

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY FOR SALE OR JV

24.44 AC DEVELOPMENT PARCEL

TBD | RIGBY | ID 83442



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HIGHLIGHTS

- Commercial zoning in place
- Option to rezone rear acreage to Mixed-Use Residential
- All utilities located at the property
- Ample room for retail, office, residential, or hospitality

DETAILS

Land Available: 24.44 AC

Sales Price: \$2,995,000

PRICE REDUCED! WAS \$3,200,000

The Property

This 24.44-acre site, zoned C-1 Commercial, is strategically located near US-20, Exit 322, in the heart of a high-growth corridor surrounded by new residential subdivisions and expanding commercial development. The property offers excellent visibility and convenient access, making it ideal for retail, office, mixed-use, or hospitality development. With all utilities available on site, this is a rare opportunity to capitalize on the continued growth and momentum of the Rigby market.



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VENTURE ONE
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Area Information

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EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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