

TWO = ‡ ' # \ U U - k # @ CITY Q \ u o

PRIME 9.15 AC COMMERCIAL OPPORTUNITY

u") ‡ ° k) - ∞ ° † - | IDAHO FALLS | ID 8340



Shane Murphy

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434 Gladstone St.
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Idaho Falls, ID 83403

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HIGHLIGHTS

- Located in a prime industrial mixed- use area adjacent to the City Center exit off 15 to downtown Idaho Falls.
- Properties surrounding this immediate area consist of Retail, Hotels, Restaurants and Industrial facilities.
- This property is annexed into the City of Idaho Falls in Bonneville County.
- Public water and sewer located to the property.
- Zoning- Lot 4 - IM-1 Industrial Manufacturing
Lot 5 - HC-1 Highway Commercial

LAND AVAILABLE

<u>Lot 4</u>	4.917 AC	
Developer Concessional for Infrastructure		\$1,236,918 (\$5.77/SFT)
Seller Discount		<u>\$160,638</u>
Individual Sale Price with Concessions		\$1,124,471 (\$5.25/SFT)
 <u>Lot 5</u>	 4.23 AC	
Developer Concessional for Infrastructure		\$912,082 (\$4.95/SFT)
Seller Discount		<u>\$82,916</u>
Individual Sale Price with Concessions		\$829,166 (\$4.50/SFT)
 <u>Lot 4 & 5 Sold Together</u>	 9.15 AC	 \$1,953,637 (\$4.90/SFT)

Price Reduced \$546,363

THE LAND

Prime 9.15-Acre Commercial Opportunity | Idaho Falls Gateway

Two adjacent city lots totaling 9.15 acres—one zoned Highway Commercial (HC-1), the other zoned Light Industrial (IM-1)—ideally located just off Interstate I-15 at the city center exit. Positioned in the gateway to Idaho Falls, west of downtown and along the Snake River, this site sits near hotel row and numerous restaurants. A high-visibility, high-potential location perfect for FLEX Space Retail, Class A Industrial Development, climate-controlled storage, or hospitality use.



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360° Aerial Map



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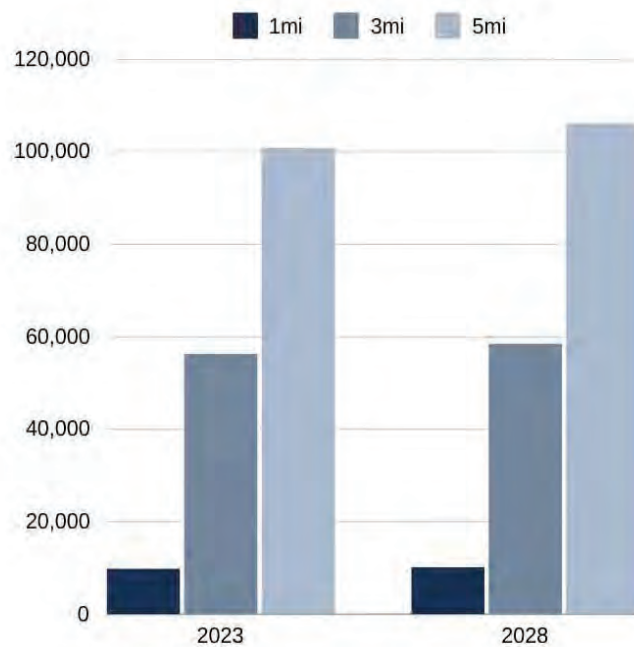
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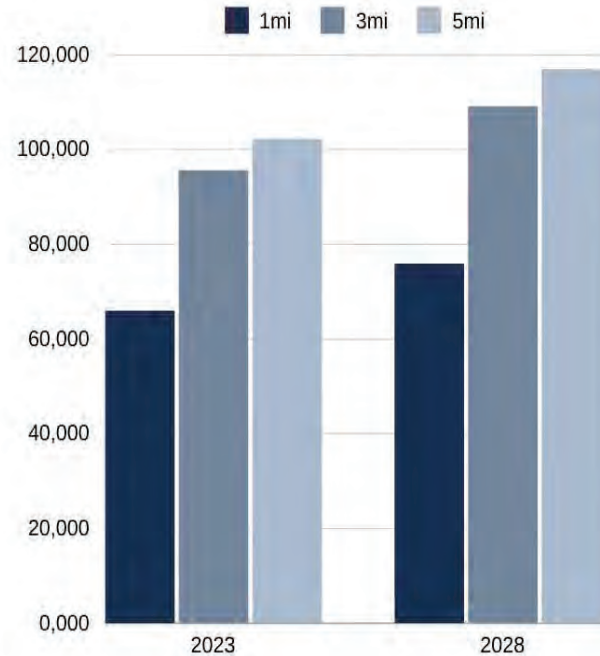
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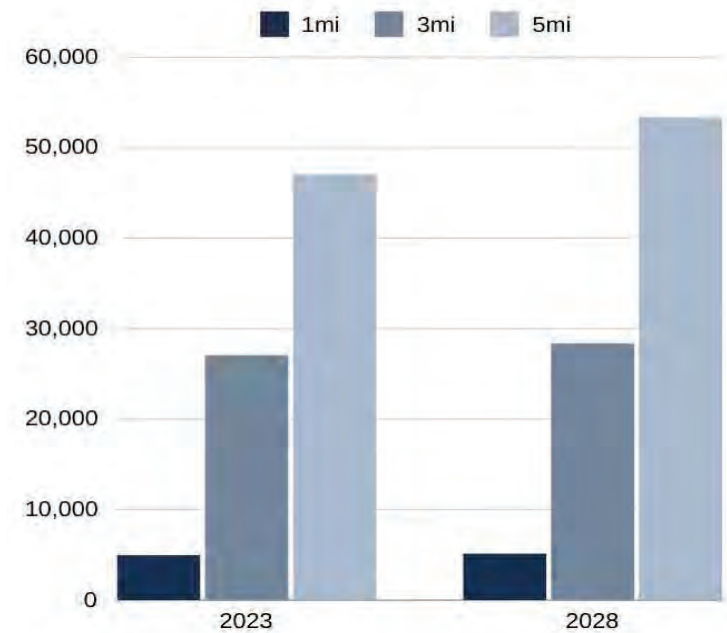
POPULATION



HOUSEHOLD INCOME



LABOR FORCE



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Area Information

TBD WARDELL AVE | IDAHO FALLS | ID 83402

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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