

RETAIL & MULTIFAMILY DEVELOPMENT LAND | INVESTMENT OPPORTUNITY

LOT 4 | WILLOW CREEK

TBD N HOLMES AVE | IDAHO FALLS, IDAHO 83401

TOK
COMMERCIAL



NICK TERRY

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PROPERTY INFORMATION

Property Address	TBD N Holmes Ave Idaho Falls
Lot Size	2.3 Acres
Price	\$720,000
Property Type	Retail & Multi-Family
Utilities	Power, gas, water and sewer to site
Zoning	HC = Highway Commercial



HC - HIGHWAY COMMERCIAL

Established to serve the traveling public, this zone focuses on retail and service establishments. It is characterized by businesses located along highway entrances into the county, with structures set back from the right-of-way to ensure safety.



[CLICK HERE FOR MORE ZONING INFORMATION](#)

UPDATED: 4.17.2026

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- **EXCELLENT COMMERCIAL LAND OPPORTUNITY WITH STRONG ACCESS** – Conveniently located with easy ingress and egress, providing strong visibility and accessibility for future commercial or mixed-use development.
- **2.3 ACRES ZONED HIGHWAY COMMERCIAL (HC)** – Ideal for retail, service, hospitality, or other highway-oriented commercial uses that benefit from strong traffic exposure.

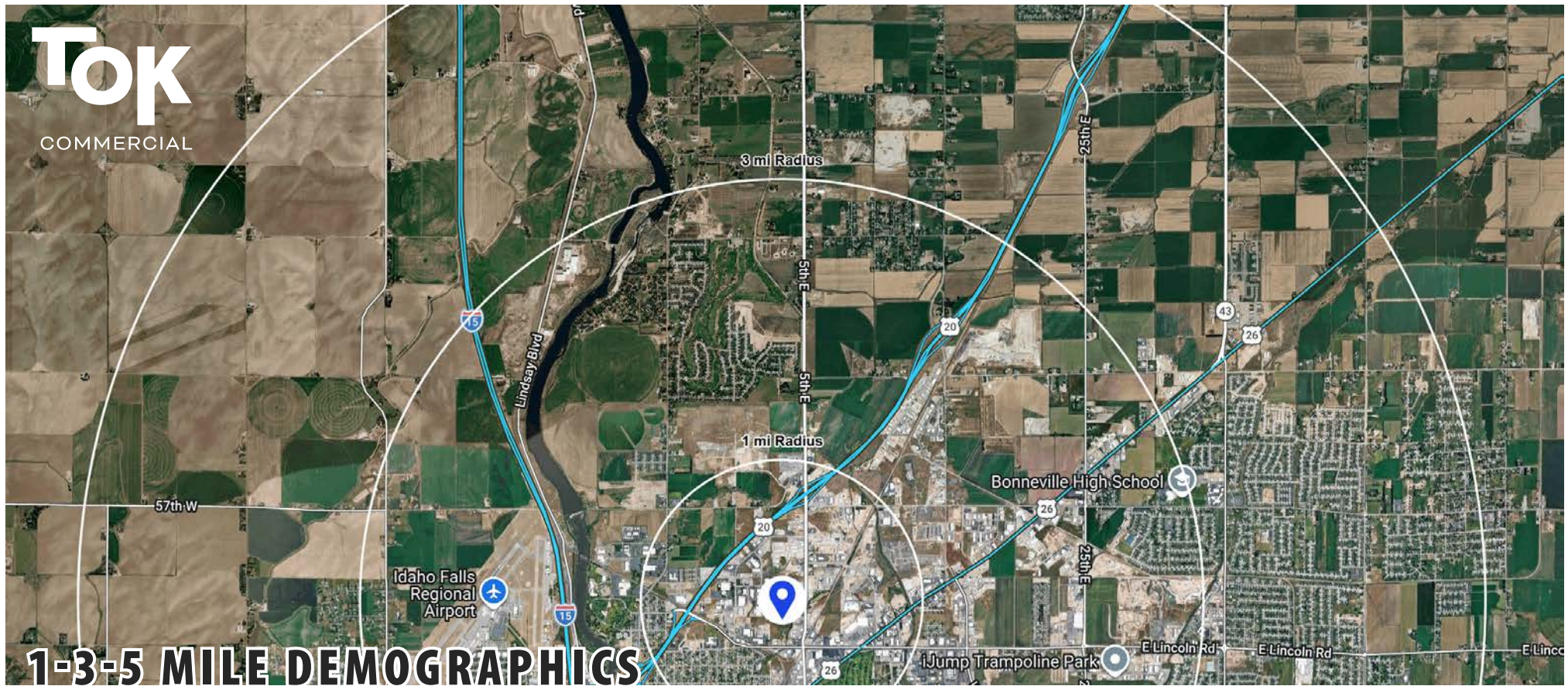


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POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Est. Population	3,966	32,206	87,941
2030 Projected Population	4,462	34,542	92,761
Projected Annual Growth	2.5%	1.5%	1.1%
Historic 10 Year Growth	9.8%	3.5%	1.6%

INCOME

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Average HH Income	\$124,362	\$106,276	\$96,772
2025 Per Capita Income	\$35,892	\$33,926	\$34,622
Historic 5 Year Growth	4.4%	5.1%	4.2%

HOUSEHOLDS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Est. Households	1,145	10,278	31,352
2030 Projected Households	1,339	11,342	34,094
Projected Annual Growth	3.4%	2.1%	1.7%
2000-2021 Annual Growth	6.8%	2.9%	1.6%

WORKFORCE

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	122	930	3,692
Total Employees	1,158	7,804	32,340
Labor Pool Age ≥16	2,715	23,059	65,183

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