

450 PIONEER ROAD

EXCLUSIVE DEVELOPMENT OPPORTUNITY
LISTING PRICE: \$1,500,000

4.95 Acres Zoned HDR1 (Approx. 214,759 SF)

450 Pioneer Road | Rexburg, ID 83440

BERKADIA[®]

INVESTMENT SALES

CLAY ANDERSON

Senior Managing Director
ID CRE #SP34431
208.440.2486
clay.anderson@berkadia.com

SPENCER HANSEN

Director
ID CRE #SP54287
208.921.2560
spencer.hansen@berkadia.com

CHRISKOTT TODD

Associate Director
ID CRE #SP58860
208.906.9515
chriskott.todd@berkadia.com

BERKADIA BOISE

800 West Main Street, Suite 1410
Boise, ID 83702
berkadia.com | berkadia.com/northwest

450 PIONEER ROAD DEVELOPMENT

4.95 Acres (Approximately 214,759 SF)

450 Pioneer Road | Rexburg, ID 83440

BERKADIA[®]

OPPORTUNITY

Berkadia Boise Investment Sales is pleased to announce it has been retained as the exclusive listing broker for the 450 Pioneer Road Development Site in Rexburg, ID.

The site consists of 4.95 acres of vacant land directly north of The Village Apartments.

The property is zoned HDR1 (High Density Residential 1) which allows for up to 30 units per acre.

Rexburg is in a prime location in Southeast Idaho, just 80 miles from Yellowstone and Grand Tetons.



PARCEL OVERVIEW

INVESTMENT OVERVIEW

LOCATION

ADDRESS	450 Pioneer Road
CITY	Rexburg
STATE	Idaho
ZIP	83440
COUNTY	Madison
PARCEL NUMBERS	RPR6N39E254951
ZONING	HDR1
SALE PRICE	\$1,500,000



4.95
Acres



HDR1
Zoning



214.8k
GIS SF



REXBURG, ID OVERVIEW

36.8k

Population

POPULATION & DEMOGRAPHICS:

Rexburg is the 4th fastest growing micropolitan city in the US. It grew 55% from 2010-2020. It's current population is approximately 37,000. The city has a young demographic, largely due to the presence of BYU-Idaho.

\$457k

Average Home Price

EDUCATION:

BYU-Idaho is the centerpiece of the city, providing higher education to a large number of students from across the United States and internationally. The university significantly influences the culture and economy of Rexburg.

\$75.9k

Average Household Income

ECONOMY:

The economy in Rexburg is heavily influenced by the university, with education being a major sector. Retail, healthcare, and manufacturing also contribute.

1.4%

City Unemployment Rate
(March 2024)

CLIMATE:

Rexburg experiences a continental climate, with cold winters and warm summers. Snow is common in winter, which can be quite appealing for winter sports enthusiasts.

RECREATION & CULTURE:

The city offers various recreational activities, especially outdoor activities such as hiking, fishing, and skiing in nearby areas. The Rexburg Tabernacle and the Teton Flood Museum are notable cultural landmarks.

TRANSPORTATION:

Rexburg is accessible via U.S. Route 20, and the closest major airport is Idaho Falls Regional Airport, located about 30 miles south.