

SUNNYSIDE ROAD & I-15

IDAHO FALLS, IDAHO 83402

Jackson Hole JUNCTION

LOT 3

PREMIER IDAHO FALLS LOCATION!

SIT-DOWN RESTAURANT LOT FOR SALE



UPDATED: 12.16.2025

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DETAILS

SUBMARKET: Idaho Falls
LOT SIZE: 1.41 Acres
PRICING: Contact Agent
ZONING: C-G, General Commercial



HIGHLIGHTS

Rare opportunity in rapidly growing Idaho Falls area at a major interstate (I-15) crossing that is the new gateway into Idaho Falls and Jackson Hole, WY.

Ready-to-build, shovel-ready pad site with utilities available to site. Storm Water Retention System is part of the improvements for this site.

Massive electronic messaging pylon sign installed and ready for tenant advertising.

Prime commercial lot with Liquor License available.

Current Tenants include: 231-unit apartment complex, Fresenius Medical Care, Holiday Inn with a Burger Theory Restaurant, Maverick, Ron Sayer Dodge, Ron Sayer Nissan, Taco Bell, and more to come!

Excellent freeway visibility with direct access to Sunnyside Rd., adjacent to Snake River Landing!

+1,300 new multifamily units in a 2 mile radius!

Contact agents for build-to-suit options.



CONTACT

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SIT-DOWN RESTAURANT LOT IN NEW IDAHO FALLS MIXED-USE HUB



LOT 3 PURCHASE DETAILS

LOT	LOT SIZE	USER TYPE	PRICING
LOT 3	1.41 ACRES	RESTAURANT	CONTACT AGENT

ALSO AVAILABLE

LOT	LOT SIZE	USER TYPE	PRICING
LOT 1	1.24 ACRES	RETAIL	CONTACT AGENT
LOT 2	2.26 ACRES	HOSPITALITY / OFFICE / MED. OFFICE	CONTACT AGENT
LOT 12	0.86 - 1.72 ACRES	RESTAURANT W/GREAT I-15 VISIBILITY	CONTACT AGENT

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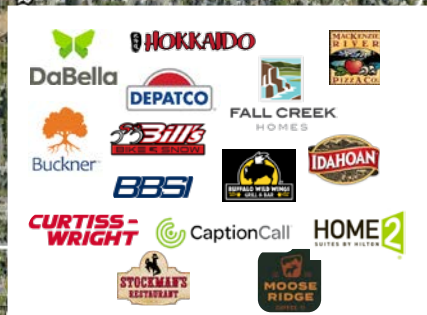
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WAVE OF MULTIFAMILY DEVELOPMENT NEAR THE SITE!

+1,300 NEW MULTIFAMILY UNITS IN A 2 MILE RADIUS!



