

Jackson Hole JUNCTION

LOT 2

PREMIER IDAHO FALLS LOCATION!

EXTENDED STAY HOTEL LOT FOR SALE





DETAILS

SUBMARKET: Idaho Falls **PRICING:** Contact Agent
LOT SIZE: 2.26 Acres **ZONING:** C-G, General Commercial



HIGHLIGHTS

Rare opportunity in rapidly growing Idaho Falls area at a major interstate (I-15) crossing that is the new gateway into Idaho Falls and Jackson Hole, WY.

Ready-to-build, shovel-ready pad site with utilities available to site. Storm Water Retention System is part of the improvements for this site.

Liquor license available.

Massive electronic messaging pylon sign installed and ready for tenant advertising.

Current Tenants include: 231-unit apartment complex, Fresenius Medical Care, Holiday Inn with a Burger Theory Restaurant, Maverick, Ron Sayer Dodge, Ron Sayer Nissan, Taco Bell, and more to come!

Excellent freeway visibility with direct access to Sunnyside Rd., adjacent to Snake River Landing!

+1,300 new multifamily units in a 2 mile radius!

Contact agents for build-to-suit options.



CONTACT

DARREN PUETZ
208.656.2273
darren@tokcommercial.com

BLAKE PHIPPEN
208.357.4996
blake@tokcommercial.com

MARK BOUCHARD
208.357.4995
mark@tokcommercial.com

BRADELY NICOLL
208.617.3819
bradley@tokcommercial.com



EXTENDED STAY HOTEL LOT IN NEW IDAHO FALLS MIXED-USE HUB



LOT 2 PURCHASE DETAILS

LOT	LOT SIZE	USER TYPE	PRICING
LOT 2	2.26 ACRES	HOSPITALITY / OFFICE / MED. OFFICE	CONTACT AGENT

ALSO AVAILABLE

LOT	LOT SIZE	USER TYPE	PRICING
LOT 1	1.24 ACRES	RETAIL	CONTACT AGENT
LOT 3	1.41 ACRES	RESTAURANT	CONTACT AGENT
LOT 12	0.86 - 1.72 ACRES	RESTAURANT W/GREAT I-15 VISIBILITY	CONTACT AGENT

EXTENDED STAY HOTEL LOT IN NEW IDAHO FALLS MIXED-USE HUB



**Jackson
Hole
JUNCTION**
LOT 2

WAVE OF MULTIFAMILY DEVELOPMENT NEAR THE SITE!

+1,300 NEW MULTIFAMILY UNITS IN A 2 MILE RADIUS!



5 Minutes
Away!

248
Units

1352 Utah
Avenue

324
Units

Falls
Apartments

92
Units

TBD Utah
Avenue

Snake River
Landing

231
Units

Pioneer
Crossing Apts.

379
Units

Parkway
Apartments

**Jackson
Hole
JUNCTION**

Jackson Hole JUNCTION

LOT 2

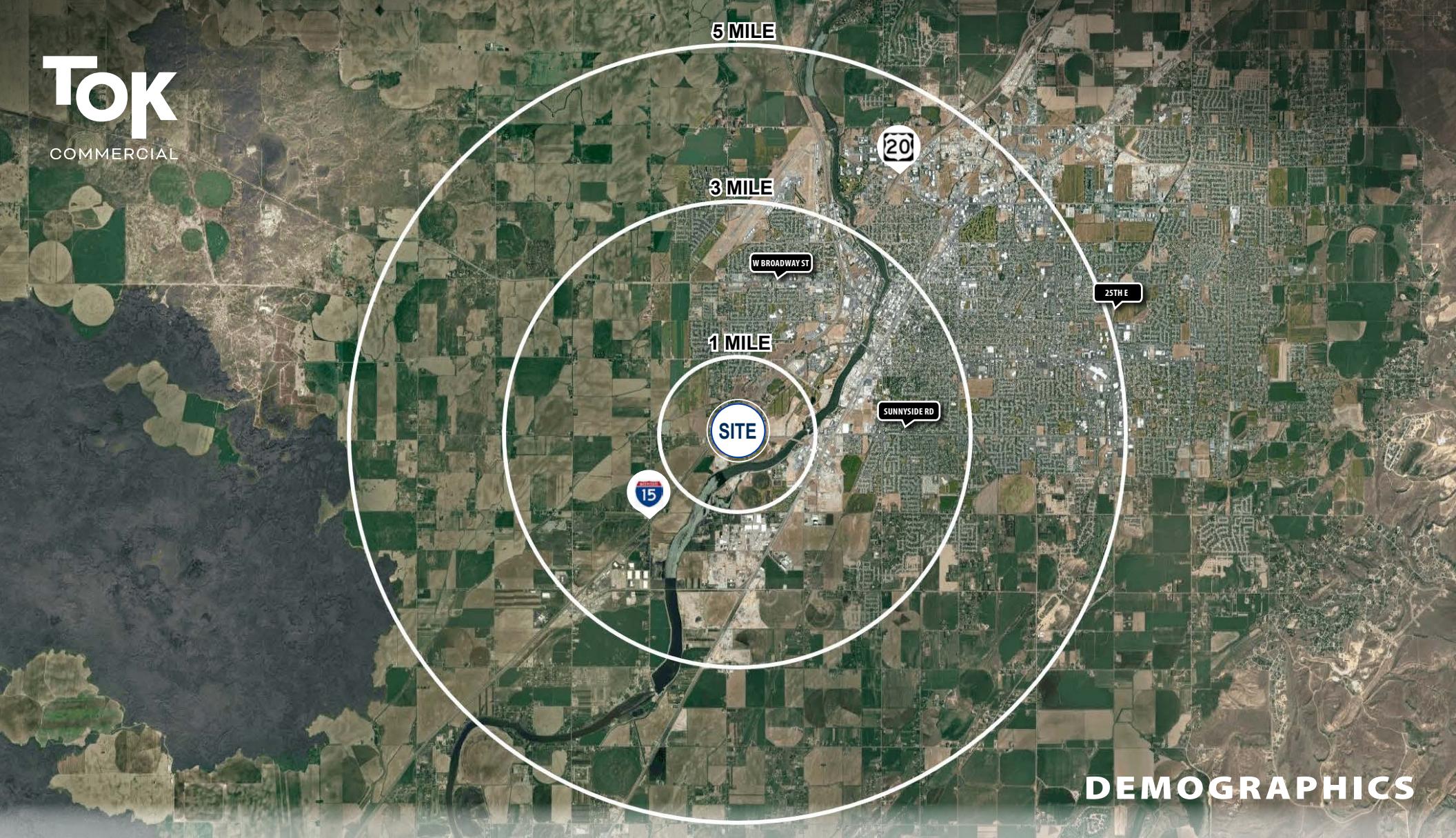
EXTENDED STAY HOTEL LOT IN NEW IDAHO FALLS MIXED-USE HUB



UPDATED: 12.16.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



1 MILE RADIUS



POPULATION
4,979



HISTORIC ANN. GROWTH
2.7%



AVG. HOUSEHOLD INC.
\$90,620

3 MILE RADIUS



POPULATION
50,622



HISTORIC ANN. GROWTH
1.0%



AVG. HOUSEHOLD INC.
\$98,562

5 MILE RADIUS



POPULATION
83,952



HISTORIC ANN. GROWTH
1.3%



AVG. HOUSEHOLD INC.
\$98,657