



FOR SALE/GROUND LEASE

East Market Village

South 45th East & 17th | Ammon, ID

SITE

200 Units MF - 2028
115 Townhomes - 2027
18 Single Family Homes - 2029
Commercial - 2027 & 2028

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Property Information

PROPERTY DETAILS

Location	East side of Crowley Rd, (45 E) & 17th Street.
Land Size	44.918 Acres
Parcel #	RPB00000246006
Sale Price	Contact agent

HIGHLIGHTS

- New Roundabout providing full movement access.
- Over 3700 New Residential Dwellings in immediate area
- Planned New School
- Close to Thunder Ridge School
- Easy access to Highway 26
- Crowley Road Five Lanes
- Pad Site Available for Sale
- In-line Space Available
- Grocery Site Available (Build To Suite or Purchase)
- Available Spring/Summer 2027

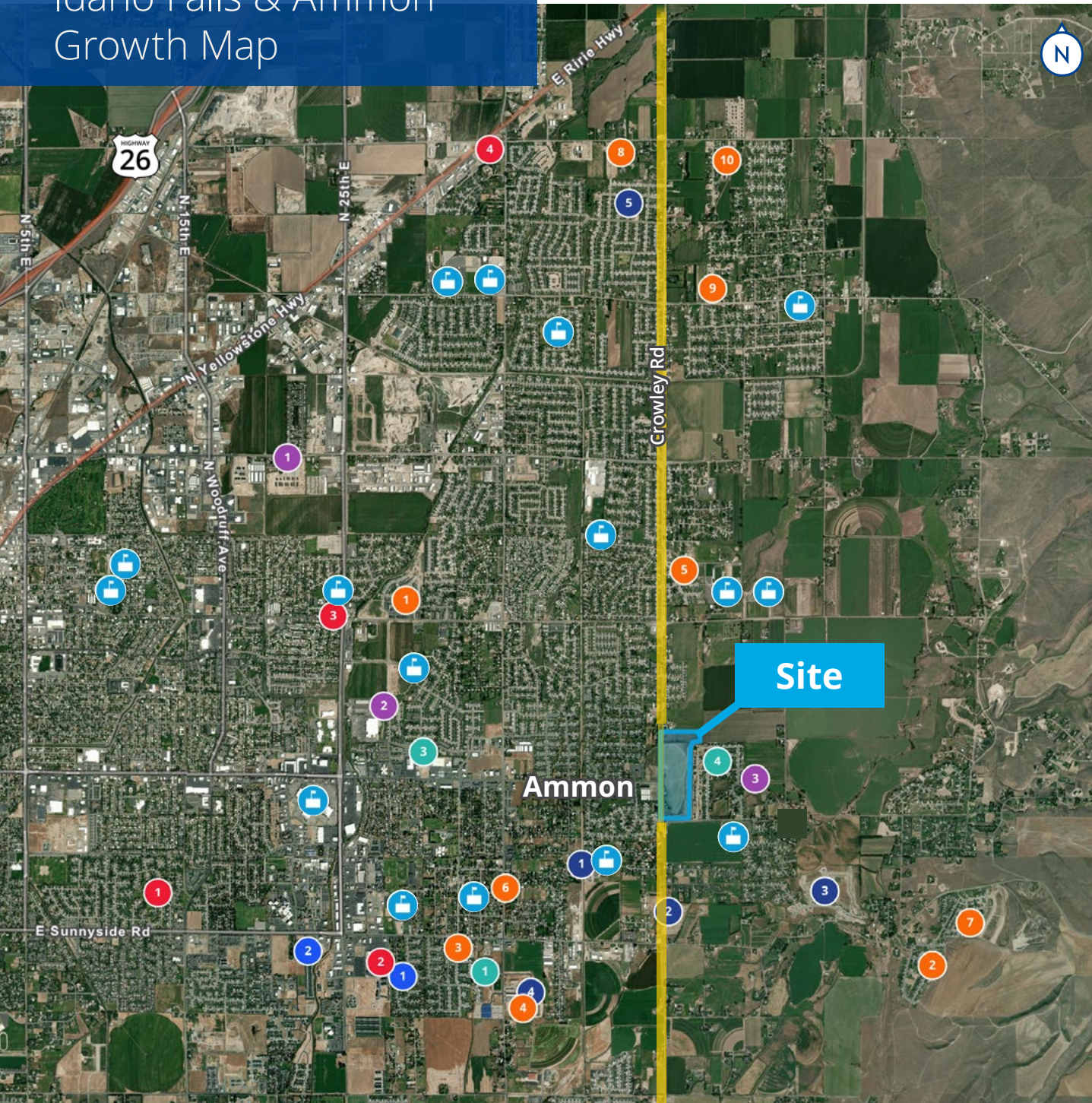


Master Plan



EAST MARKET VILLAGE

Idaho Falls & Ammon Growth Map



Schools

Single Family | Under Development

Subdivision Name	Units/Lots
1 1st Street Community	425
2 Founder's Pointe	119
3 Hazen's Dream	2
4 Hillcrest Ranch Phase 2	80
5 Ridgeview Division	25
6 Shangrila Homes	4
7 Hawk's Landing	64
8 Badger Creek	57
9 Elim Estates	18
10 Sunrise Acres	32

Single Family | Newly Completed

Subdivision Name	Units/Lots
1 Hidden Valley	49
2 Brogan Creek	96
3 Rocking R Ranch	53
4 Hillcrest Ranch Phase 1	17
5 Hatch Hollow	44

Single Family | Planned

Subdivision Name	Units/Lots
1 Lincoln Parkway	19
2 Curlew Bend	63
3 Future Development	1,200

Multi-Family | Under Development

Subdivision Name	Units/Lots
1 Hidden Bridge	27
2 Sage Point Village	2
3 Virlow Village	18
4 Beaches Corner	116

Multi-Family | Newly Completed

Subdivision Name	Units/Lots
1 Manchester United Homes	96
2 Trailwood Village Townhomes	1
3 Village Green	18
4 The Villas	219

Multi-Family | Planned

Subdivision Name	Units/Lots
1 Wasatch Apple	28
2 Good Harbor Subdivision	3

EAST MARKET VILLAGE

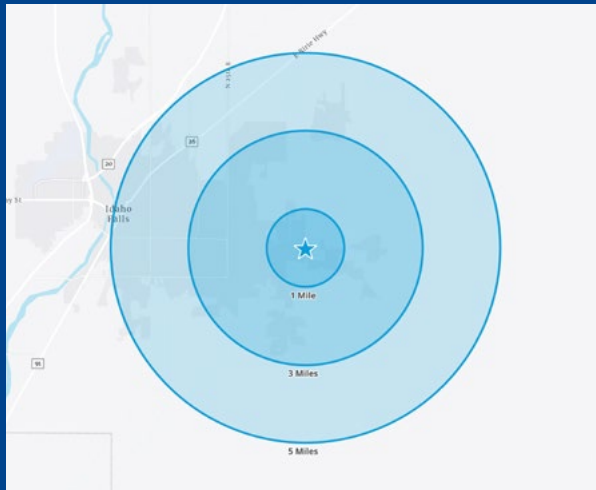
Property Location



Google Map



Street View



Demos	1 Mile	3 Miles	5 Miles
Population	11,978	60,347	98,054
Households	4,520	22,601	34,019
Avg. Income	\$116,780	\$104,571	\$104,972



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