**5 Minutes
Away!**

**248
Units**

**1352 Utah
Avenue**

**92
Units**

**TBD Utah
Avenue**

**324
Units**

**Falls
Apartments**

**Snake River
Landing**

**231
Units**

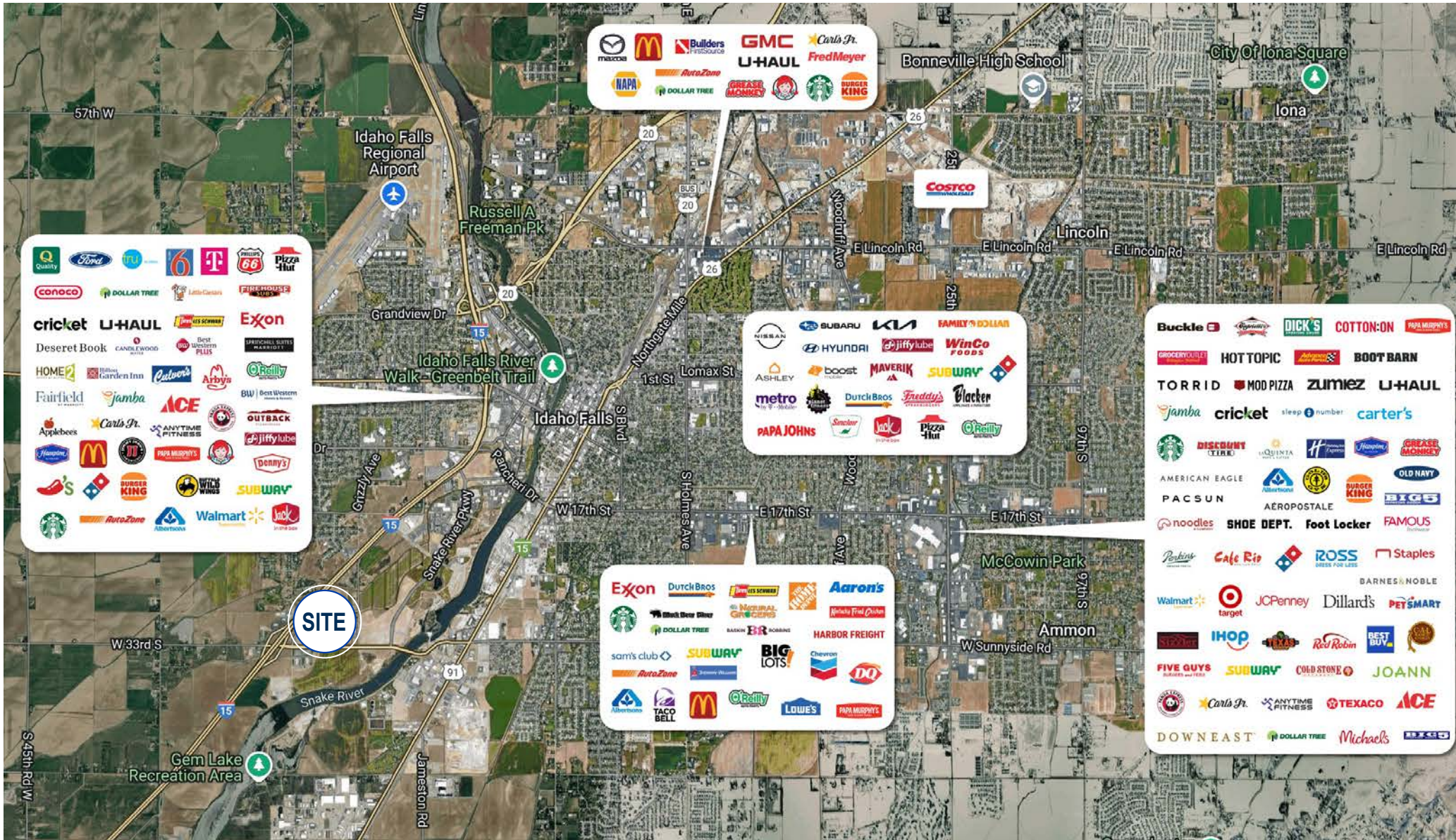
**Pioneer
Crossing Apts.**

**379
Units**

**Parkway
Apartments**

**Jackson
Hole
JUNCTION**

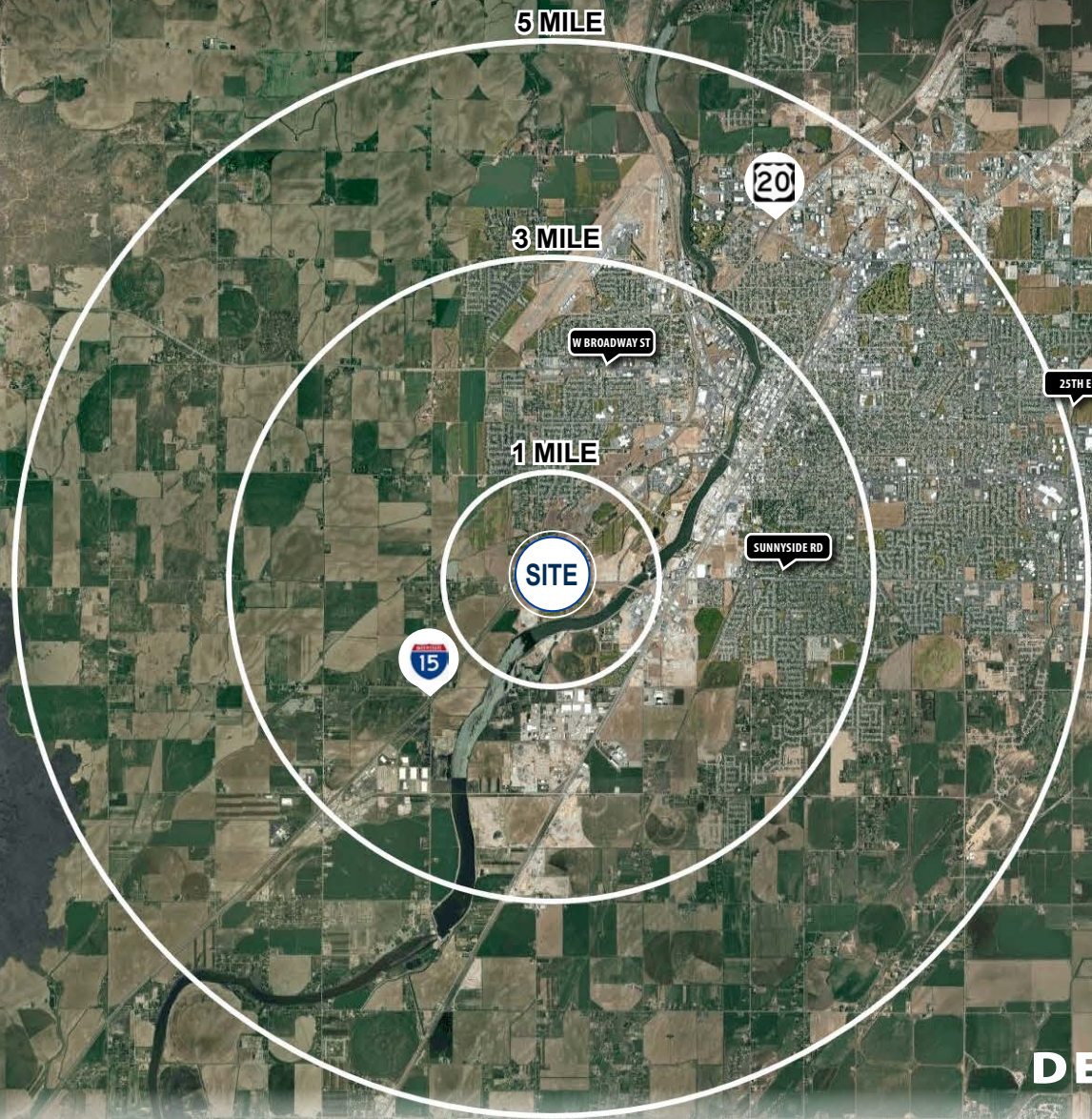
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DEMOGRAPHICS

1 MILE RADIUS



POPULATION
4,979



HISTORIC ANN. GROWTH
2.7%



AVG. HOUSEHOLD INC.
\$90,620

3 MILE RADIUS



POPULATION
50,622



HISTORIC ANN. GROWTH
1.0%



AVG. HOUSEHOLD INC.
\$98,562

5 MILE RADIUS



POPULATION
83,952



HISTORIC ANN. GROWTH
1.3%



AVG. HOUSEHOLD INC.
\$98,657

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