



Colliers

E. 2nd St. / Hwy 30

Soda Springs Land

For Sale

Hwy 30 | Soda Springs, ID

Don Zebe

+1 208 403 1973

don.zebe@colliers.com

Mike Zebe

+1 208 705 6453

mike.zebe@colliers.com

Jared Zebe

+1 208 709 7311

jared.zebe@colliers.com

Property Overview

Property Type	Bare Land
Land Size	52.56 Acres
Price	Contact agents
Parcels	010000010050, 010000160000, 01000017001A, 010000079500
Zoning	Residential Multifamily (R3) & Self Storage (C2)
Residential	38.96 Acres
Planned Road and Easements	6 Acres
Storage Units	4 Acres
General Commercial	3.15 Acres
Town Home Units*	416

**Can add up to 200 additional residential units without amending development agreement.*

Highlights

- all entitlements are done
- zoning is complete
- development agreements are in place with the city



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated	1,904	3,605	4,257
2030 Projected	1,957	3,692	4,359
Households			
2025 Estimated	735	1,384	1,623
2030 Projected	748	1,409	1,654
Income			
2025 Average HH	\$89,532	\$86,457	\$87,651
2025 Median HH	\$73,488	\$71,139	\$72,425



Site Plan

Option 1



Option 2

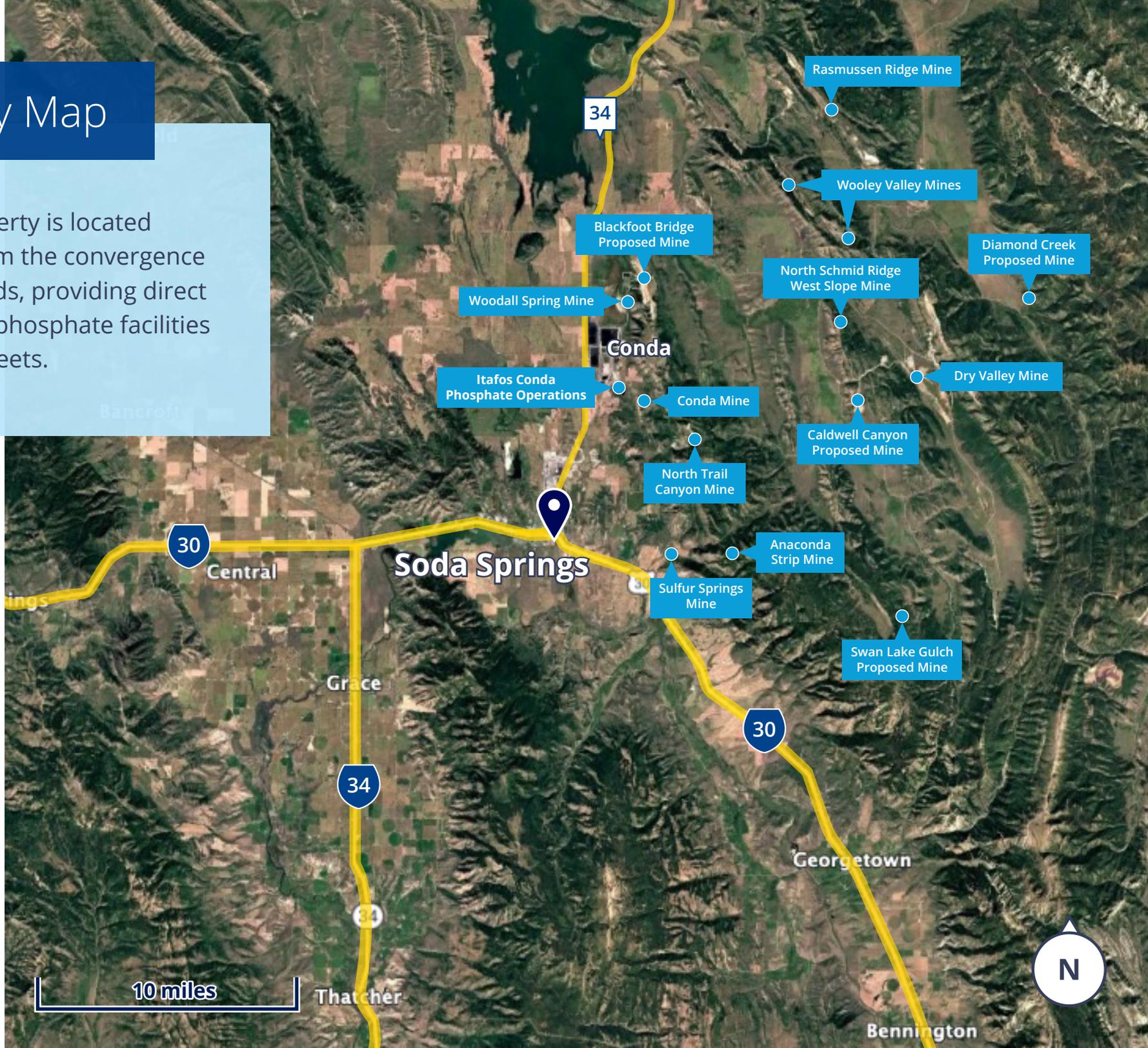


360° Photo Gallery



Industry Map

Subject property is located 0.6 miles from the convergence of major roads, providing direct access to all phosphate facilities and main streets.

