

5.9 ACRES OF LAND FOR SALE

TBD HWY. 33 & Bates Rd., Driggs, ID 83422



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

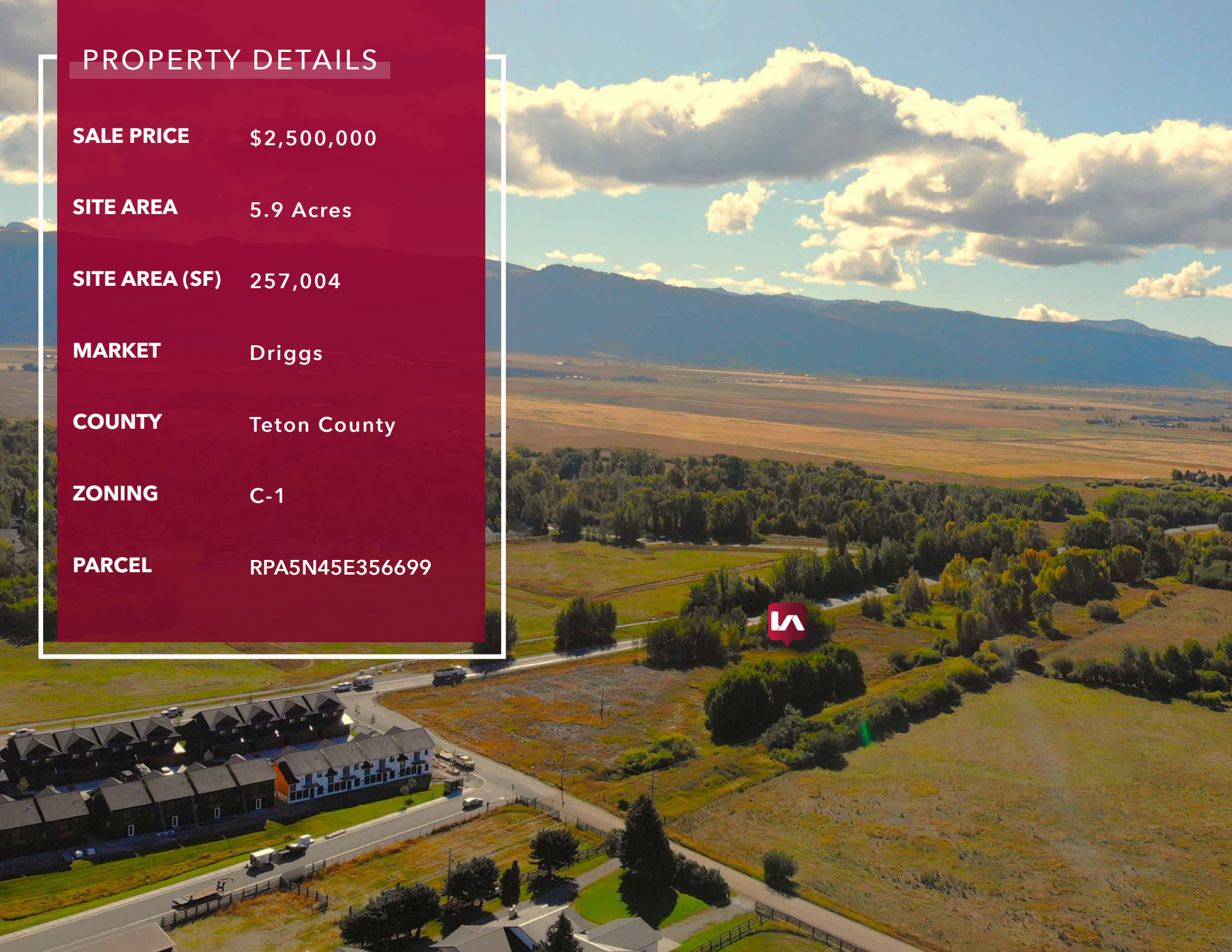
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PROPERTY DETAILS

SALE PRICE	\$2,500,000
SITE AREA	5.9 Acres
SITE AREA (SF)	257,004
MARKET	Driggs
COUNTY	Teton County
ZONING	C-1
PARCEL	RPA5N45E356699

