

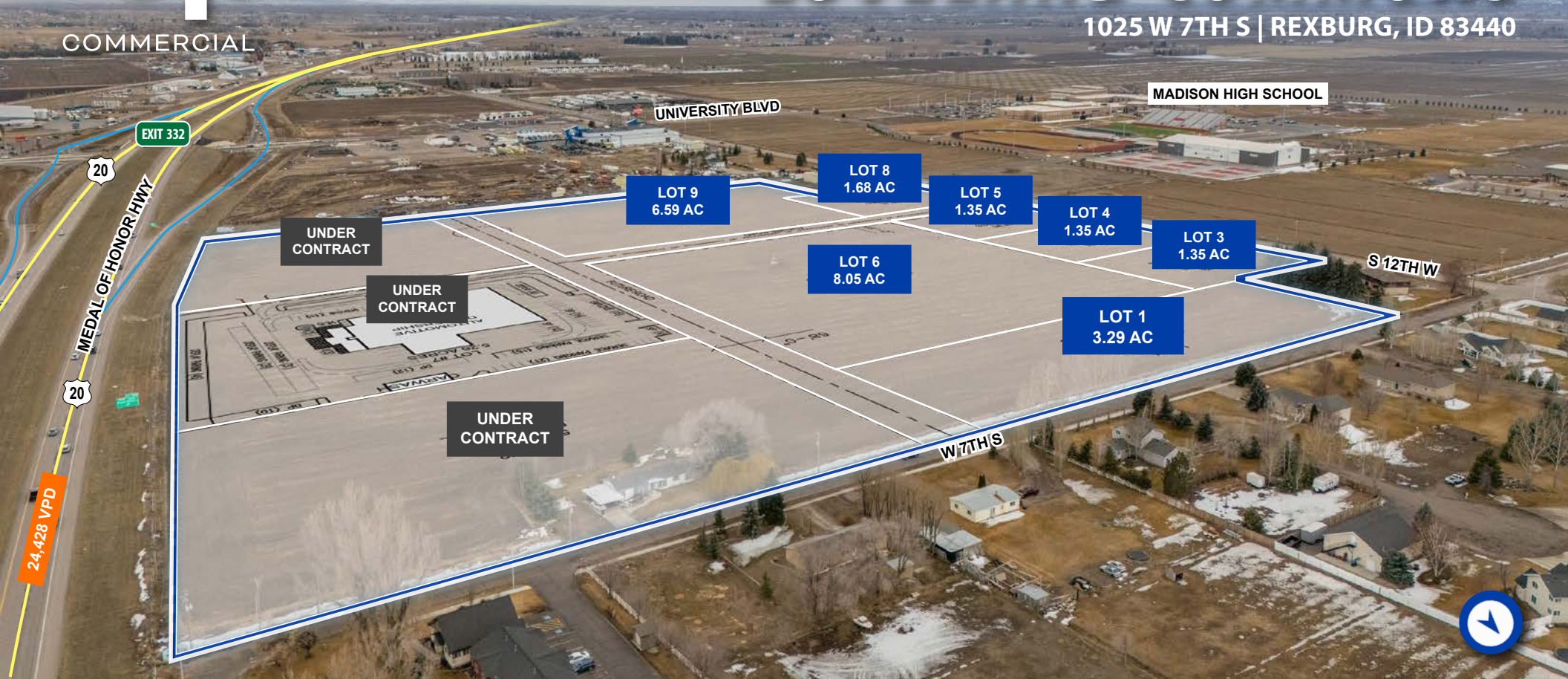
# TOK

COMMERCIAL

MIXED-USE DEVELOPMENT WITH RETAIL & MULTIFAMILY FOR SALE OR LEASE

# LOVELAND COMMONS

1025 W 7TH S | REXBURG, ID 83440



CONTACT

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HIGHLIGHTS

Mixed-use development, offering retail and multifamily opportunities.

Visibility to over 24,428 vehicles per day passing by on Highway 20.

Prime location in the Rexburg Urban Renewal District

Conveniently located off of a major Rexburg exit, Exit 332, located within minutes of major residential growth and across the street from Madison High School (daytime attendance 1,400 students and faculty).

Above average annual market growth.

UPDATED: 1.6.2026

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# SITE PLAN & DETAILS

## DETAILS

**PROPERTY TYPE:** Commercial & Multifamily

**TOTAL SITE SIZE:** 37.26 AC

**UTILITIES:** Water, Power & Sewer To The Site

## AVAILABLE

**FOR SALE | LEASE | GROUND LEASE (CONTACT AGENT FOR DETAILS)**

SPACE	TYPE	SIZE	PRICING
Lot 1	High-Density Housing	3.29 AC	Contact Agent
Lot 2	UNDER CONTRACT		
Lot 3	Retail Pad	1.35 AC	Contact Agent
Lot 4	Retail Pad	1.35 AC	Contact Agent
Lot 5	Retail Pad	1.35 AC	Contact Agent
Lot 6	High-Density Housing	8.05 AC	Contact Agent
Lot 7	UNDER CONTRACT		
Lot 8	Retail Pad	1.68 AC	Contact Agent
Lot 9	High-Density Housing	6.59 AC	Contact Agent
Lot 10	UNDER CONTRACT		



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# COMPREHENSIVE PLAN

## CITY OF REXBURG

COM

### COMMERCIAL

Commercial areas welcome a variety of retail and employment services appropriate for highway frontage areas. Uses may include grocery stores, shopping centers, dining, hotels, and other hospitality and entertainment options, as well as employment parks. Building types may include freestanding, mid-rise, retail and office buildings in a unified campus-like setting with high-quality design integrated with sidewalks, landscape features, and public spaces.

