

PARK PLACE TOWNHOMES

EXCLUSIVE DEVELOPMENT OPPORTUNITY

86 Individually Platted Townhome Lot Development

1550 Lakeview Drive | Pocatello, ID 83201

BERKADIA[®]

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PARK PLACE TOWNHOMES

10.34 Acres (Approximately 450,410 SF)

1550 Lakeview Drive | Pocatello, ID 83201

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OPPORTUNITY

Berkadia Boise Investment Sales is pleased to exclusively offer Park Place Townhomes, a prime 10.34-acre development site strategically located in Pocatello, Idaho. This exceptional property presents a unique opportunity to develop a high-demand townhome community catering to the growing population and housing needs of the area.

The site is ideally situated adjacent to Ammon Park, offering residents convenient access to outdoor recreation and green spaces. With its central location in Pocatello and convenient access to Interstate 15, Park Place Townhomes will benefit from strong demand and desired location.

The property is approved for 86 individually platted townhome lots, offering a mix of two and three-bedroom units ranging from 1,500 to 1,800 square feet. Each unit will feature a two-car garage, and a clubhouse is planned as an added amenity.



PARCEL OVERVIEW

INVESTMENT OVERVIEW

LOCATION

ADDRESS	1550 Lakeview Drive
CITY	Pocatello
STATE	Idaho
ZIP	83201
COUNTY	Bannock
LOTS	86
AVG UNIT SIZE	1,500 - 1,800 SF
PARCEL NUMBERS	RPCPP083603
ZONING	RMM



10.34
Acres



RMM
Zoning



86 TOWNHOME LOTS
Approved Plan



POCATELLO, ID OVERVIEW

106.5k
Population

\$457k
Average
Home Price

65%
Workers in White
Collar Positions

30%
Renter-occupied
Housing

As the county seat of Bannock County, Pocatello stands as a vibrant city that is rich in history and culture. Known as the "Gateway to the Northwest" due to its strategic location along major transportation routes, Pocatello offers a unique blend of small-town charm while serving as the economic hub for southeastern Idaho. With its picturesque landscapes and friendly community, the city serves as an inviting home for residents and a captivating destination for visitors.

Pocatello's economy is driven by a dynamic mix of manufacturing, education, and healthcare employers, underpinned by a growing presence in the technology and retail industries. Home to Idaho State University, the city benefits from the educational and economic contributions of this institution, including research initiatives and a steady stream of skilled graduates. The manufacturing sector is bolstered by the presence

of high-tech firms and food processing plants, providing a stable base of employment and economic activity. Additionally, Pocatello's strategic location and developed infrastructure make it an attractive hub for businesses looking to leverage logistical advantages in the Intermountain West.

The region is a haven for outdoor enthusiasts, boasting an array of parks, trails, and open spaces that cater to a variety of recreational activities. The city's close proximity to Pebble Creek Ski Area allows residents and visitors to enjoy skiing and snowboarding. Additionally, Pocatello is conveniently located within a couple hour drive to Yellowstone and Grand Teton National Park, offering easy access to some of the country's most breathtaking natural landscapes and wildlife. This proximity to outdoor amenities makes Pocatello an ideal spot for those who cherish nature and adventure.