



DON'T MISS THE OPPORTUNITY TO BE A PART OF THE AREA'S NEWEST COMMERCIAL DEVELOPMENT!

THE BLVD

@ 21ST STREET

COMMERCIAL LOTS DIRECTLY ON I-84 FOR SALE, BTS OR GROUND LEASE
21ST STREET | HEYBURN, IDAHO 83336

FOR MORE INFORMATION | ROBYN ANDERSEN | ROBYN@CBCPRIMEPROPERTIES.COM | 208.312.3226

IMPROVED

DEVELOPMENT LAND

LOT SIZE: 75 ACRES (DIV. TO 1-40 AC

PRICING: LOTS) \$3.95/SF - \$9.00/SF

ZONING: C-G GENERAL COMMERCIAL

75 ACRES OF IMPROVED COMMERCIAL DEVELOPMENT LAND WITH I-84 FRONTAGE AND MOUNTAIN VIEWS!

ALL UTILITIES TO SITE, INCLUDING WATER, SEWER, POWER, AND FIBER.

FULLY APPROVED FOR MIXED-USE DEVELOPMENT.

SURVEYED AND ENGINEER WORK COMPLETE.

ANNEXED INTO CITY OF HEYBURN WITH PUD APPROVALS.

GENERAL COMMERCIAL ZONING WITH LIGHT FLEX POTENTIAL.