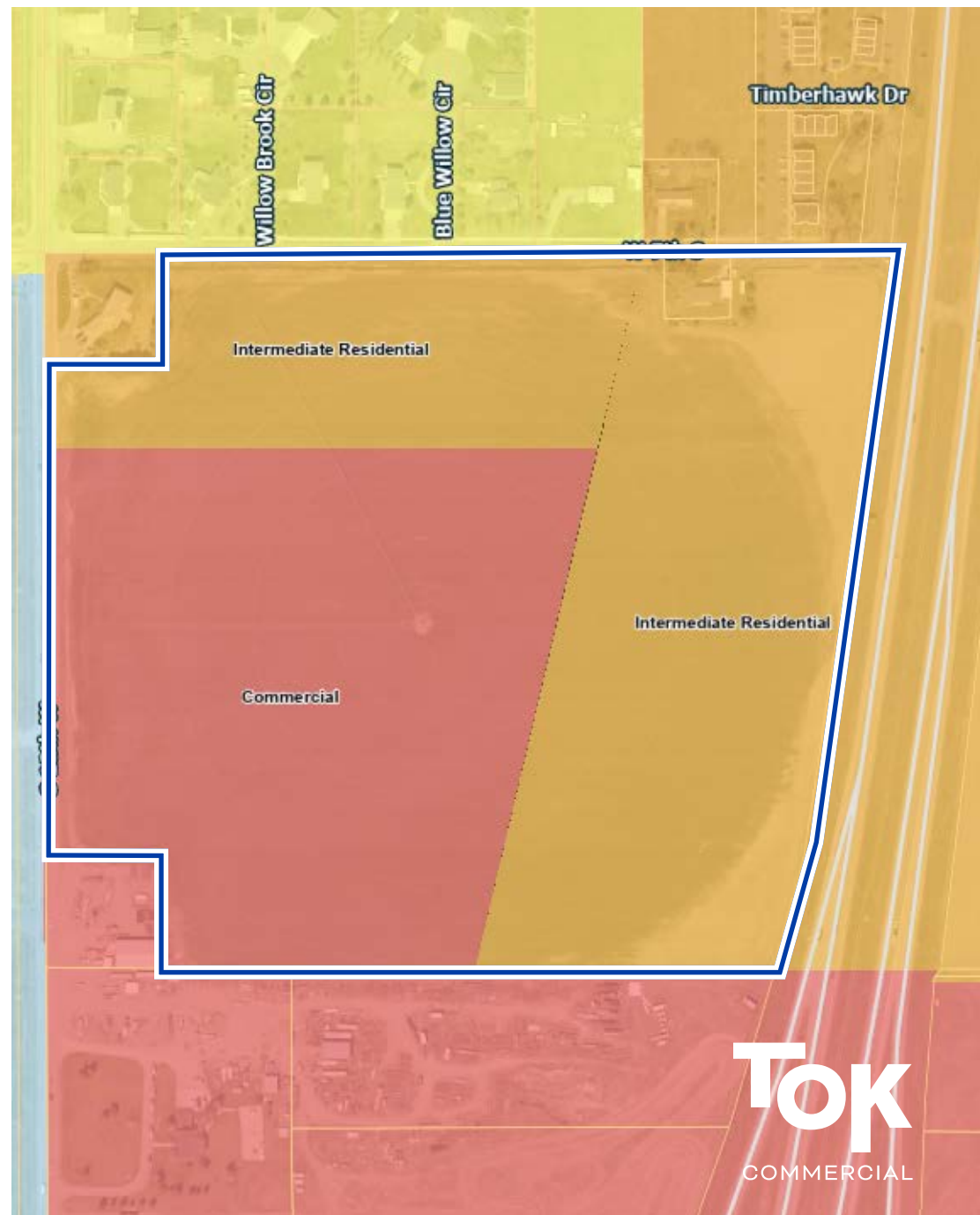
When developed as mixed-use, Commercial areas should promote compact development integrating high residential and community amenities within walking distance.

IR

### INTERMEDIATE RESIDENTIAL (IR)

The Intermediate Residential areas are intended to develop as complete neighborhoods, with small-scale services and public amenities within walking distance. IR areas are characterized by a wider mix of housing typologies incorporated detached and single-unit homes, townhomes, duplexes, fourplexes, and courtyard apartments. Secondary uses may include businesses, daycares and other small-scale services compatible with the character of the area.

