



FOR SALE

South Valley Business Park

TBD South Valley Connector | Pocatello, ID



LOT 1
~1.85 Acres
~1.45 Usable

LOT 2
~1.1 Acres
~0.87 Usable

LOT 3
~0.91 Acres
All Usable

Roadway Easement
0.34 Acres

5,200 VPD

11,030 VPD

S 5th Ave

S Valley Rd

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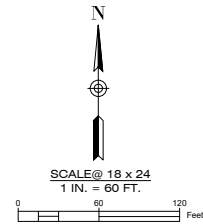
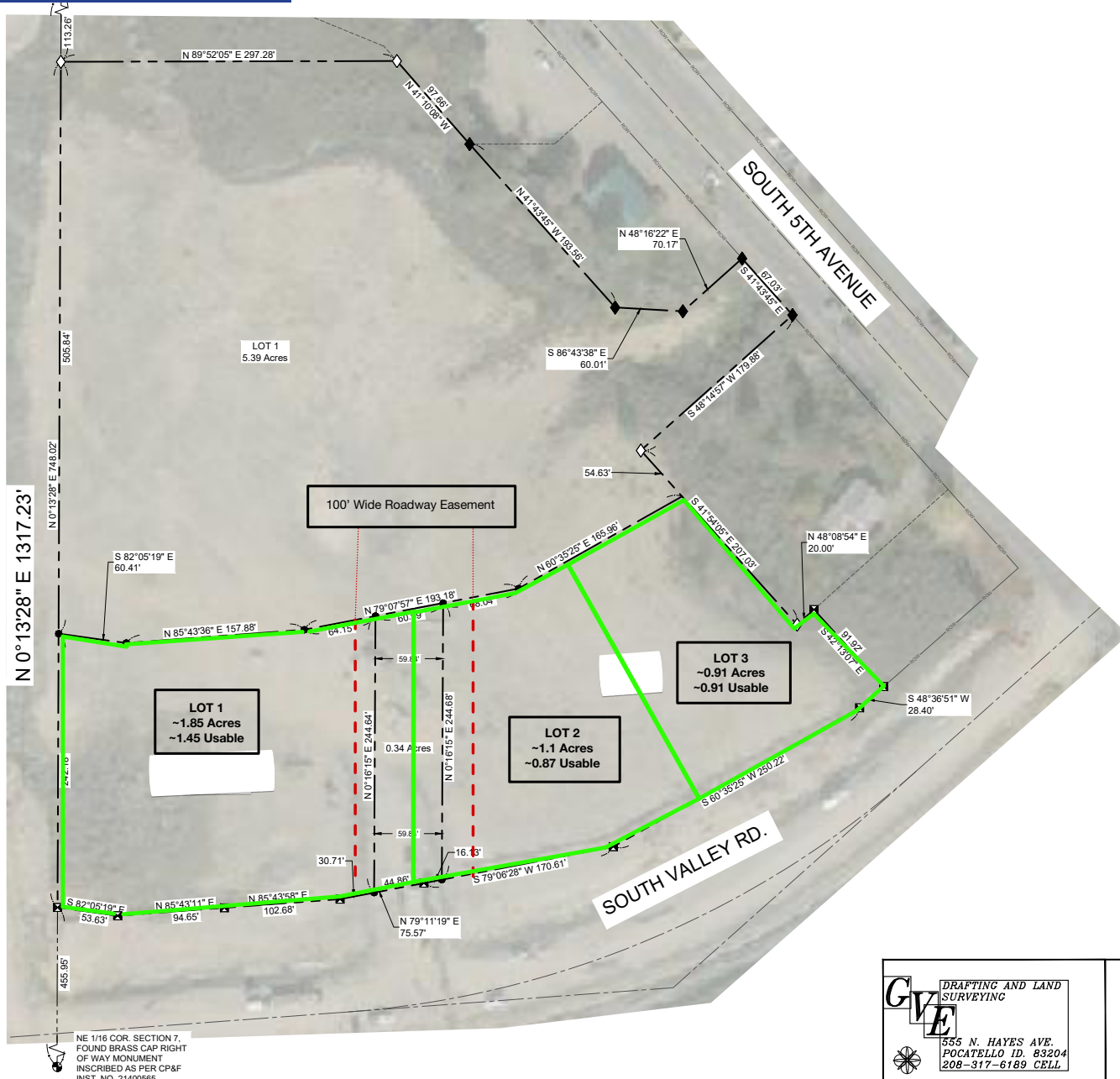
Property Overview

| | |
|----------------------|------------------------|
| Property Type | Land (undeveloped) |
| Land Size | 10.58 Acres |
| Price | Contact agent |
| Parcel | Portion of RPCPP138507 |
| Zoning | General commercial |
| Location | South Pocatello |

Highlights

- Build to suit opportunities available
- Lot sizes vary
 - Lot 1 – 1.85 Acres
 - Lot 2 – 1.10 Acres
 - Lot 3 – 0.91 Acres
- Multi use development for Flex, Retail or Medical
- Zoning to be General Commercial
- Utilities will be stubbed to property
- I-15 Visibility and within 0.8 Miles to I-15 access
- Located on major arterial connecting South Pocatello