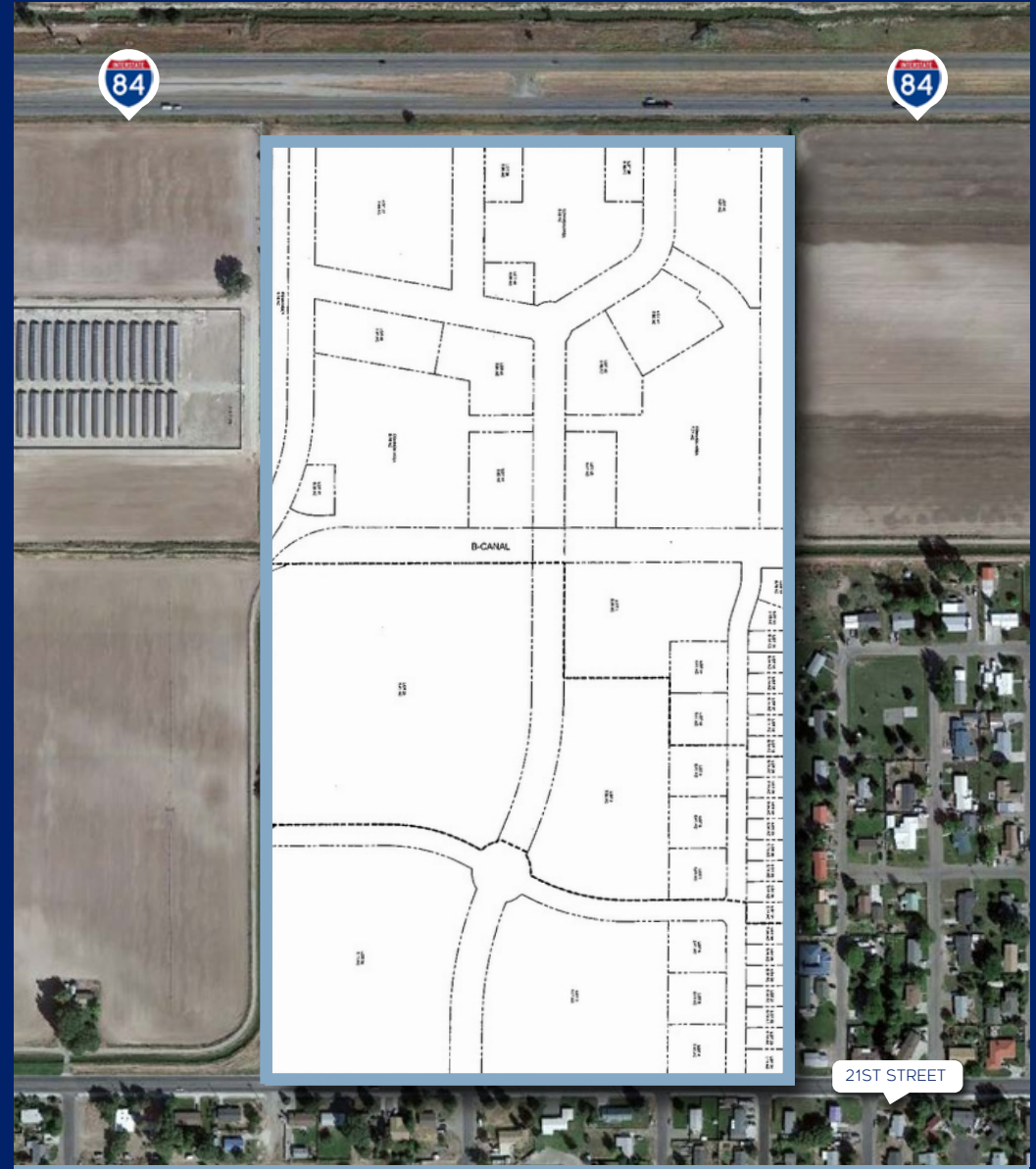
IDEAL HEYBURN DEVELOPMENT LOCATION, DIRECTLY OFF OF I-

84, AT EXIT 208

OR 211, WITH MOUNTAIN VIEWS, CLOSE PROXIMITY TO THE RIVER AND JUST

DOWN THE STREET FROM THE AREA'S BEST RETAIL, RESTAURANTS AND SERVICES!

A SHORT DISTANCE FROM WORK TO LIVING - MEET ME AT THE BOULEVARD!