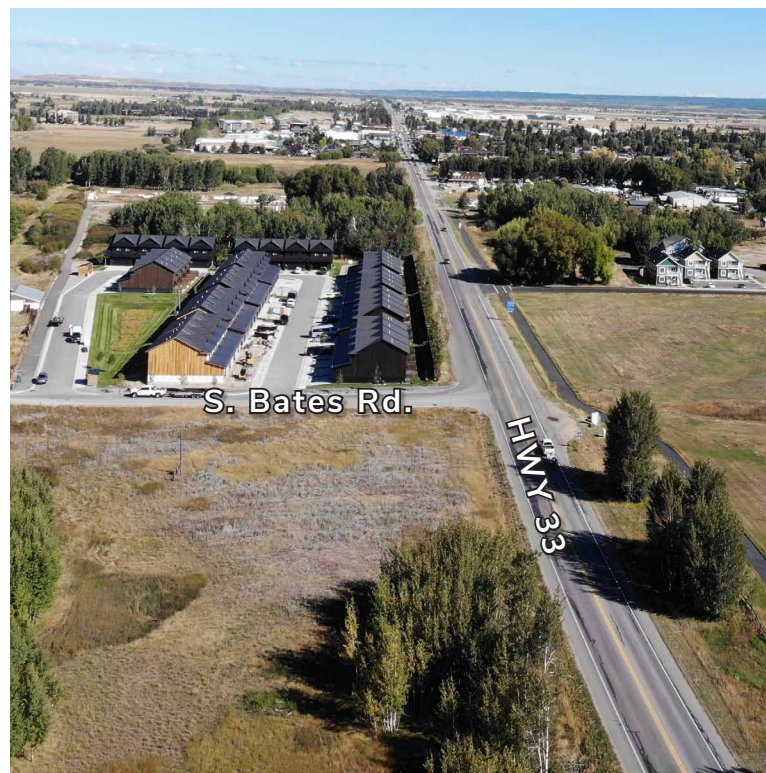


EXECUTIVE SUMMARY

Lee & Associates is pleased to present 5.9 acres of commercial development land for sale in an emerging real estate market adjacent to Jackson Hole Subdivision/development opportunity (subject to county approvals) Strong market for vacation rentals and second homes. Prime location in Teton Valley, surrounded by the Tetons.

PROPERTY HIGHLIGHTS

- » 45 Minutes to Jackson Hole, WY & gateway to Yellowstone/Grand Teton National Parks
- » Located only 6 minutes from Driggs-Reed Memorial Airport, which accommodates private and charter flights
- » Vibrant small-town culture with events, farmers' markets, and an art scene
- » Driggs is the gateway to Grand Targhee Resort, known for its premier powder skiing and stunning mountain views
- » Located near Yellowstone and Grand Teton National Parks, Driggs benefits from the millions of visitors drawn to these premier destinations
- » Convenient access to major airlines via Jackson Hole Airport (1 hour) and Idaho Falls Airport (1.5 hours)
- » A year-round destination for outdoor enthusiasts, offering golf, fishing, hiking, and horseback riding in the summer, and skiing and snowmobiling in the winter
- » A strong luxury home market, outperforming neighboring Jackson Hole, WY
- » Strong short rental market for vacationers



SITE PHOTO



AERIAL VIEW



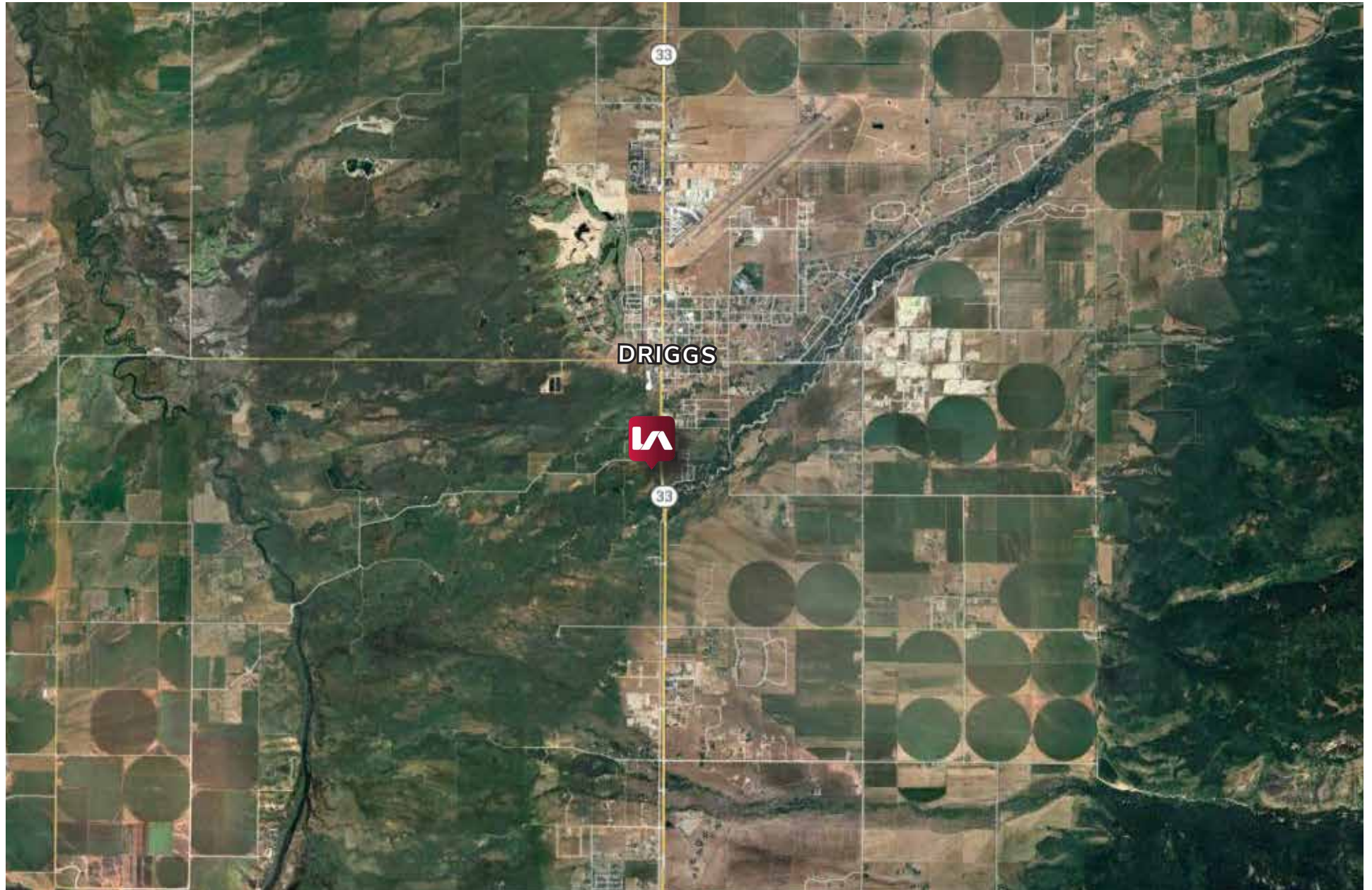
S. Bates Rd.



