

±88.09 AC | RIVERFRONT AGRICULTURAL LAND

RESIDENCE & FUTURE DEVELOPMENT POTENTIAL

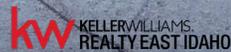
4263 W. 6800 S., Rexburg, ID 83440



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MICHAEL L. BERGMANN, SIOR

Principal
208.999.1743
michaelb@leeidaho.com



STEPHANIE GIBSON

Agent
208.516.8801
s.gibson@kw.com

PROPERTY DETAILS

SALE PRICE \$3,150,000

SITE AREA ±88.09 AC

UTILITIES Power, Gas, New Well

ONSITE ±1,771 SF | Home & Garage

ZONING Home Site & Agricultural Land,
Potential Development

PARCEL RP05N39E276013



EXECUTIVE SUMMARY

This rare ±88.09 acre riverfront property offers a compelling blend of productive agricultural land, scenic water frontage, and long-term development potential.

The land is predominantly usable acreage with direct river frontage, making it well-suited for continued agricultural operations, a private estate, or a strategic land-bank investment. The setting provides open views, privacy, and natural beauty while still offering future upside as growth continues in the surrounding area.

Located on the property is a 1,771± square foot single-family residence, providing immediate on-site housing for an owner-operator, or interim rental income. The home allows a buyer to occupy the property while planning longer-term improvements or development.

Whether maintained as a working agricultural property, enhanced as a riverfront estate, or positioned for future subdivision or development (subject to zoning and approvals), this property offers flexibility, scale, and irreplaceable river frontage, assets that are increasingly difficult to replicate.



RIVERFRONT ACREAGE

Large-scale riverfront land offering a rare combination of size, privacy, and natural setting.



NEW WELL

Recently added water infrastructure enhances the property's functionality and long-term usability.



DEEDED WATER RIGHTS

Secured water rights provide a valuable and dependable resource tied directly to the land.



