

LOCATION

THE FARM

HILINE RD - "THE RANCH"

at I-86, Pocatello, ID 83201

AVAILABLE FOR SALE



Tanner Olson
801.930.6752 | tolson@legendllp.com



2180 S. 1300 E. #240 | Salt Lake City, UT 84115
801.930.6750 | www.legendllp.com



HIGHLIGHTS

29.50 ACRES

PRICE: \$6,500,000.00

PARCEL # RPCPP002500 AND RPCPP002817

ZONED RETAIL OR MIXED USE
(CITY OPEN TO ALL RESIDENTIAL)

NEW WATER LINE ADDED TO PROPERTY WITH
4 CONNECTIONS ALONG SOUTH SIDE

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| 2020 EST. POPULATION | 6,350 | 51,356 | 71,384 |
| 2025 PROJECTED POPULATION | 6,864 | 55,858 | 77,680 |
| 2020 EST. DAYTIME POPULATION | 7,812 | 34,910 | 52,846 |
| 2020 EST. AVG HH INCOME | \$65,039 | \$68,685 | \$65,608 |
| 2020 EST. HOUSEHOLDS | 2,377 | 19,414 | 27,400 |
| 2020 EST. BUSINESSES | 485 | 2,056 | 3,240 |

TRAFFIC

INTERSTATE 86
28,500 VEHICLES PER DAY

QUINN ROAD
22,500 VEHICLES PER DAY

YELLOWSTONE AVE
23,000 VEHICLES PER DAY



Greg Johnston
208.680.4734 | pocatellorealtor@gmail.com



Keller Williams Realty East Idaho | 208-232-9010
150 N Main | Pocatello, Idaho 83204

POCATELLO