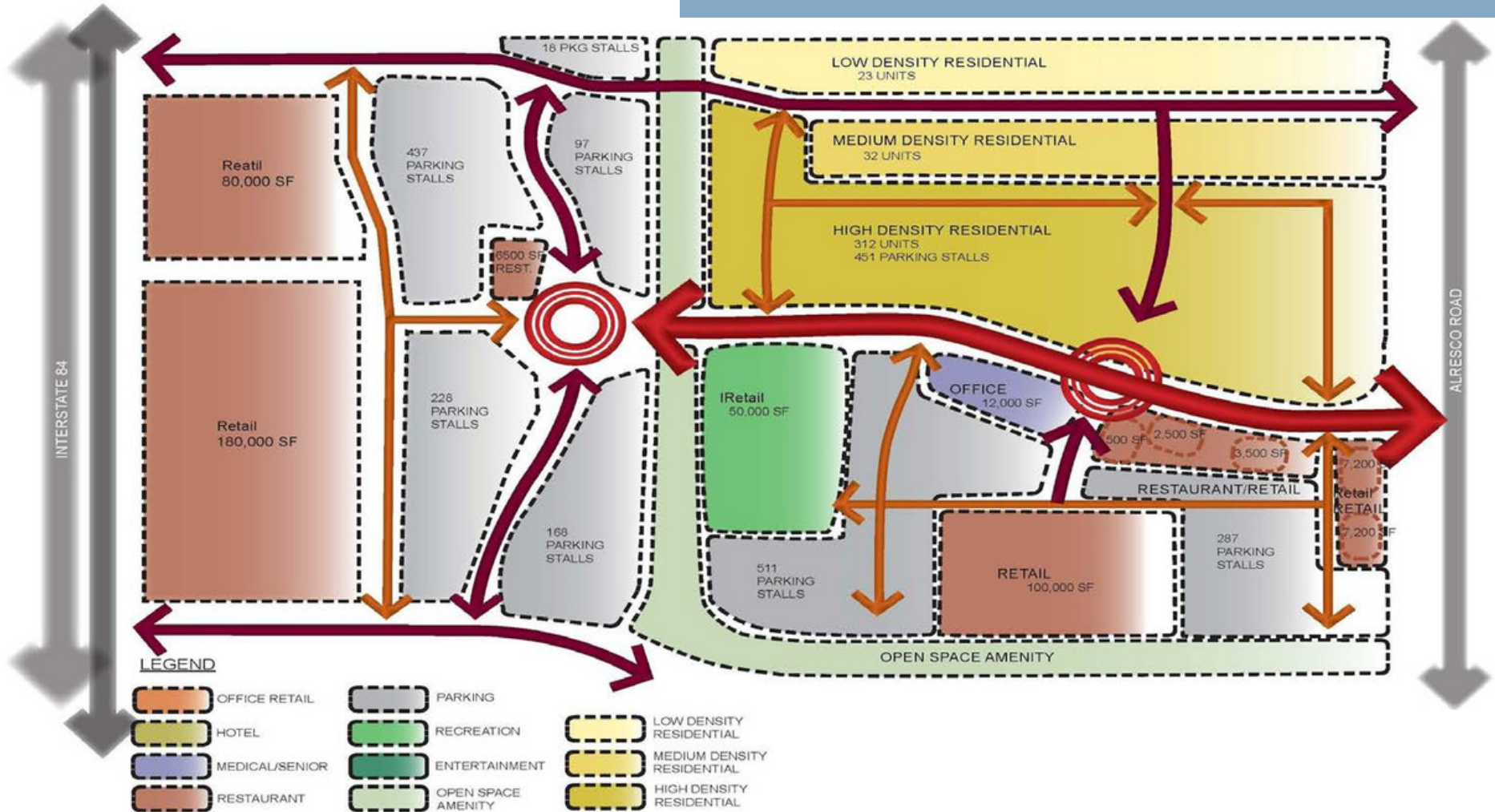
CONCEPTUAL DEVELOPMENT PLAN + LOTS

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CONCEPTUAL MIXED-USE LAND USE DIAGRAM



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ZONING

C-G, COMMERCIAL GENERAL

The purpose of this zone or district to provide for and encourage the grouping together of business, retail, public, quasi-public, and other related uses with minimal light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land around them that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.

The light industrial uses permitted in this zone are manufacturing and wholesale business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare operated entirely within enclosed structures which generate little industrial traffic. This zone or district is further designed to accent a transitional use between industrial uses and other less intense business and residential uses.

