

SUNNYSIDE ROAD & I-15

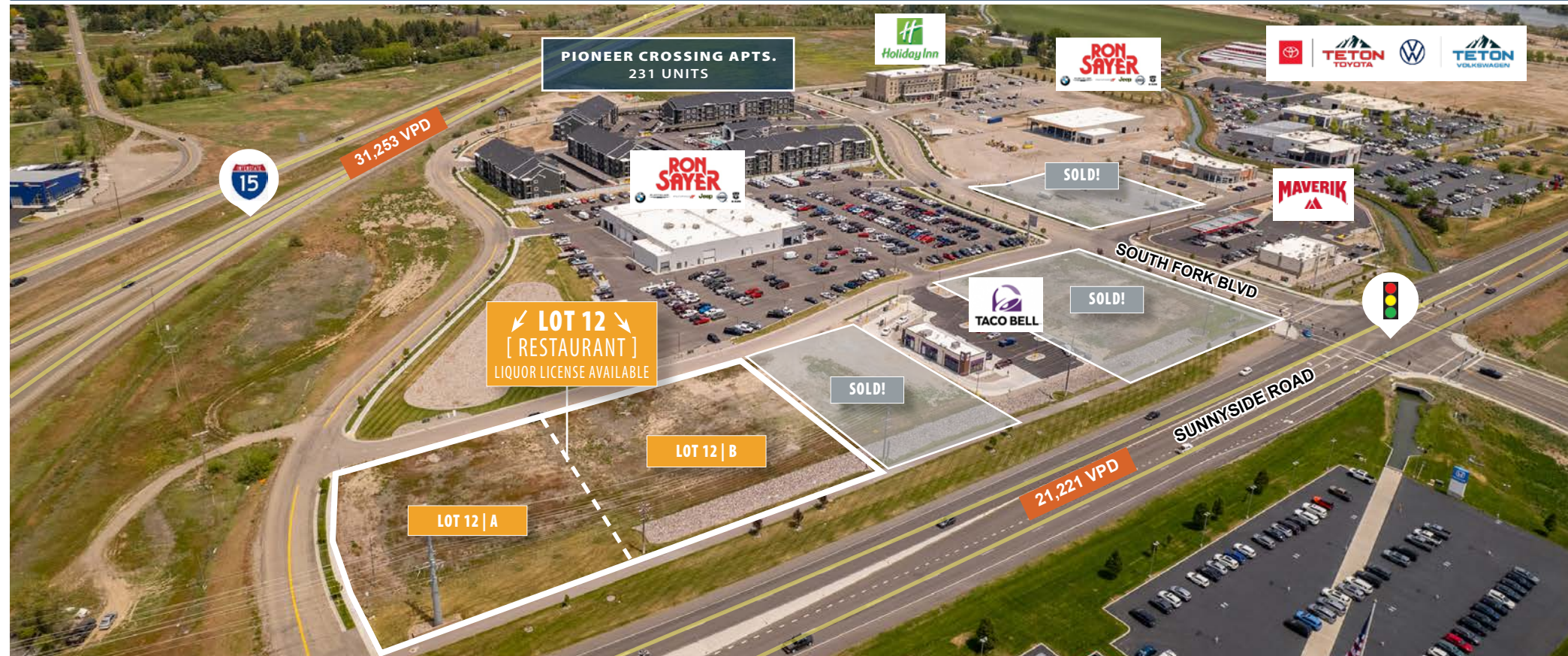
IDAHO FALLS, IDAHO 83402

# Jackson Hole JUNCTION

LOT 12

**PREMIER IDAHO FALLS LOCATION!**

RESTAURANT/RETAIL LOT FOR SALE



UPDATED: 12.15.2025

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## DETAILS

**SUBMARKET:** Idaho Falls  
**LOT SIZE:** 0.86 - 1.72 Acres  
**PRICING:** \$23.00/SF - \$25.00/SF (See Pg. 3)  
**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.