Site Plan



GVE
DRAFTING AND LAND
SURVEYING
355 N. HAYES AVE.
POCATELLO ID. 83204
208-317-6189 CELL

**LAND DIVISION SKETCH PLAN
FOR THE LANDS OF
HAC DEVELOPMENT LLC
LOCATED IN
PART OF THE NE 1/4 OF SECTION 7,
& PART OF THE SE 1/4 OF SECTION 6,
ALL IN T. 7 S., R. 35 E., B.M.,
BANNOCK COUNTY, IDAHO**

DRAWN BY:
JN
PROJECT NO:
25-011B
DATE:
01-30-2026
SHEET:

Site Overlaid on Location



Location

 [Google Map](#)

 [Street View](#)

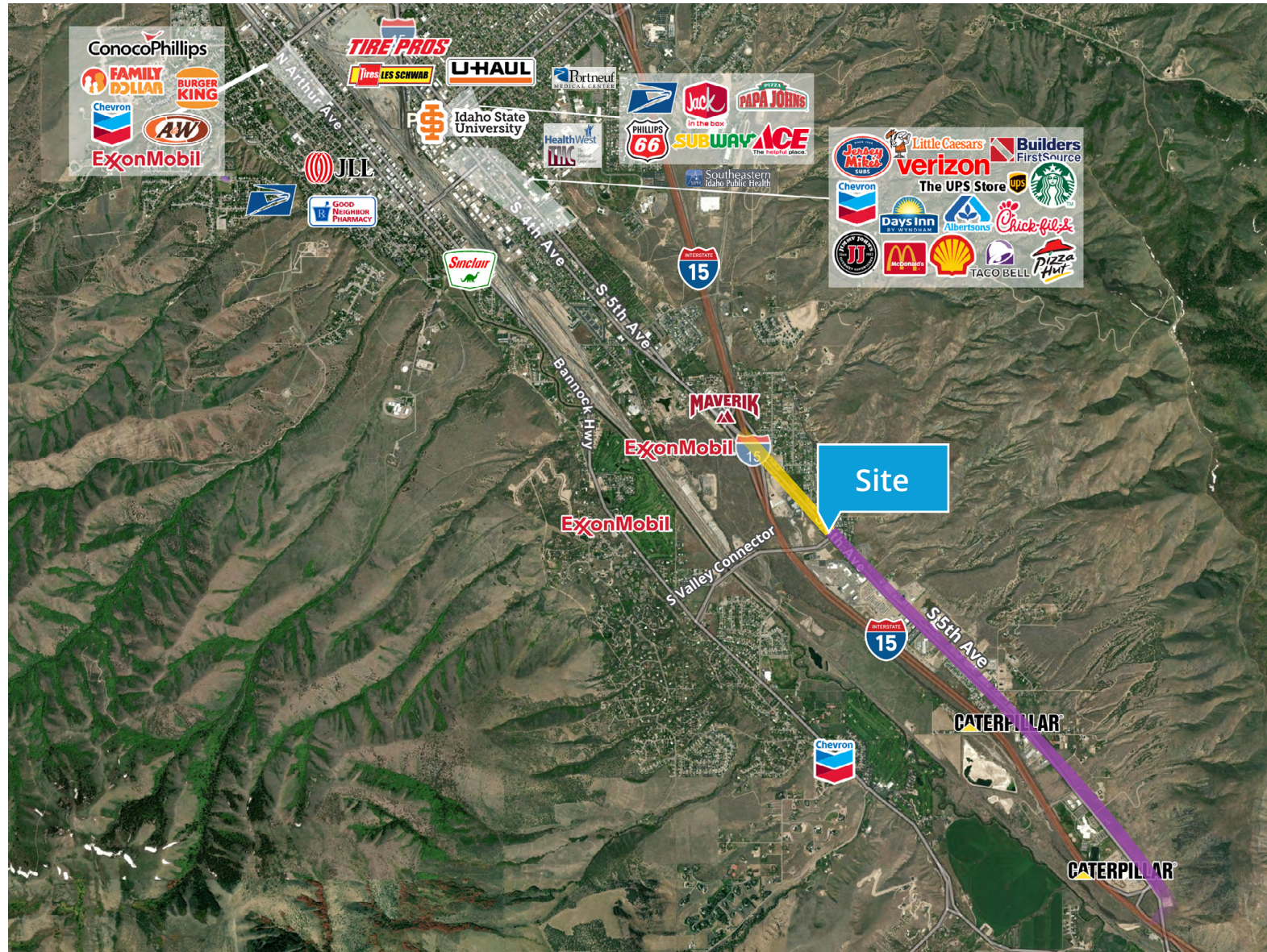
I-15 Access Points

 0.6 mi/1 min to I-15

 2.7 mi/4 min to I-15



2043 E Center Street
Pocatello, Idaho 83201
+1 208 951 2100
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Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|----------|----------|----------|
| Population | 2,655 | 14,974 | 43,169 |
| Households | 1,113 | 5,700 | 17,134 |
| Avg. Household Income | \$82,889 | \$90,424 | \$86,487 |

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