[CLICK FOR FULL | REXBURG COMP. PLAN](#)





ROCKWELL  
RESIDENTIAL DEVELOPMENT

20

0.4 MILES / 1 MINUTE TO RETAILERS



MADISON  
HIGH SCHOOL

BURTON  
ELEMENTARY SCHOOL

ROCKWELL  
RESIDENTIAL DEVELOPMENT

S.12TH W

W.7TH S

20 MEDAL OF HONOR HWY

5 MINUTES EAST  
TO BYU-IDAHO  
& DOWNTOWN REXBURG



MADISON  
HIGH SCHOOL

BURTON  
ELEMENTARY SCHOOL

UNIVERSITY BLVD

REXBURG  
MOTORSPORTS

EXIT 332

S.12TH W

W.7TH S

20



BYU-IDAHO

W.7TH S

S.12TH W

20

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# SURROUNDED BY ROADWAY IMPROVEMENTS & NEW DEVELOPMENT

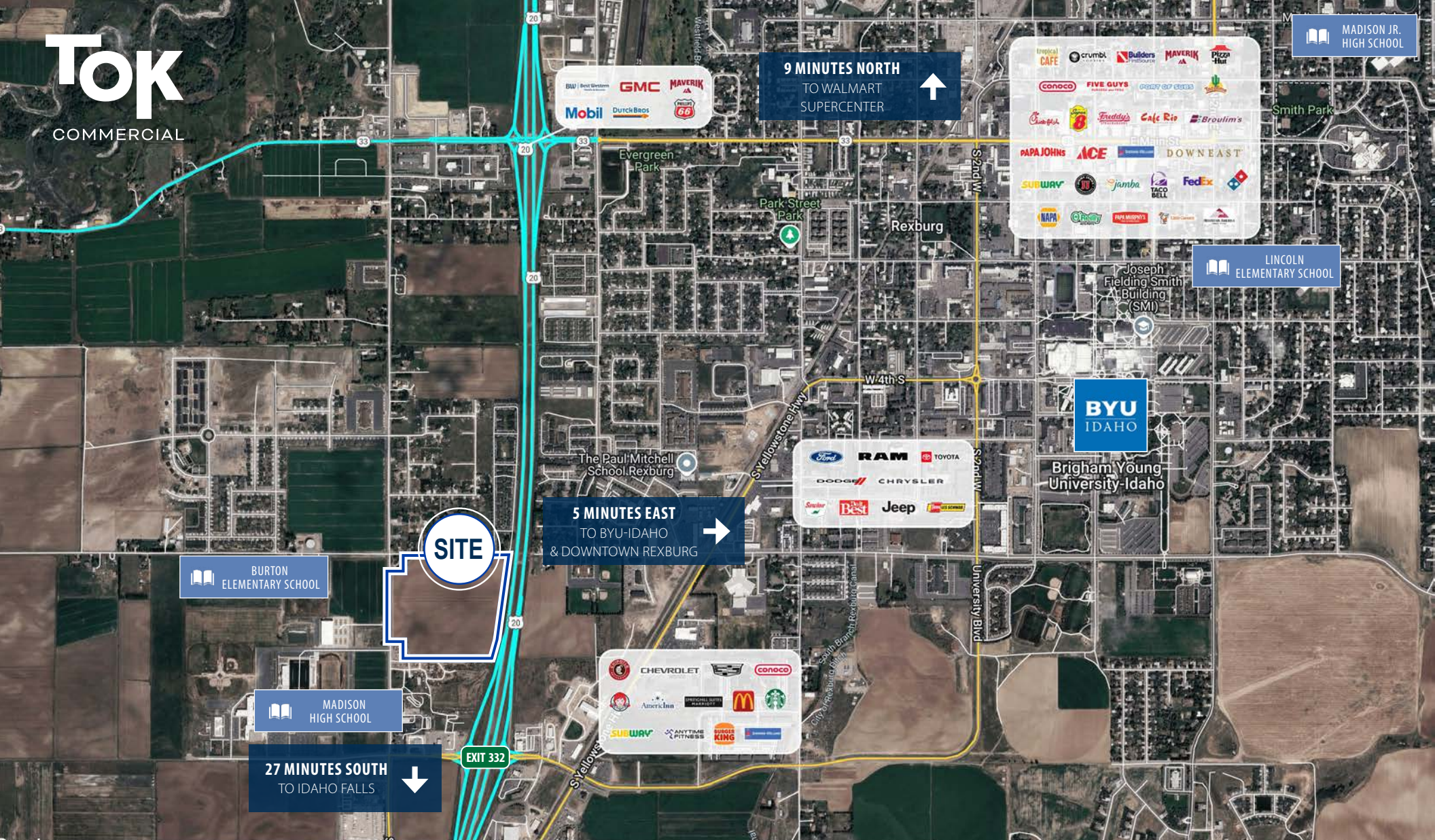


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# DEMOGRAPHICS

POPULATION	HOUSEHOLDS	MEDIAN INCOME	EMPLOYEES
1 MI   11,006	1 MI   3,854	1 MI   \$74,095	1 MI   1,806
3 MI   44,075	3 MI   10,005	3 MI   \$90,922	3 MI   8,909
5 MI   49,644	5 MI   11,573	5 MI   \$93,162	5 MI   10,812

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