

TOK COMMERCIAL
REAL ESTATE

985 E 49TH N

IDAHO FALLS, IDAHO | 83401

156.68 ACRES OF LAND FOR SALE OR LEASE!!

DENNIS STEVENS

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 **DETAILS**

SUBMARKET: Idaho Falls
ADDRESS: NE Corner of 5th E & 49th N
LOT SIZE: 156.68 Acres
PARCEL NO: RP03N38E324849
ZONING: R3A/LC/HC
SALE PRICE: \$17,950,000

 **HIGHLIGHTS**

Great development opportunity just annexed into the City of Idaho Falls and is located just North of Highway 20, North on the Lewisville Highway or 5th E!

Prime property contains a total of 156.68 acres and is zoned R3A, LC-Limited Commercial, and HC-Highway Commercial.
 (See next page for acreage and zoning details)

All city services are available to this property from across the road in Fairway Estates.

Property is development ready!

Irrigation rights are included! Land is flat and has paved roads on two sides!

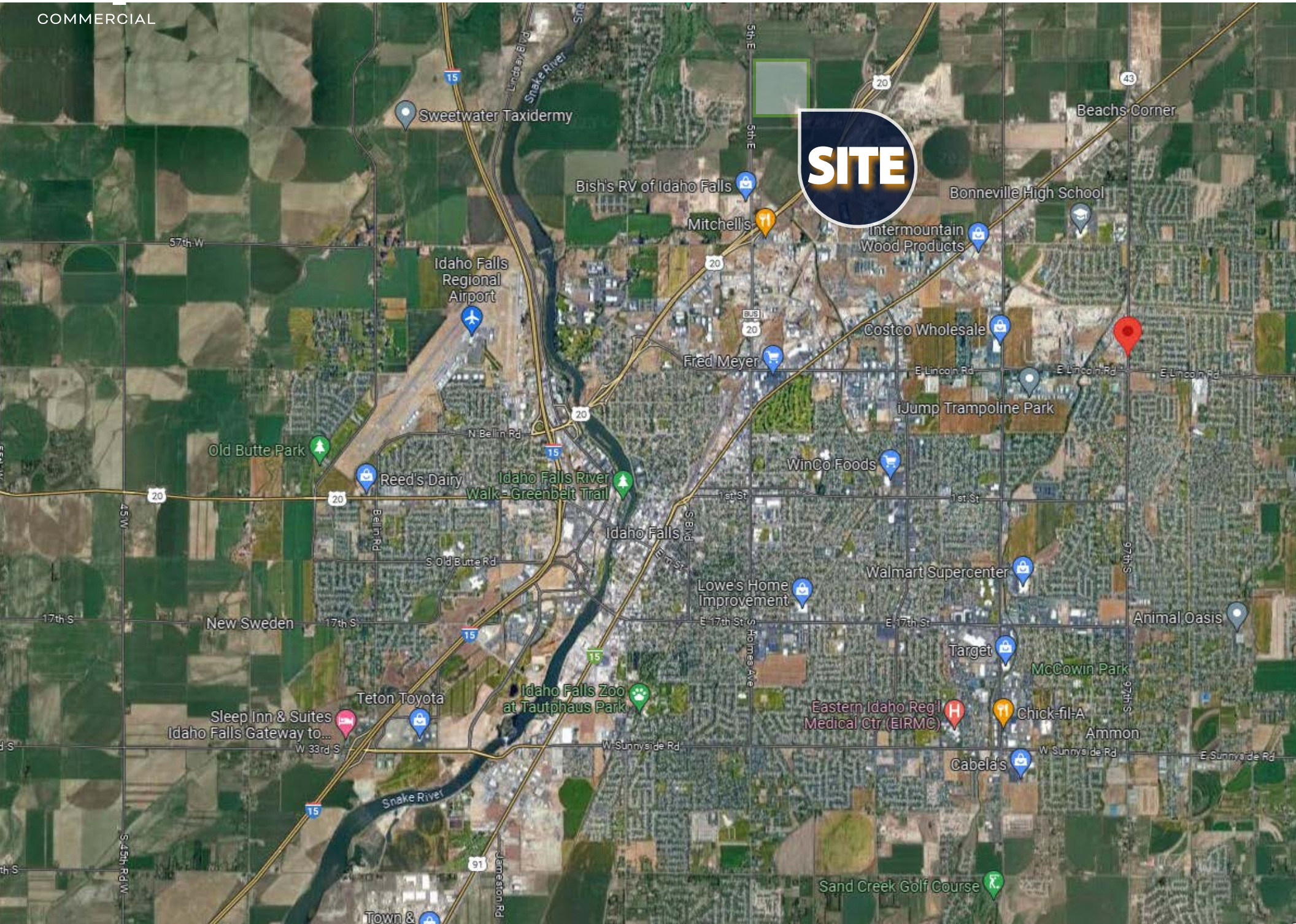
All offers will be presented and considered.

 **CONTACT**

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SITE

Sweetwater Taxidermy

Bish's RV of Idaho Falls

Mitchell's

Bonneville High School

Intermountain Wood Products

Idaho Falls Regional Airport

Costco Wholesale

Fred Meyer

Old Butte Park

Reed's Dairy

Idaho Falls River Walk - Greenbelt Trail

WinCo Foods

Idaho Falls

Walmart Supercenter

Lowe's Home Improvement

New Sweden

Teton Toyota

Idaho Falls Zoo at Tautphaus Park

Eastern Idaho Regl Medical Ctr (EIRMC)

Target

Chick-fil-A

Sleep Inn & Suites
Idaho Falls Gateway to...

Cabela's

McCowin Park

Ammon

Sand Creek Golf Course

Town &