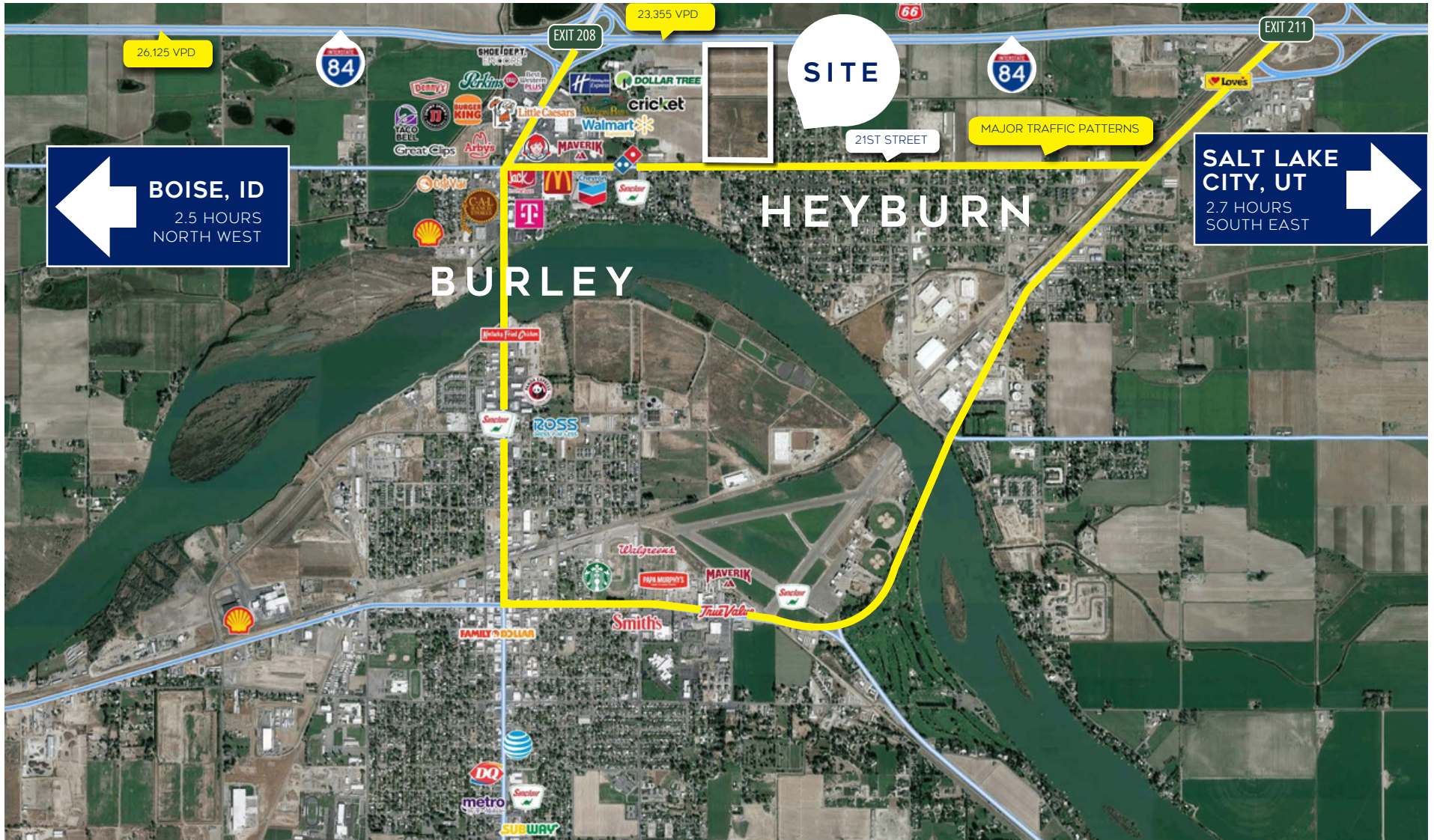


 [CLICK FOR MORE](#) 