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

### Prime restaurant lot with Liquor License available.

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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RESTAURANT/RETAIL LOT IN NEW IDAHO FALLS MIXED-USE HUB



**LOT 12 PURCHASE OPTIONS**

LOT	LOT SIZE	USER TYPE	PRICING
LOT 12   TOTAL	1.72 ACRES	RESTAURANT W/GREAT I-15 VISIBILITY	CONTACT AGENT
LOT 12   A	0.86 ACRES	RESTAURANT W/GREAT I-15 VISIBILITY	CONTACT AGENT
LOT 12   B	0.86 ACRES	RESTAURANT W/GREAT I-15 VISIBILITY	CONTACT AGENT

**ALSO AVAILABLE**

LOT	LOT SIZE	USER TYPE	PRICING
LOT 1	1.24 ACRES	RETAIL	CONTACT AGENT
LOT 2	2.26 ACRES	HOSPITALITY / OFFICE / MED. OFFICE	CONTACT AGENT
LOT 3	1.41 ACRES	RESTAURANT	CONTACT AGENT

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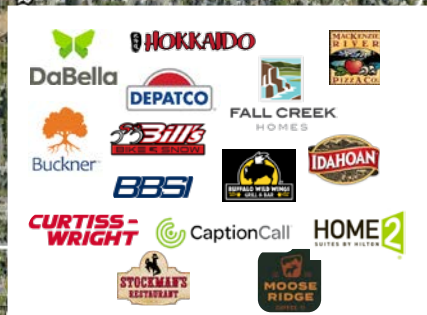






WAVE OF MULTIFAMILY DEVELOPMENT NEAR THE SITE!

**+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**

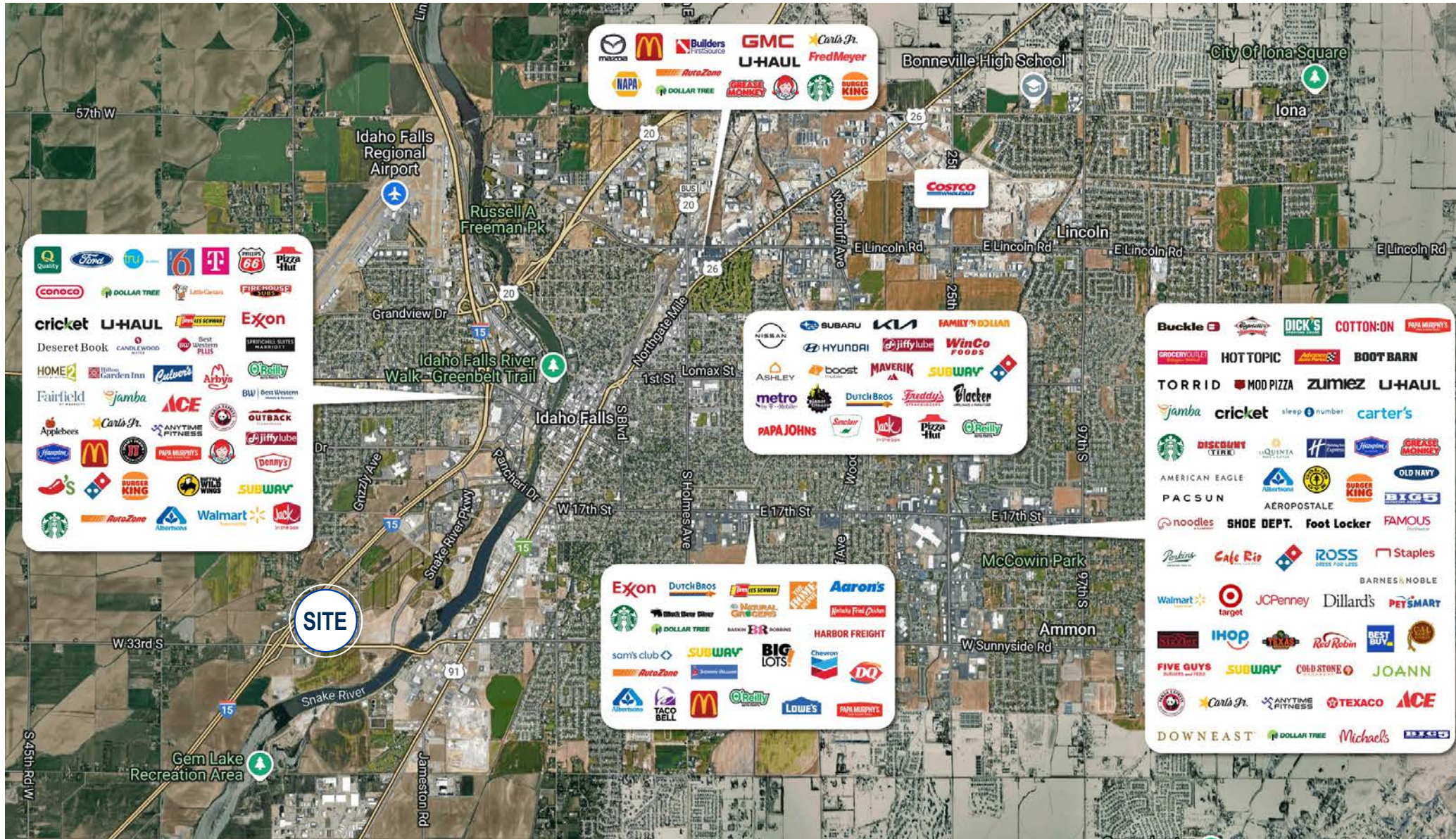
Pioneer  
Crossing Apts.

