

PRIME #\ U U -k#@ODEVELOPMENT PARCEL

# 24.44 AC DEVELOPMENT PARCEL

U" D | RIGBY | ID 83442



Shane Murphy

Principal/Broker

208.542.7979 Office

208.521.4564 Cell

shane@ventureoneproperties.com

ventureoneproperties.com

434 Gladstone St.

P.O. Box 2363

Idaho Falls, ID 83403

# 24.44 AC DEVELOPMENT OPPORTUNITY

u" D | RIGBY | ID 83442



## HIGHLIGHTS

- Total Size: 24.44 acres
- Commercial zoning in place
- Option to rezone rear acreage to Mixed-Use Residential
- All utilities located at the property
- Ample room for retail, office, residential, or hospitality

## DETAILS

Land Available:	24.44 AC
Sales Price:	\$3,200,000

## THE LAND

This 24.44-acre site is zoned C-1 Commercial and strategically located near US-20, Exit 322, just one mile from a high-growth area surrounded by new residential subdivisions and expanding commercial development. Offering excellent visibility and easy access, this property is ideal for retail, office, mixed-use development, or hospitality projects, providing a rare opportunity to capitalize on Idaho Falls' rapidly developing corridor.



### Shane Murphy

Principal/Broker  
208.542.7979 Office  
208.521.4564 Cell  
shane@ventureoneproperties.com  
ventureoneproperties.com

434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403



#\ U U -k#@ODEVELOPMENT LAND FOR SALE

# 24.44 AC DEVELOPMENT OPPORTUNITY

u" D | RIGBY | ID 83442



Shane Murphy

Principal/Broker  
208.542.7979 Office  
208.521.4564 Cell  
shane@ventureoneproperties.com  
ventureoneproperties.com

434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403



# Area Information

TBD | RIGBY | ID 83442

## **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.



### Shane Murphy

Principal/Broker  
208.542.7979 Office  
208.521.4564 Cell  
shane@ventureoneproperties.com  
ventureoneproperties.com



434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403