Hwy 33



LOCATION MAP



POPULATION

	1-MILE	3-MILE	5-MILE
2025 Population	1,045	3,263	5,790

INCOME

	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$98,550	\$96,068	\$93,303

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2025 Total Households	385	1,220	2,158

LABOR FORCE

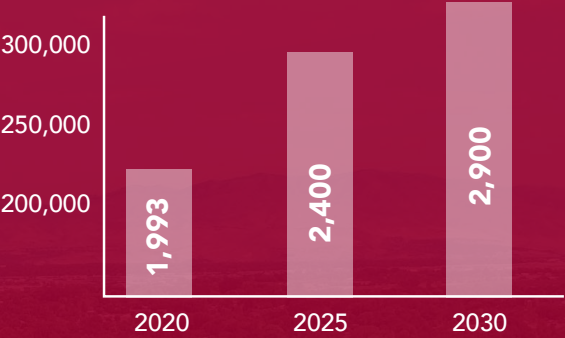
	1-MILE	3-MILE	5-MILE
Civilian Labor Force	510	1,623	3,171

TOP INDUSTRIES

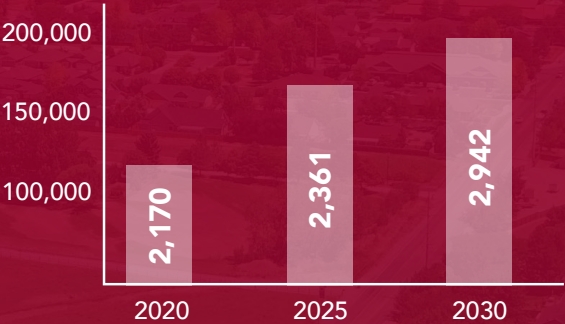
	# OF EMPLOYEES
Construction	1,000 +
Hospitality	1,000 +
Education	1,000+
Leisure	1,000+
Professional Services	1,000+

GROWTH PROJECTION

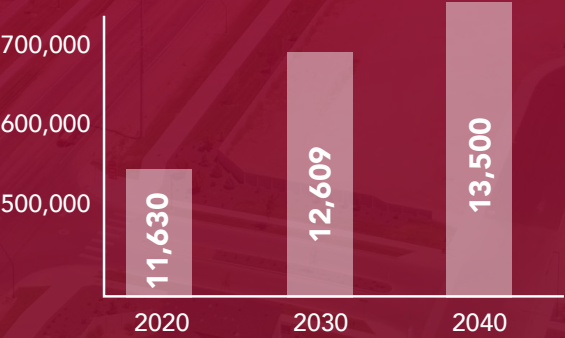
DRIGGS



VICTOR



TETON COUNTY





FOR MORE INFORMATION, PLEASE CONTACT

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