



9.161 AC HWY COMMERCIAL DEVELOPMENT LOTS

Lot 4 & 5, Wardell Ave | Idaho Falls, ID | 83402

SHANE MURPHY

Principal Broker

208.542.7979

shane@ventureoneproperties.com



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PROPERTY HIGHLIGHTS

- Prime mixed-use industrial area near I-15 city center exit to downtown Idaho Falls
- Surrounded by retail, hotels, restaurants, and industrial users
- Annexed into the City of Idaho Falls (Bonneville County)
- Public water and sewer available
- Zoning: Lot 4 – IM-1 (Industrial Manufacturing); Lot 5 – HC-1 (Highway Commercial)

OFFERING SUMMARY

Total Size:	9.161 Acres
Lot 4:	4.214 Acres
Lot 5:	4.947 Acres
Sale Price:	\$1,953,637
Price/SF/AC:	\$4.895
Purchase Both Lots and Save \$546,363! (WAS \$6.264/SF/AC)	

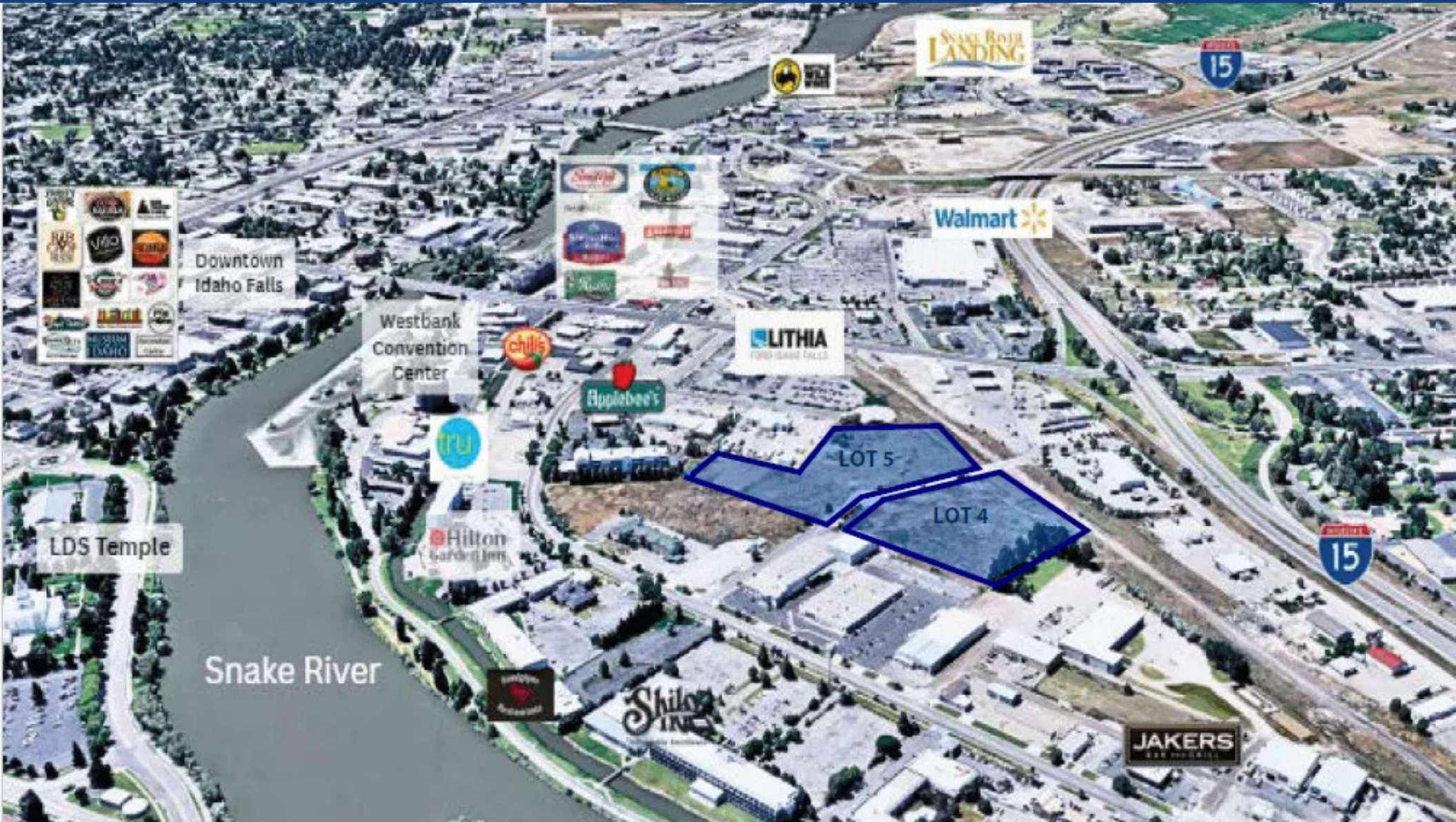


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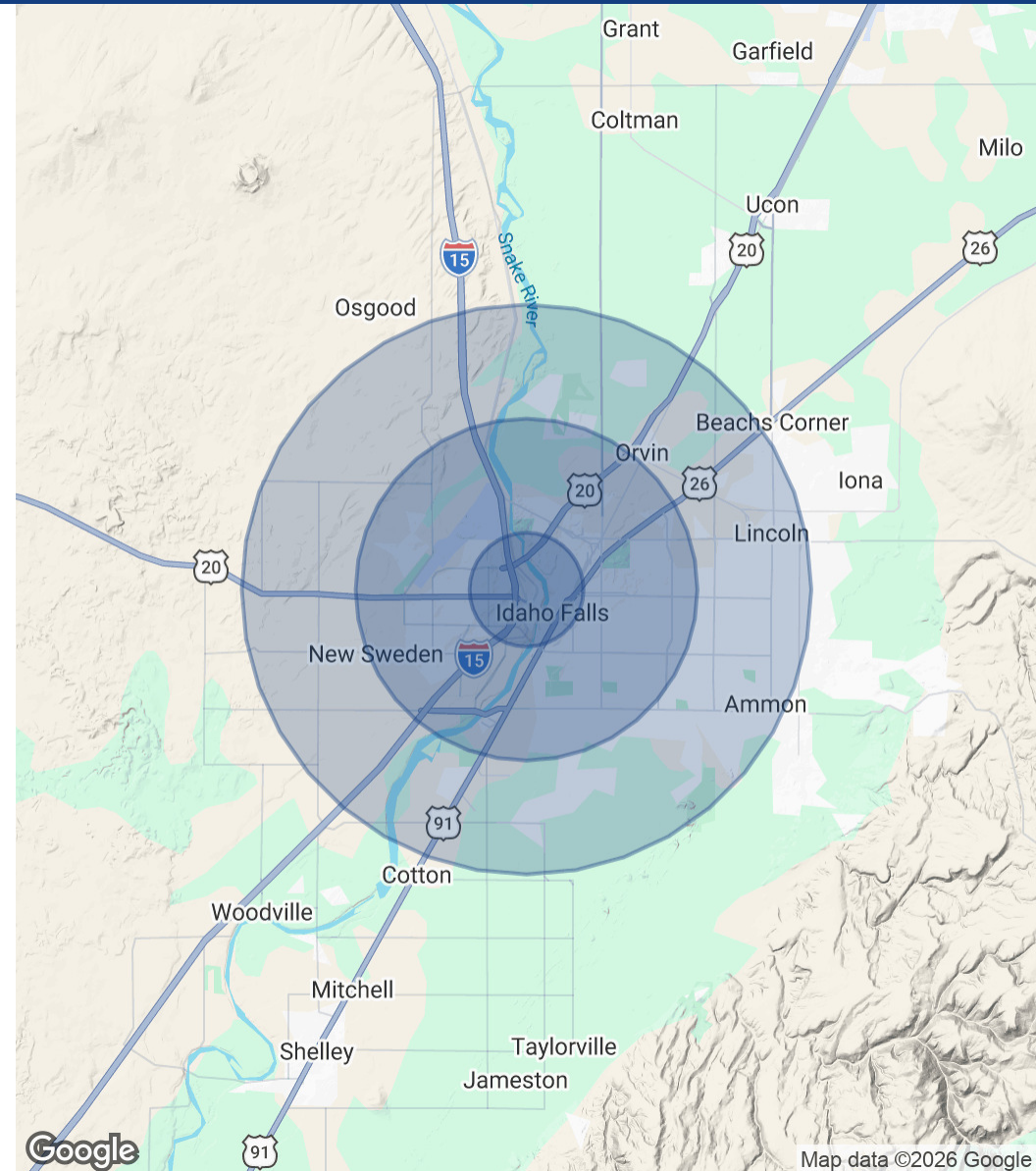
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,654	52,261	90,301
Average Age	31.1	33.7	33.9
Average Age (Male)	30.6	34.7	33.9
Average Age (Female)	31.6	34.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,832	19,326	31,874
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$66,323	\$83,713	\$91,862
Average House Value	\$319,084	\$308,687	\$325,261

2023 American Community Survey (ACS)



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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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