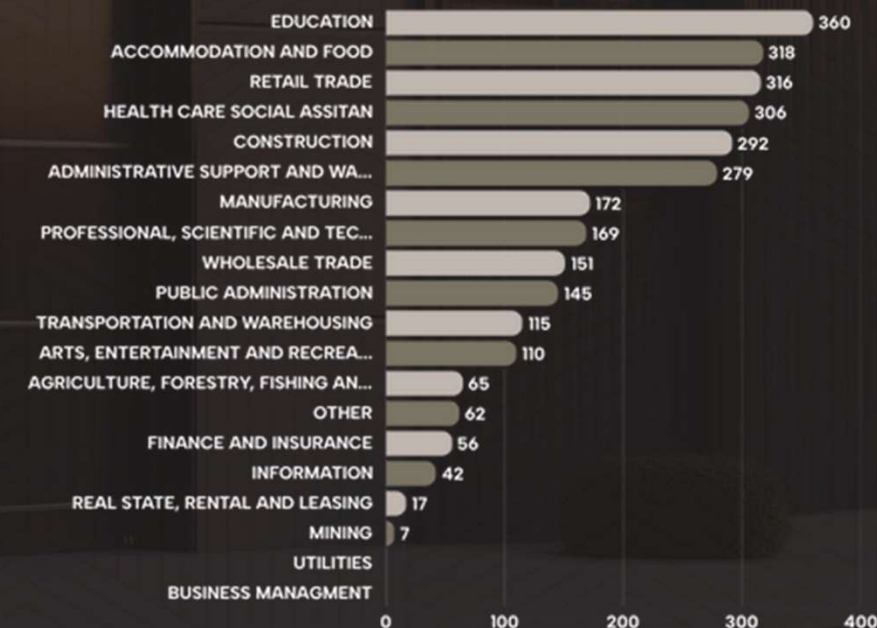
ECONOMIC FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
INCOME PER CAPITA	\$24,244	\$27,427	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$64,183	\$67,015	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.5%	3.4%	4.3%
NUMBER UNEMPLOYED	-	204	34K	7.16M
NUMBER EMPLOYED	-	8K	996K	-
NUMBER IN LABOR FORCE	-	8K	1M	-

HOUSEHOLD INCOME BRACKETS



OCCUPATIONAL CATEGORIES



BYU IDAHO

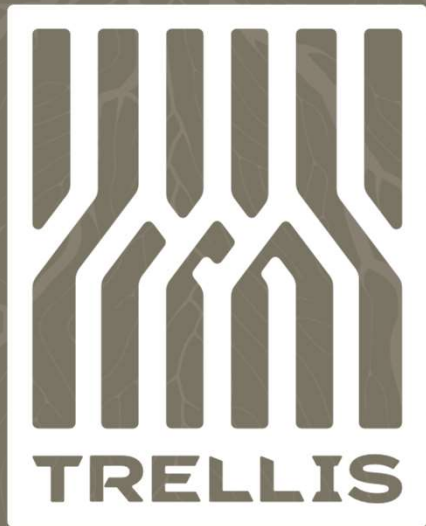
Campus centrally located in Rexburg



100+ Majors and
Degrees



40,000+ Students Enrolled



Building differently because we're built differently.

At Trellis, we don't bid on projects, we invest in relationships. We believe the right collaboration can build lasting value and shared success.

Our commitment to improving Southeast Idaho for future generations is the force behind our track record of financially successful local projects.

Commercial real estate, uncomplicated.

Trellis offers exciting local projects that are both beautiful and profitable, allowing your money to work for you in visible and impactful ways. Our support framework of capital, expertise, and ready-to-go opportunities promotes rapid partner growth.



Development



Design and Construction



Investment and Property Management



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