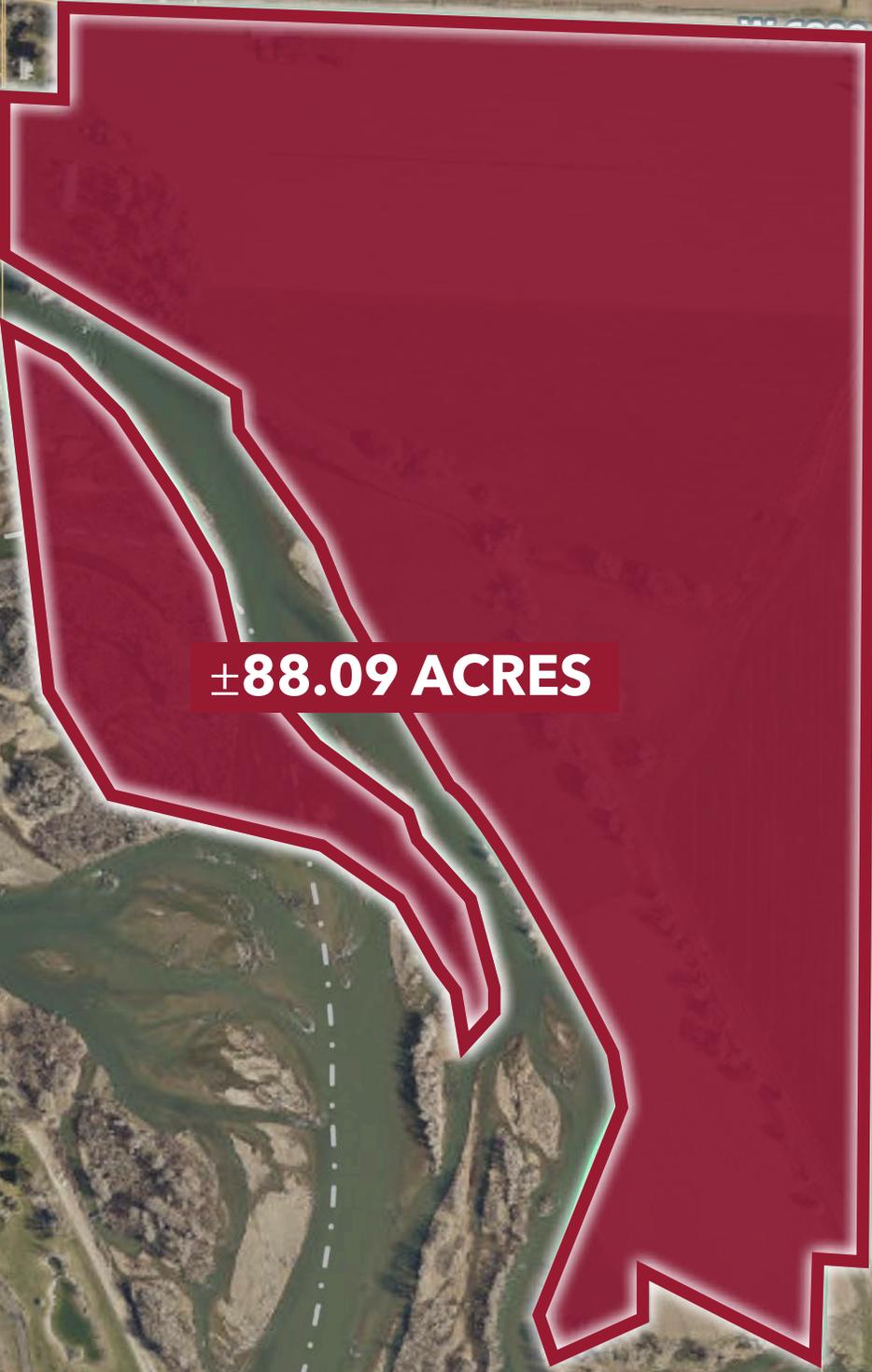
POTENTIAL FOR DEVELOPMENT

Strong future upside with multiple end-use possibilities as area growth continues.