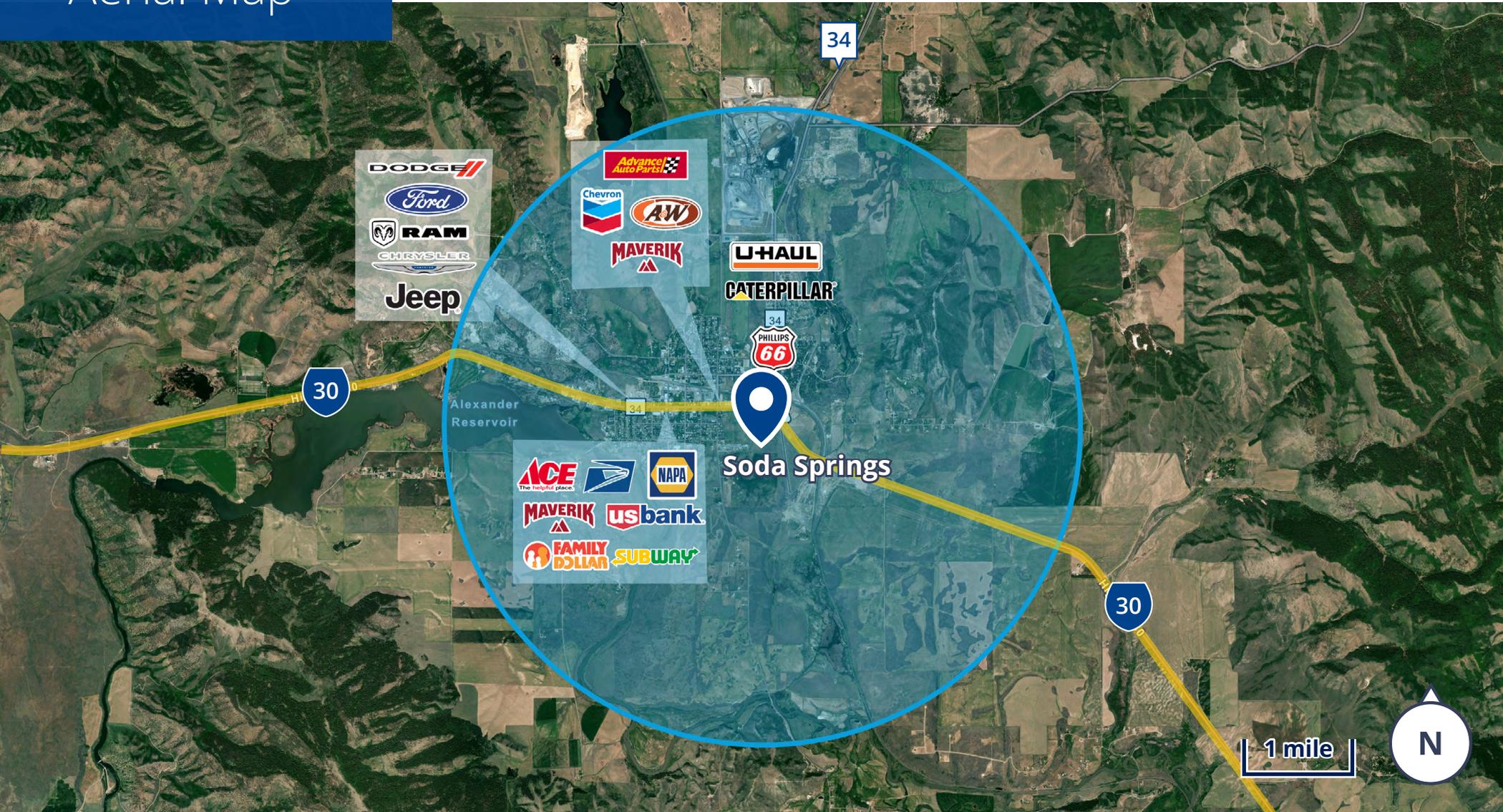


Aerial Map

3 miles radius

 [Google Map](#)

 [Street View](#)



2043 E Center Street
Pocatello, Idaho 83201
+1 208 951 2100
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Portneuf Valley, LLC.