

SUNNYSIDE ROAD & I-15

IDAHO FALLS, IDAHO 83402

Jackson Hole JUNCTION

LOT 1

PREMIER IDAHO FALLS LOCATION!

FLEXIBLE USE OPPORTUNITY WITH HIGH FREEWAY VISIBILITY



UPDATED: 4.24.2026

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DETAILS

SUBMARKET: Idaho Falls **PRICING:** Contact Agent
LOT SIZE: 1.24 Acres **ZONING:** H-C, Highway 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.
- Opportunity for high profile signage facing into Interstate-15, great company/business branding exposure.
- 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

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FLEXIBLE USE OPPORTUNITY WITH HIGH FREEWAY VISIBILITY



LOT 1 PURCHASE DETAILS

LOT	LOT SIZE	USER TYPE	PRICING
LOT 1	1.24 ACRES	INDUSTRIAL/FLEXIBLE USE OPPORTUNITY	CONTACT AGENT

ALSO AVAILABLE

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

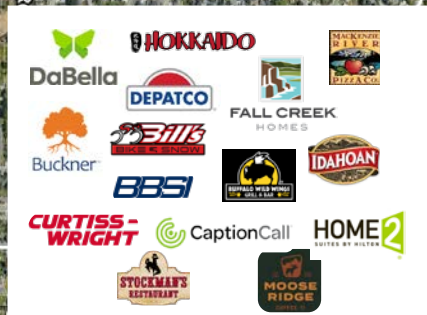
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WAVE OF MULTIFAMILY DEVELOPMENT NEAR THE SITE!