US Highway 20

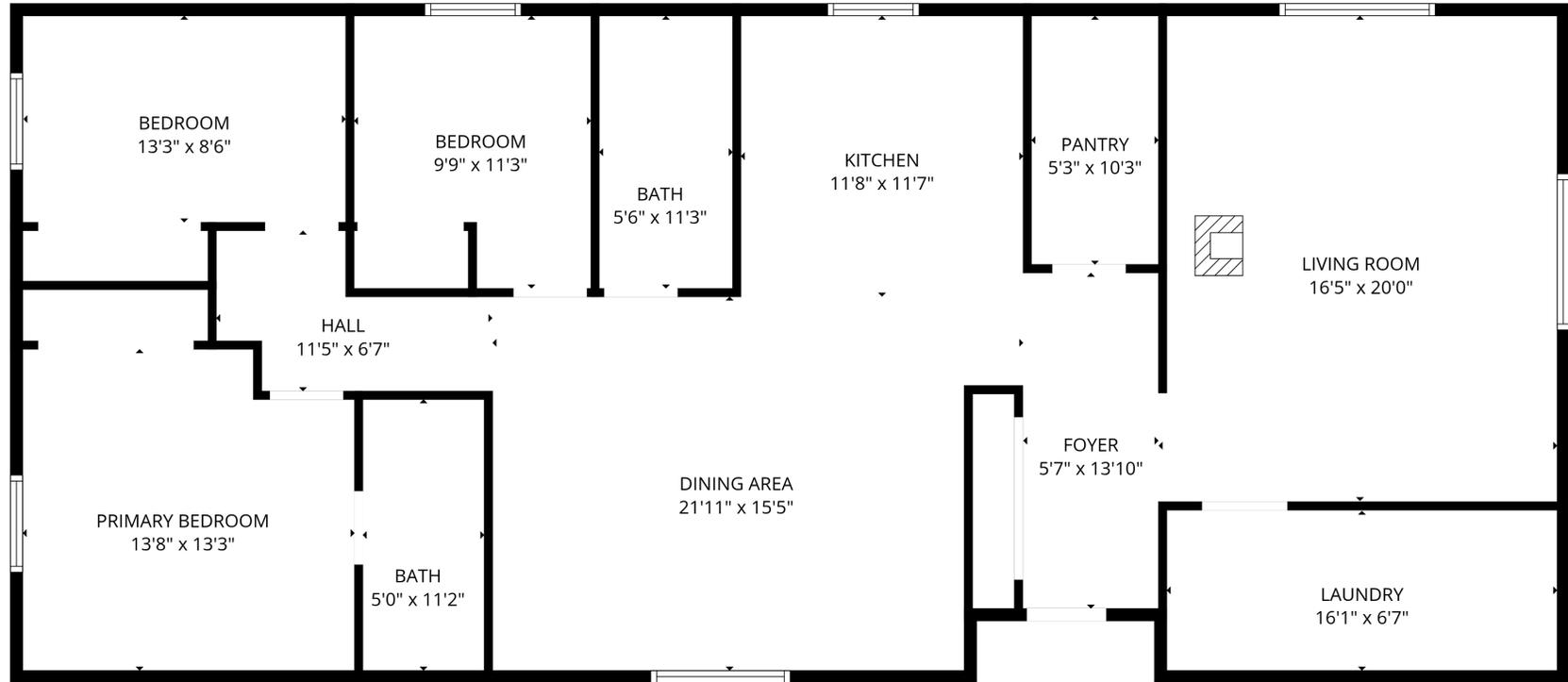
Eastside



±88.09 ACRES



ONSITE ±1,771 SF | HOME & GARAGE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



ONSITE ±1,771 SF | HOME & GARAGE





POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	1,402	8,181	27,458

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$94,878	\$97,217	\$89,768

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	427	2,504	9,018

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	608	3,627	13,203

KEY EMPLOYERS

Brigham Young University-Idaho (BYU-Idaho) – Education
Madison Memorial Hospital / Madison Health – Healthcare
Madison School District 321 – Public Education
City of Rexburg (Municipal Government) – Local Government
ICCU (Idaho Central Credit Union) - Banking

MADISON COUNTY OVERVIEW



56,000
2025 POPULATION



21.4
2025 MEDIAN AGE



\$58,259
2025 MEDIAN
HOUSEHOLD INCOME



\$365,000
2025 MEDIAN
PROPERTY VALUE

In 2025, Madison County, ID is estimated to have a population of approximately 56,000 people with a median age of about 21.4 and a median household income of roughly \$58,259. The county's unusually young median age reflects the significant influence of Brigham Young University-Idaho and its large student population. Median property values in Madison County are estimated at approximately \$365,000, reflecting continued housing demand in the Rexburg area and surrounding communities.

AREA OVERVIEW

REXBURG, IDAHO

Rexburg, Idaho, is a growing city in eastern Idaho, situated along the Henry's Fork of the Snake River and approximately 30 miles north of Idaho Falls. Established in the late 19th century, Rexburg has strong agricultural roots and remains closely connected to farming and food production. Today, the city has evolved into a regional center for education, healthcare, and commerce while maintaining a welcoming small-town atmosphere.

Education plays a central role in Rexburg's identity, anchored by Brigham Young University–Idaho, which brings cultural, academic, and economic vitality to the community. The city offers a family-friendly environment, affordable living, and access to abundant outdoor recreation, including nearby national parks, rivers, and trails. With its steady growth, strong community values, and balance of tradition and progress, Rexburg continues to be an attractive place to live, work, and invest.





COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



FOR MORE INFORMATION, PLEASE CONTACT

MICHAEL L. BERGMANN, SIOR

Principal
208.999.1743
michaelb@leeidaho.com

STEPHANIE GIBSON

Agent
208.516.8801
s.gibson@kw.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com

