

TOK

COMMERCIAL

72 EAST 300 SOUTH

MIXED-USE LAND FOR SALE | JEROME, ID 83338



CONTACT

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HIGHLIGHTS

Expansive, 41+ acre parcel at the corner of E 300 S & S 100 E.

Prime development property with mixed-use zoning allowing for a variety and mixture of uses, such as office, commercial, and residential.

Opportunity to provide for a rapidly-growing and underserved market.

Highly accessible, located just 2 minutes from I-84.

Close proximity to Twin Falls.

DETAILS

PROPERTY TYPE:	Mixed-Use Land
LOT SIZE	41.29 Acres
SALE PRICE:	\$1,968,000
PARCEL NO:	RPJ00000319000
ZONING:	City of Jerome, MU

UPDATED: APRIL 17, 2024

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QUICK ACCESS TO I-84 VIA FRONTAGE RD
2 MINUTES [1.2 MILES] TO I-84



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MUD

CITY OF JEROME | MIXED USE DISTRICT

To provide for a variety and mixture of uses such as limited office, limited commercial, and residential. This district is intended to ensure compatibility of new development with existing and future development. It is also intended to ensure assemblage of properties in a unified plan with coordinated and harmonious development which shall promote outstanding design without unsightly and unsafe strip commercial development. Uses should complement the uses allowed within the CBD zoning district. All development requiring a special use permit in the MU zoning district, as shown in section 17.14.010 of this title, shall occur under the PUD and/or development agreement process in accordance with chapter 17.40 or 17.120 of this title unless the proposed development does not meet the area requirements. In that case a cooperative development, in conjunction with adjacent parcels (to meet the minimum area requirements), shall be encouraged. Otherwise a special use permit shall be required unless the proposed use is shown as a permitted use in the MU zoning district. Residential densities shall not exceed twenty (20) dwelling units per gross acre. When a property is being proposed for rezone to the MU zoning district a development agreement may be utilized in lieu of the PUD and/or special use process if approved by the council provided the development agreement includes conditions of development that are required during the PUD and special use process.

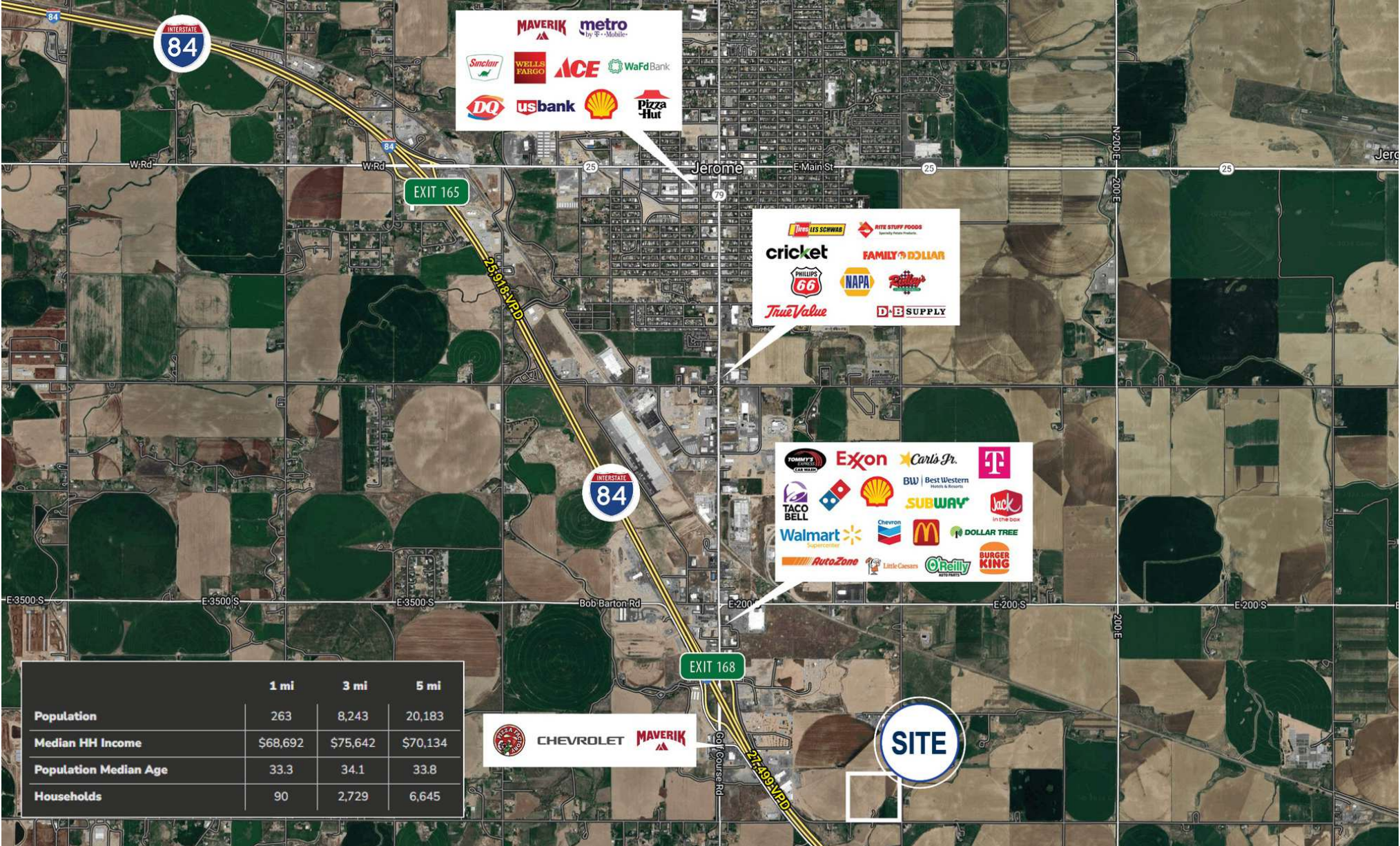


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	1 mi	3 mi	5 mi
Population	263	8,243	20,183
Median HH Income	\$68,692	\$75,642	\$70,134
Population Median Age	33.3	34.1	33.8
Households	90	2,729	6,645

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