

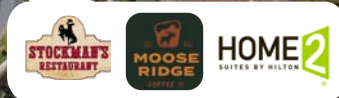
# TOK

COMMERCIAL

# PIER VIEW DRIVE LAND

COMMERCIAL LOT FOR SALE | WESTERLY PORTION OF 1210 PIER VIEW DRIVE | IDAHO FALLS, ID

**SITE**



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HIGHLIGHTS



- Excellent potential for a hotel or professional office.
- Shared parking with neighboring office building, Potandon Produce.
- Commercial building site in the new development, Snake River Landing.
- Surrounded by professional office users, increasing rooftop counts, and a strong daytime population.
- Walking distance to restaurants, the Snake River, Greenbelt and walking trails featuring beautiful scenery.
- Perfectly situated between I-15/Veteran's Memorial Highway (4 minutes away) and US Hwy 26/Yellowstone Highway (3 minutes away).

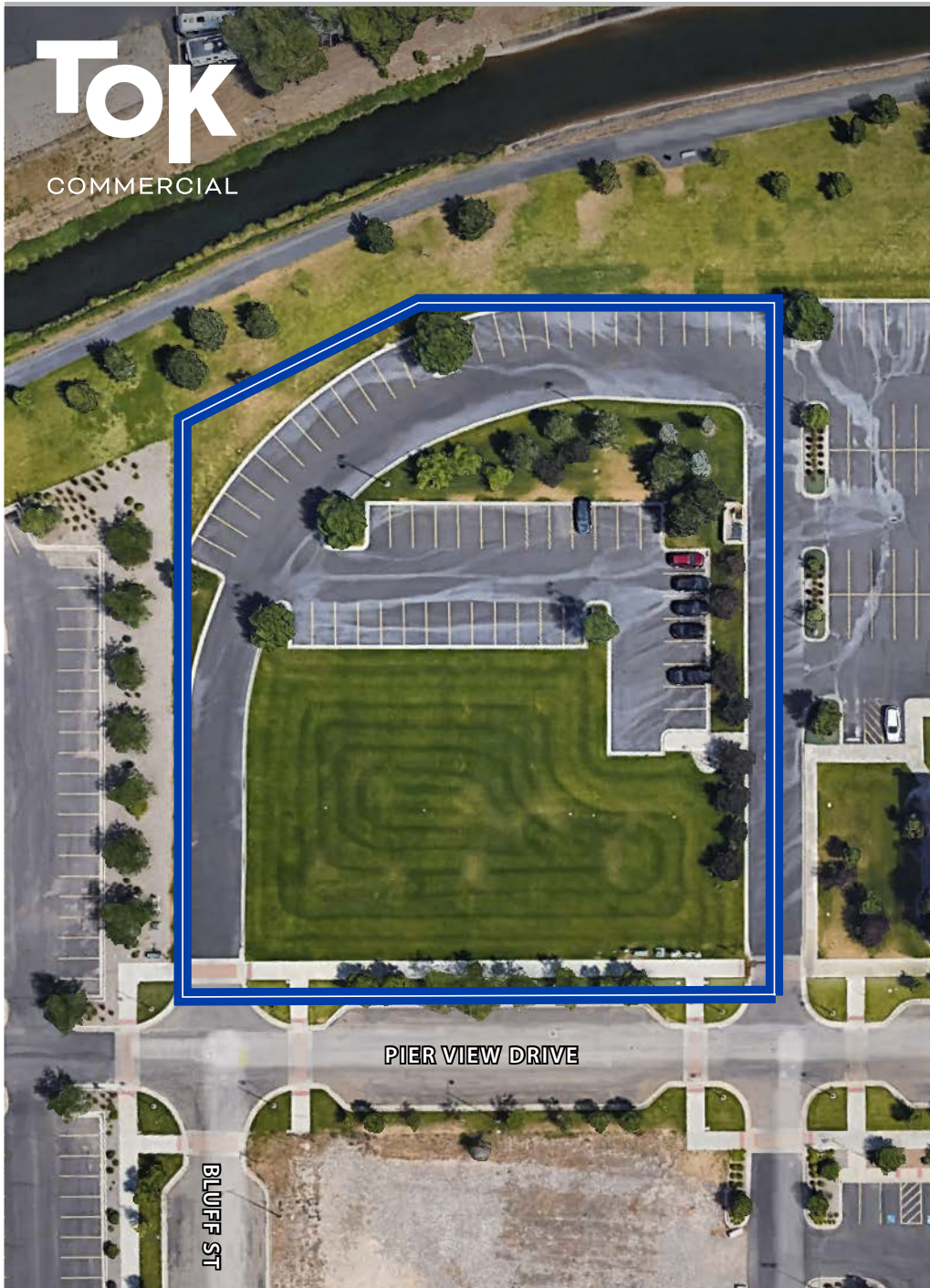
DETAILS



- PROPERTY TYPE:** Commercial Lot
- LOT SIZE:** 1.76 AC (Approximation)\*
- SALE PRICE:** \$1,250,000
- ZONING:** CC, Central Commercial

UPDATED: 4.24.2024  
 THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
 This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





# PROPERTY ZONING

## CC, CENTRAL COMMERCIAL ZONE

This zone provides a mixed use zone which includes a variety of housing types and a variety of commercial uses.

For this reason, the Zone is primarily located in the central part of the City where development has already occurred and the street and land use patterns are more densely developed. The CC Central Commercial Zone is characterized by lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Shops, stores, offices and other buildings are also characteristic of this Zone. Uses which tend to create business "dead spots," cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose, are excluded from this Zone.



CLICK FOR MORE INFORMATION 





POPULATION  
**87,008**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**1.6%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$99,620**  
5 MI. RADIUS

IDAHO FALLS REGIONAL AIRPORT ✈️

**SITE**

**SNAKE RIVER LANDING**

THE FALLS APARTMENTS | 324 UNITS

27,024 VPD