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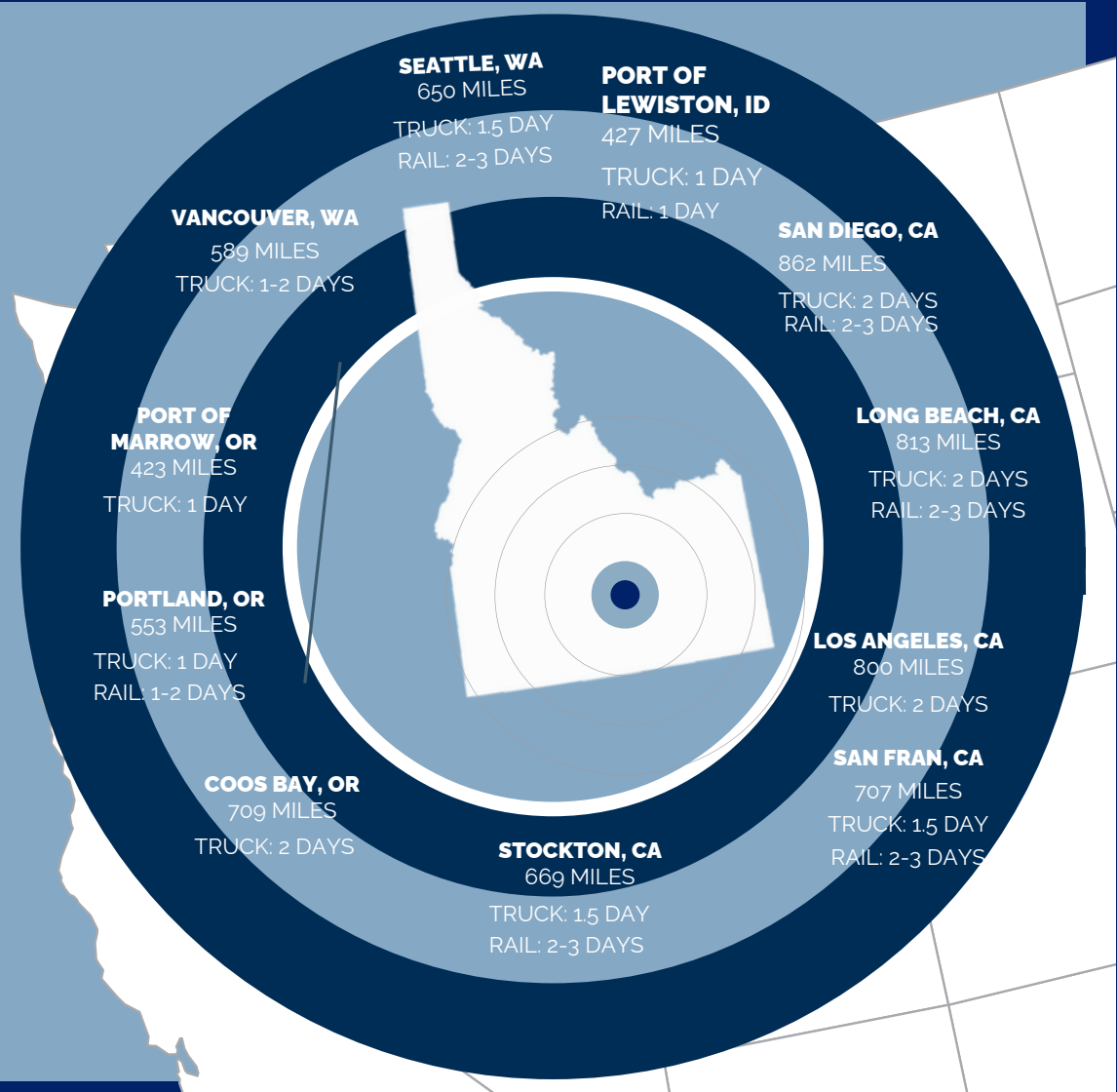
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EVERYTHING IN THE WEST IS JUST A CLOSE DRIVE AWAY

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over a third of the nation's potato production and more than 29M pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.

- IDAHO MILK TRANSPORT | BURLEY, ID
- PACKAGING CORP OF AMERICA | BURLEY, ID
- ID DOT FOODS, INC. | BURLEY, ID
- MCCAIN FOODS USA | BURLEY, ID
- GEM STATE PROCESSING | HEYBURN, ID
- DOUBLE L | HEYBURN, ID
- AMALGAMATED SUGAR CO | PAUL, ID
- CHOBANI INC | TWIN FALLS, ID
- CLIF BAR | TWIN FALLS, ID
- STOTZ EQUIPMENT | TWIN FALLS, ID
- DART CONTAINER CORP | TWIN FALLS, ID
- FALLS BRAND | TWIN FALLS, ID
- DARIGOLD | JEROME, ID
- RITE STUFF FOODS | JEROME, ID



