

# TOK

COMMERCIAL

# PIER VIEW DRIVE LAND

COMMERCIAL LOT FOR SALE | WESTERLY PORTION OF 1210 PIER VIEW DRIVE | IDAHO FALLS, ID

SITE

CURTISS-WRIGHT  
CaptionCall



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Excellent potential for a hotel or professional office.

Shared parking with neighboring office building, Potandon Produce.

Commercial building site in the new development, Snake River Landing.

Surrounded by professional office users, increasing rooftop counts, and a strong daytime population.

Walking distance to restaurants, the Snake River, Greenbelt and walking trails featuring beautiful scenery.

Perfectly situated between I-15/Veteran's Memorial Highway (4 minutes away) and US Hwy 26/Yellowstone Highway (3 minutes away).

**PROPERTY TYPE:** Commercial Lot

**LOT SIZE:** 1.76 AC (Approximation)\*

**PRICE REDUCED!**

**SALE PRICE:** \$1,250,000 **\$1,225,000**

**ZONING:** CC, Central Commercial

HIGHLIGHTS

DETAILS

UPDATED: 9.11.2025

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# PROPERTY ZONING

## CC, CENTRAL COMMERCIAL ZONE

This zone provides a mixed use zone which includes a variety of housing types and a variety of commercial uses.

For this reason, the Zone is primarily located in the central part of the City where development has already occurred and the street and land use patterns are more densely developed. The CC Central Commercial Zone is characterized by lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Shops, stores, offices and other buildings are also characteristic of this Zone. Uses which tend to create business "dead spots," cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose, are excluded from this Zone.



CLICK FOR MORE INFORMATION



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IDAHO FALLS REGIONAL AIRPORT



POPULATION  
**87,008**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**1.6%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$99,620**  
5 MI. RADIUS

**SITE**

SKYLINE HIGH SCHOOL

CAMPING WORLD

Walmart

BROADWAY ST

DOWNTOWN IDAHO FALLS

PANCHER DR

27,024 VPD

MOUNTAIN AMERICA CENTER

SNAKE RIVER PKWY

SNAKE RIVER

THE FALLS APARTMENTS | 324 UNITS

EVENT CTR DR

SNAKE RIVER  
LANDING

THE WATERFRONT

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