**379  
Units**

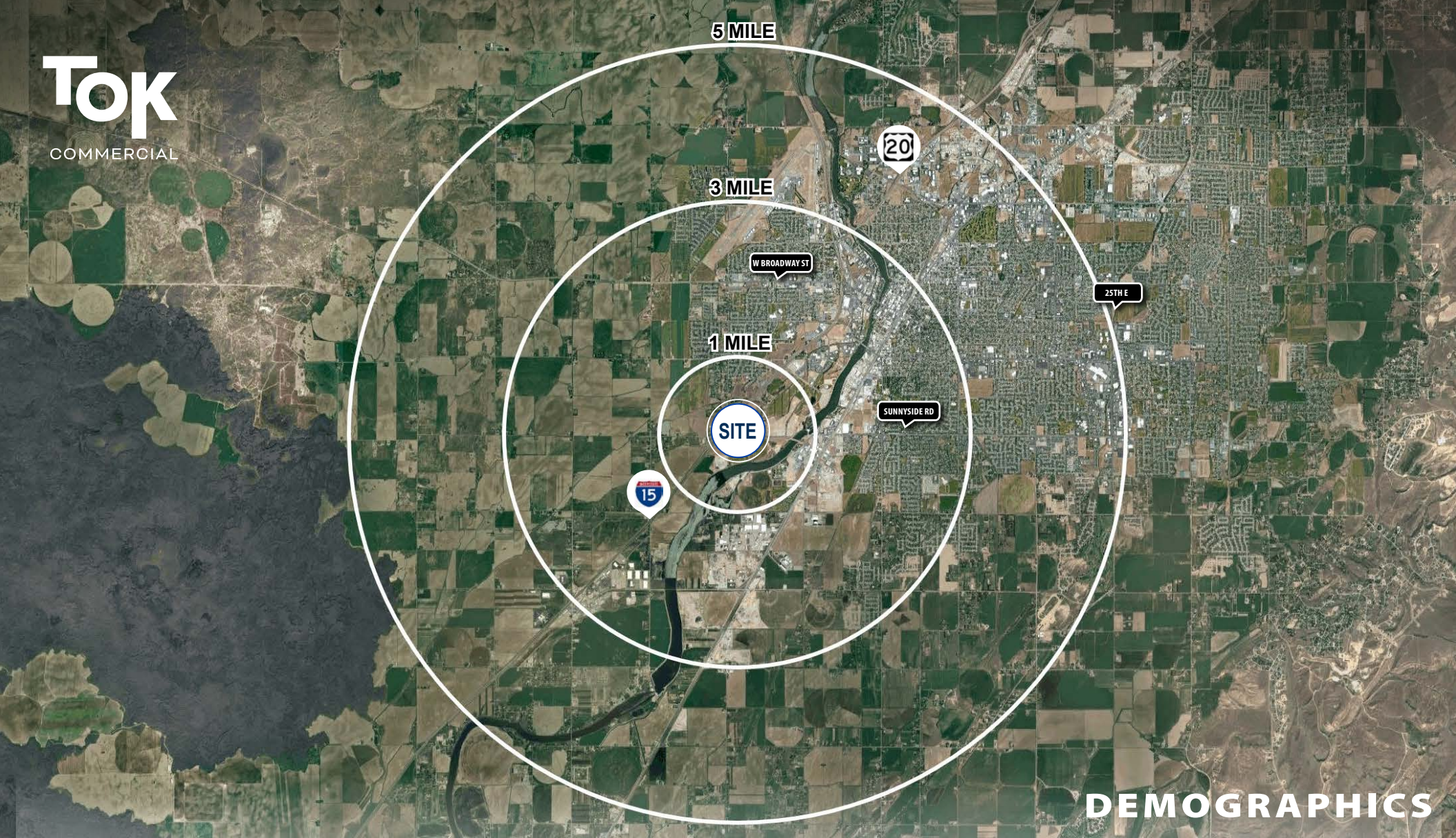
Parkway  
Apartments

**Jackson  
Hole  
JUNCTION**









## DEMOGRAPHICS

### 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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