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



5 Minutes
Away!

**248
Units**

1352 Utah
Avenue

**92
Units**

TBD Utah
Avenue

**324
Units**

Falls
Apartments

Snake River
Landing

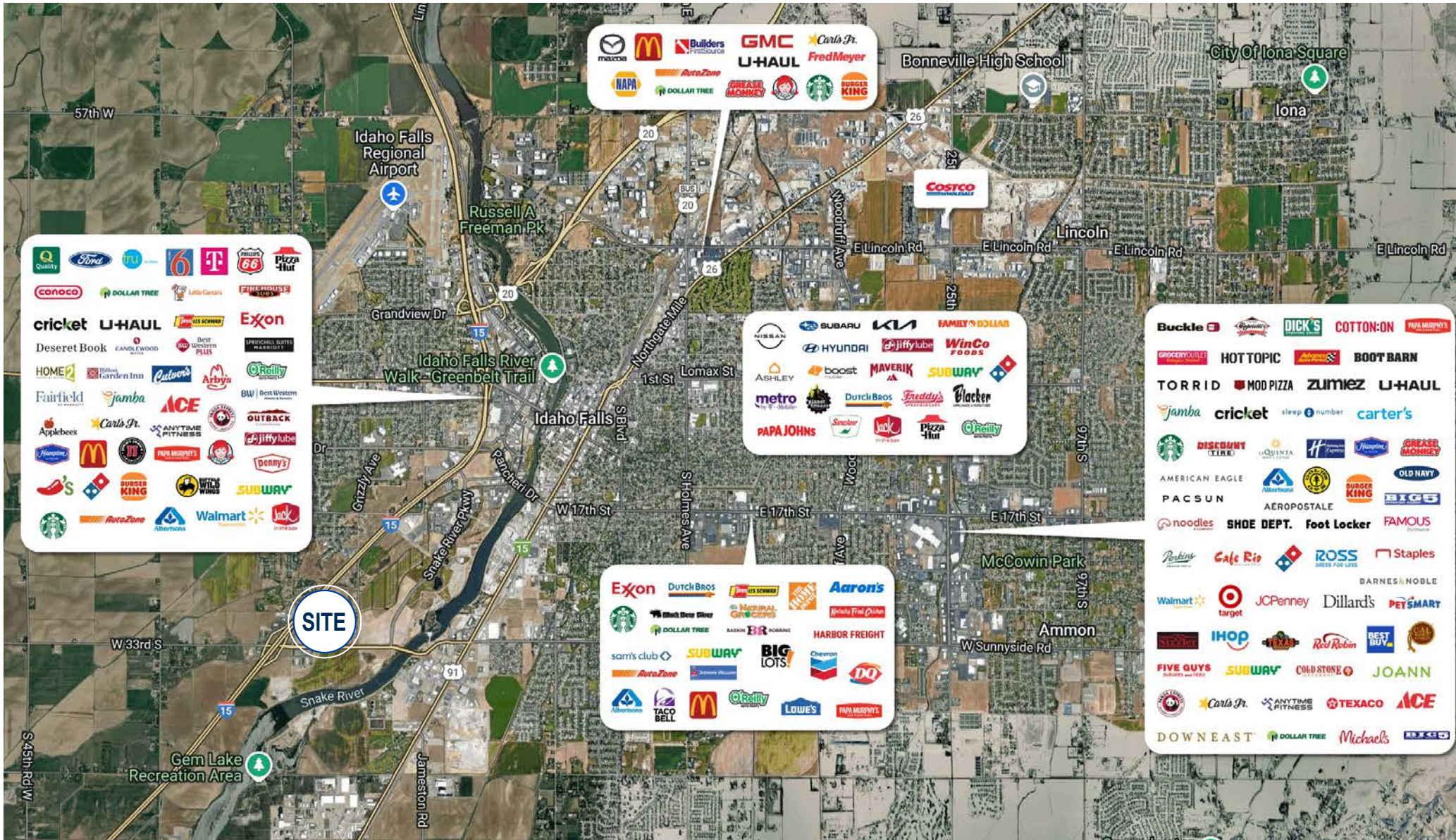
**231
Units**

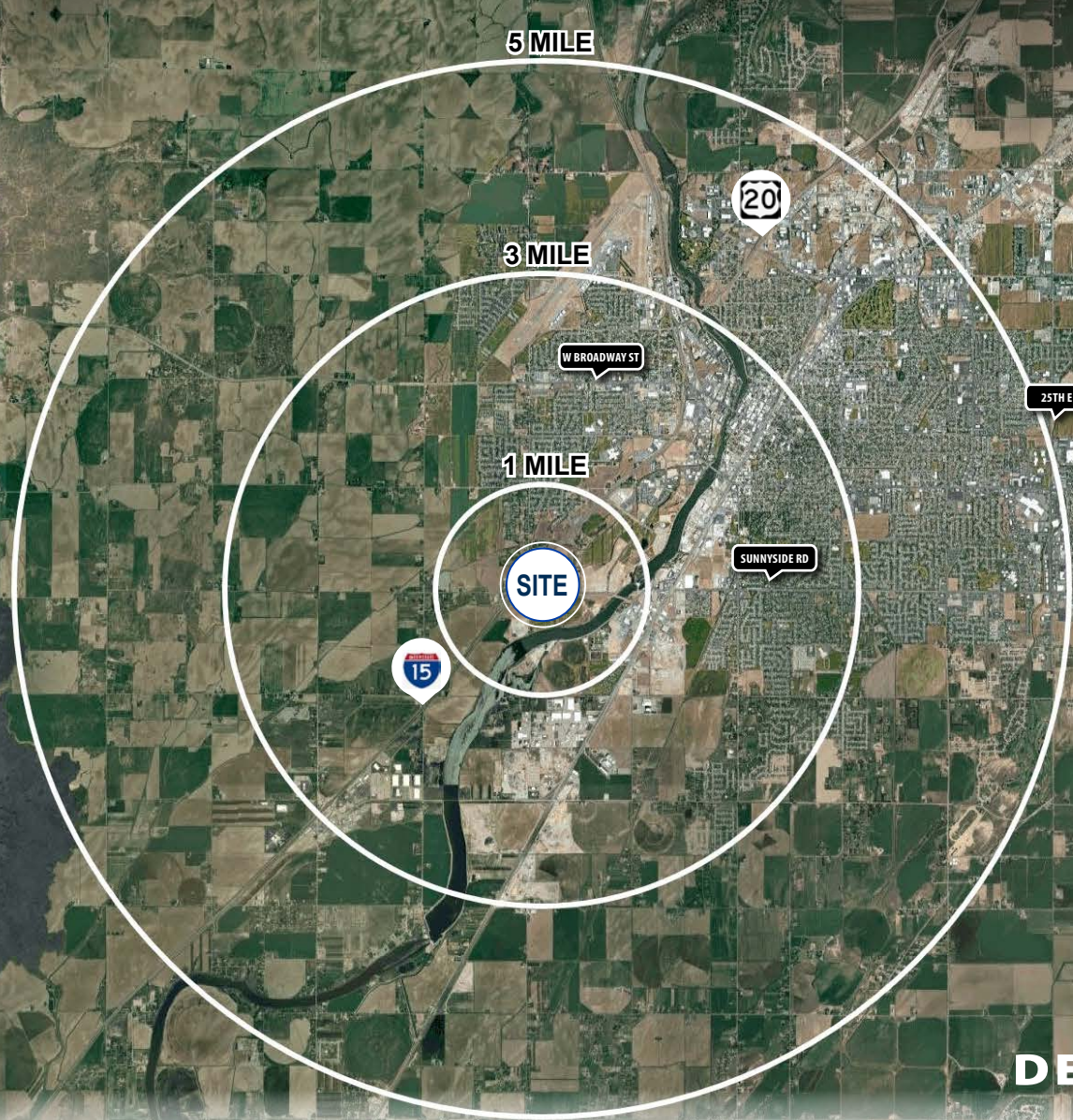
Pioneer
Crossing Apts.

**379
Units**

Parkway
Apartments

**Jackson
Hole
JUNCTION**





DEMOGRAPHICS

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

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