

## PIONEER DR. COMMERCIAL LAND

3292 PIONEER DR | IDAHO FALLS | 83402

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## HIGHLIGHTS

- Prime, 4.103-acre commercial development property with Highway Commercial Limited Business zoning.
- Ideal access and visibility with frontage parcel on Pioneer Drive, Sunnyside Road, and I-15 visibility!
- All city services are available and fiber is available at the property directly across the street to the east.
- Located next to the rapidly developing Jackson Hole Junction Commercial Center.
- Just south and west of the property direct access to I-15, Exit 116, on/off ramp, south and west of the property.

## AVAILABLE LAND

PROPERTY TYPE:	4.103 Acres
SALES PRICE:	\$1,995,000
ORIGINAL SALES PRICE:	<del>\$2,679,000</del>
PRICE/SF:	\$11.16/SF
ZONING:	HC- Highway Commercial
UTILITIES:	City Services Available

## The Property

Venture One Properties is pleased to present a 4.103 acre premium commercial land parcel for sale, ideally located near the Jackson Hole Junction Exit directly off I-15 and exit 116, just three miles north of Downtown Idaho Falls. This property benefits from high visibility along Interstate 15, ensuring optimal connectivity for businesses. The site is surrounded by ongoing growth and development. Additionally, all city services and fiber is available at the property and is zoned Highway Commercial Limited Business, offering versatile opportunities for commercial ventures.



### Shane Murphy

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434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403

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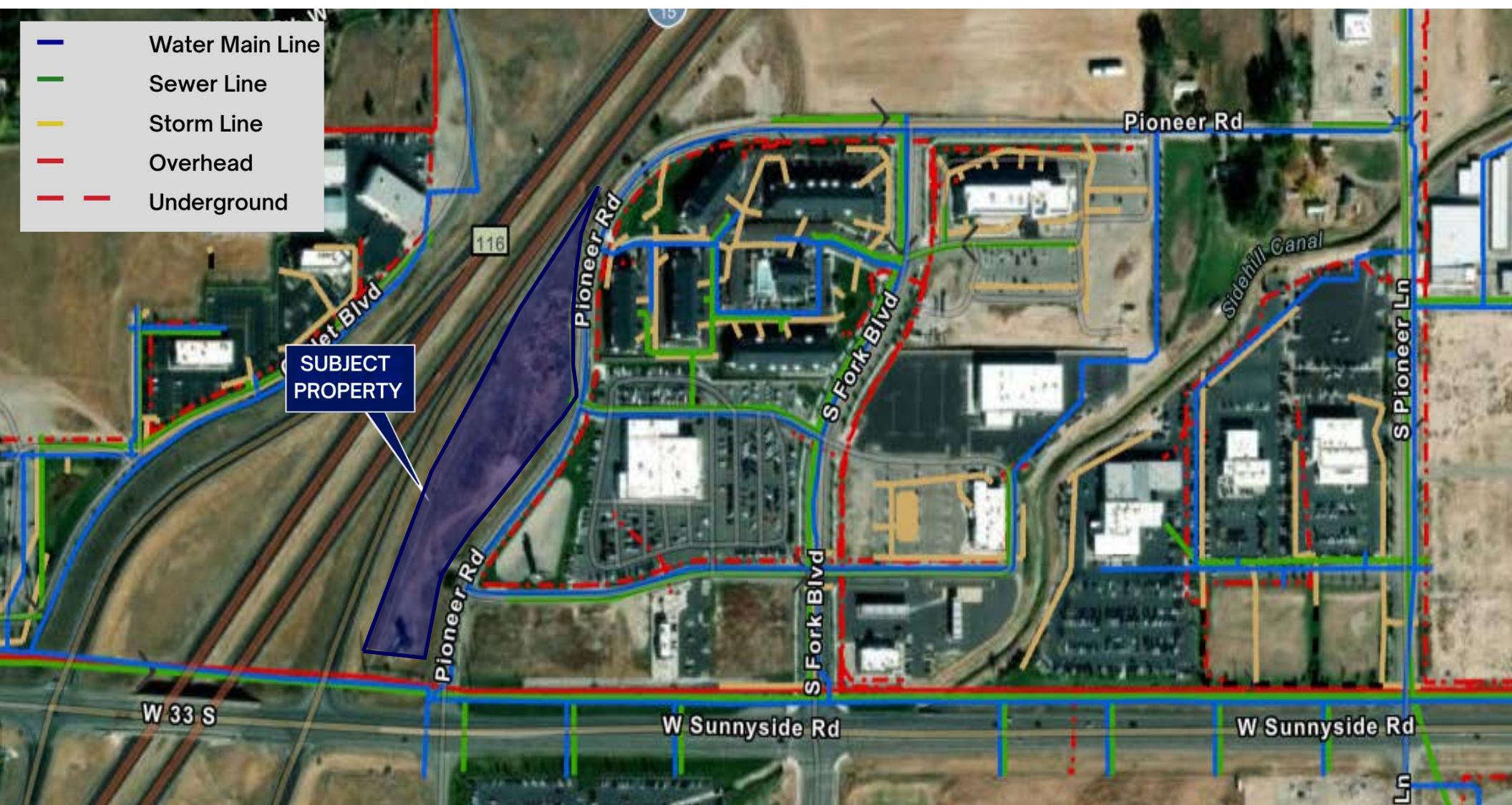
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# DEMOGRAPHICS

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Population	9.4K	43.3K	83.7K
Household Income	\$94.3K	\$75.5K	\$72.2K
Number of Employees	6.6K	32.5K	64.4K

## ALL AREA INFORMATION

### 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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