

LAND FOR SALE

IDAHO FALLS COMMERCIAL

3160 North Holmes Ave | Idaho Falls, Idaho 83401

Property Highlights

- 6.64 Acres For Sale (2 Parcels)
- Sale Price: \$1,300,000
- Deed Restriction on Fuel Station Use
- Zoned HC (Highway Commercial)



TANNER OLSON

801.930.6752

tolson@legendcommercial.com

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801.930.6750

www.legendcommercial.com

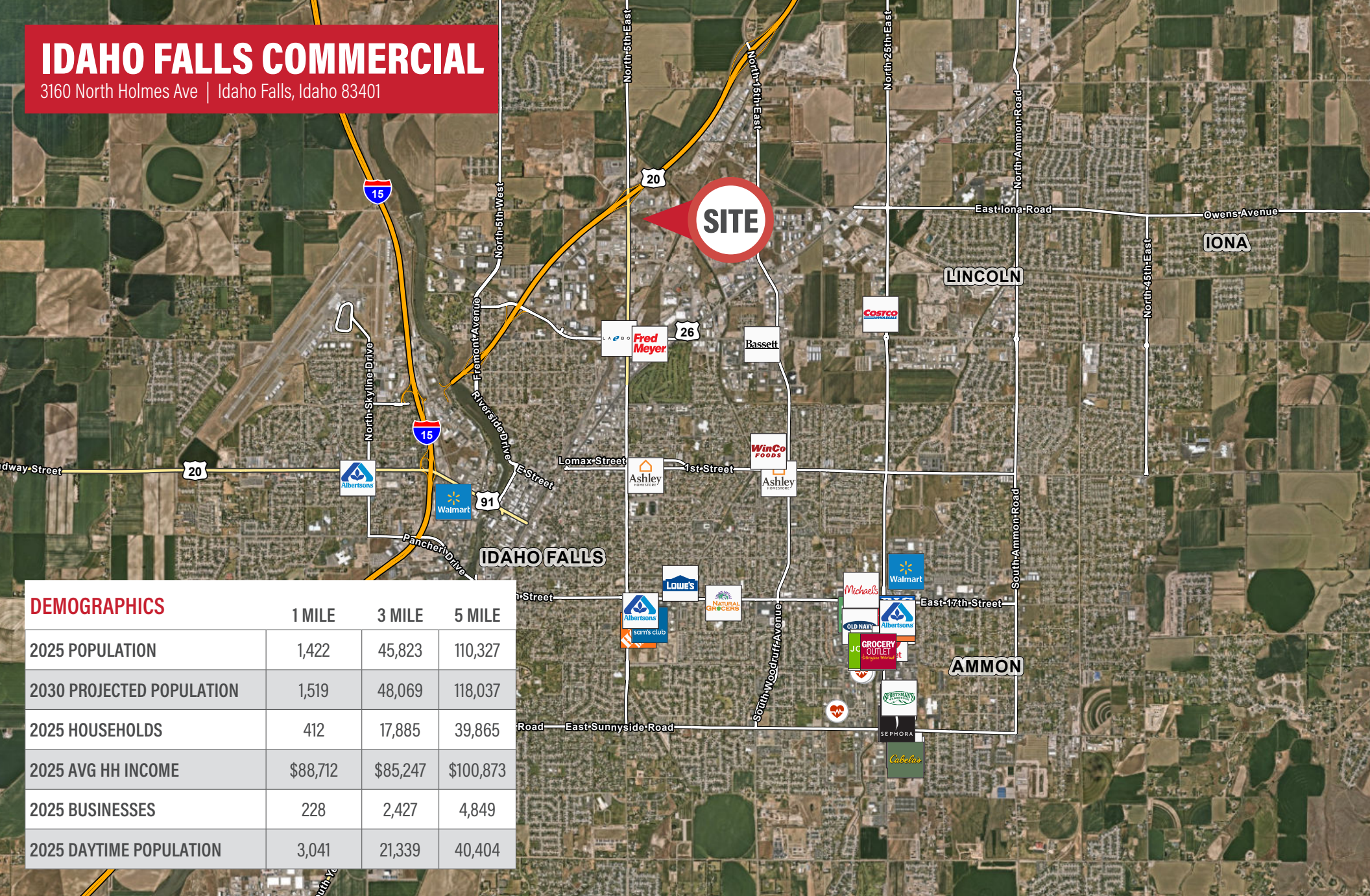
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,422	45,823	110,327
2030 PROJECTED POPULATION	1,519	48,069	118,037
2025 HOUSEHOLDS	412	17,885	39,865
2025 AVG HH INCOME	\$88,712	\$85,247	\$100,873
2025 BUSINESSES	228	2,427	4,849
2025 DAYTIME POPULATION	3,041	21,339	40,404

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