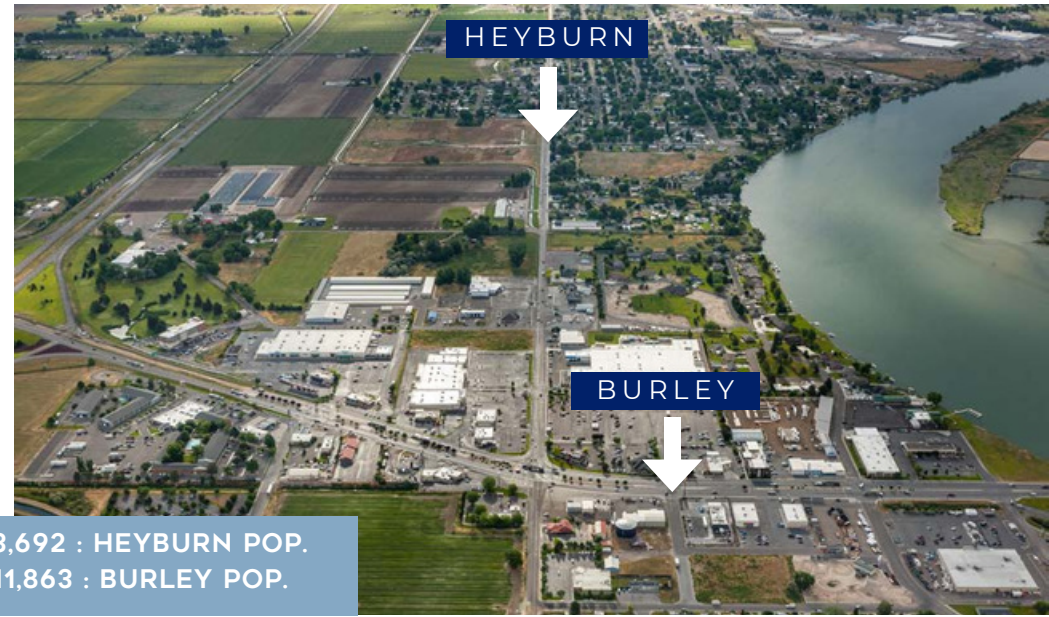
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ABOUT THE
**CITY OF
HEYBURN**
& SURROUNDING AREA



CLICK TO
WATCH
VIDEO 

Welcome to Heyburn — one of the 12 cities making up the tight knit Mini-Cassia area. Conveniently nestled directly south of the interstate and on the north edge of the Snake River, Heyburn is the epicenter of activity and travel for Mini-Cassia, hosting some of the areas favorite businesses and retailers. It is closely tied to the commerce and community of it's sister cities, Burley and Rupert, sharing a major thoroughfare to all services and transportation to the interstate.



3,692 : HEYBURN POP.
11,863 : BURLEY POP.

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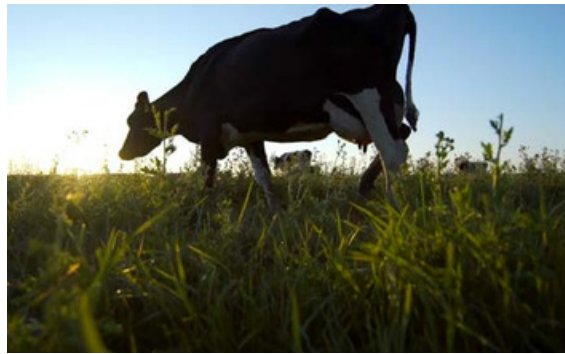
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"A PLACE OF DEEP CANYONS, PRODUCTIVE FARMLANDS, MYSTERIOUS DESERTS AND MAJESTIC RIVERS... THE AREA OFFERS A VARIETY OF CULTURAL ACTIVITY."



IN ADDITION TO IT'S RECREATIONAL DRAWS, THE MINI-CASSIA AREA IS DEEP ROOTED IN AGRICULTURE AND MANUFACTURING. HEYBURN IS HOME TO MANY OF THE AREA'S LARGEST MANUFACTURERS INCLUDING GEM STATE PROCESSING POTATO PLANT, DOUBLE L HARVEST EQUIPMENT, PACKAGING CORP. OF AMERICA, AND AGRI-SERVICES.



HEYBURN BENEFITS FROM IT'S CENTRAL POSITION BETWEEN TWO MAJOR METRO AREAS, TWIN FALLS –JUST 37 MILES WEST ON I-84 – AND OGDEN, UTAH –JUST 145 MILES SOUTHEAST. SOUTHEAST IDAHO SERVES AS A PROMINENT DISTRIBUTION CORRIDOR AND



IMAGES COURTESY OF: NATIONAL PARK SERVICES, MINICASSIA CHAMBER, POMERELLE MOUNTAIN RESORT, CB CREATIVE

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