

.55 ACRES COMMERCIAL LAND FOR SALE

1600 POCATELLO CREEK RD

POCATELLO, ID



FOR SALE



PROPERTY INFORMATION

PROPERTY TYPE	Commercial Land for Sale
ADDRESS	1600 Pocatello Creek Road Pocatello, ID 83201
LAND SIZE	±0.55 Acres
PURCHASE PRICE	\$340,000 / \$14 PSF
ZONING	RCP – Residential Commercial Professional Office, Retail, Residential

HIGHLIGHTS

- Located directly off the I-84 and I-15 interchange.
- 7 major hotel chains within ½ mile
- Amenities nearby: Mt. View Event Center, Pocatello Downs, Portneuf Amphitheater and Bannock County Event Center, Highland Golf Course
- ±14,400 vehicles per day
- Frontage: Olympus Drive

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

ERIC GUANELL, CCIM

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RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



1600 POCATELLO CREEK RD | POCATELLO, ID



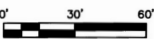
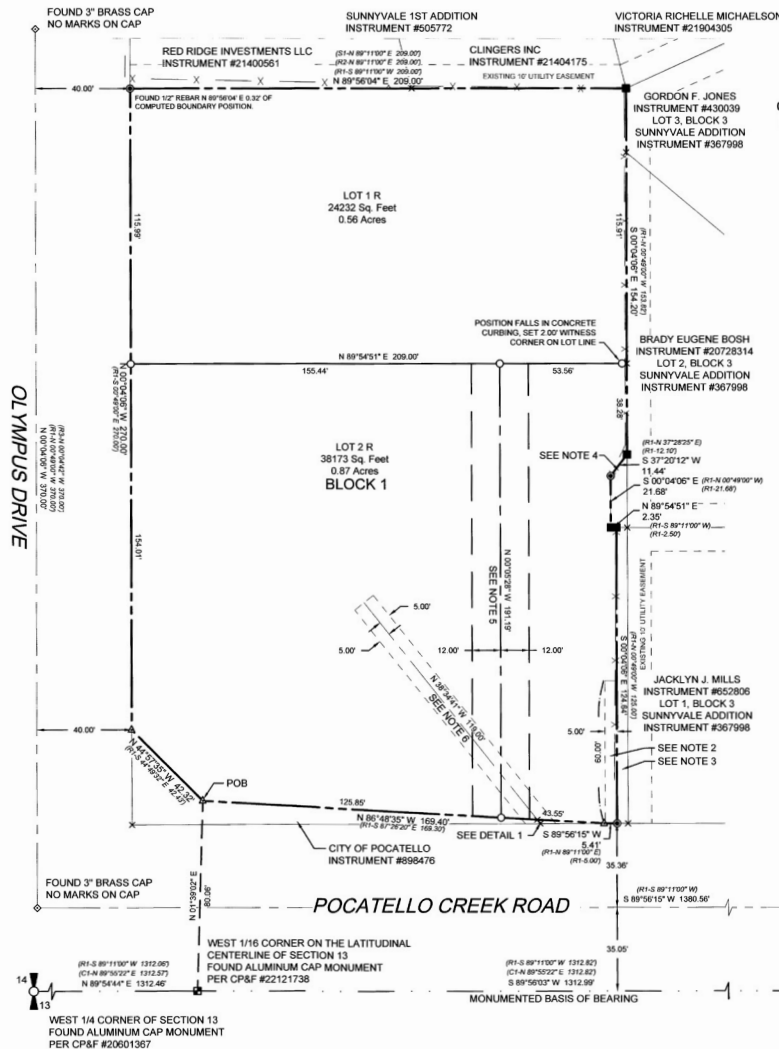
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OLYMPUS PARK SUBDIVISION

LOCATED IN THE S 1/2 OF THE NW 1/4 SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.



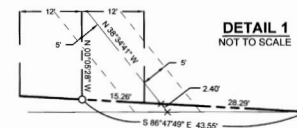
SURVEY NARRATIVE

THIS PLAT WAS MADE AT THE REQUEST OF RICH DAVIS, WITH THE INTENTIONS OF DIVIDING THE EXISTING PARCEL INTO LOTS AND A BLOCK.

THE SOUTH, WEST AND NORTH BOUNDARIES WERE DETERMINED FROM FOUND MONUMENTS AND RECORD INFORMATION. THE NORTHWESTERLY CORNER WAS DETERMINED BY THE FOUND MONUMENTS ALONG THE NORTH BOUNDARY AND HOLDING THE 40.00 FOOT DISTANCE FROM THE CENTERLINE OF OLYMPUS DRIVE. THIS ALSO MATCHED THE 209.00 FOOT DISTANCE TO THE FOUND 1/2 INCH REBAR IN THE NORTHEAST CORNER. THESE MEASUREMENTS ALIGN WELL WITH RECORD OF SURVEY INSTRUMENT #95018766. THE EAST BOUNDARY WAS DETERMINED BY HOLDING FOUND MONUMENTS AS WELL AS RECORD INFORMATION. THE BEARING BETWEEN THE NORTHEAST CORNER AND THE FOUND 1/2 INCH REBAR 154.24 FEET SOUTHERLY WAS HELD AS THE BEARING FOR THE REMAINING WESTERLY LINE. SAID BEARING ALSO MATCHED THE WEST BOUNDARY LINE OF THIS SURVEY AS WELL AS THE CENTERLINE OF OLYMPUS DRIVE. IN AN EFFORT TO PRESERVE RECORD GEOMETRY TO FOUND MONUMENTS, THE SOUTHEAST CORNER OF THIS PLAT WAS CALCULATED BY HOLDING THE RECOVERED 1/2 INCH REBAR AND EXTENDING A LINE ON THE SAME BEARING "S 00°04'00" E" TO THE NORTH RIGHT OF WAY LINE OF POCATELLO CREEK ROAD.

NOTES

- EASEMENTS NOT DEPICTED: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE STRUCTURES SETBACK LINE ALONG ALL LOT LINES, NOT TO EXCEED 7-FEET. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- EASEMENT WITHIN INSTRUMENT #91008057 BEING GRANTED TO IDAHO POWER COMPANY.
- LAND DEEDED TO ROBERT AND JACKLYN MILLS RECORDED UNDER INSTRUMENT #91008059.
- LAND DEEDED TO MICHAEL BOSH RECORDED UNDER INSTRUMENT #91008058.
- A 24 FOOT INGRESS/EGRESS FOR LOT 1, BLOCK 1. EASEMENT ALSO SERVES AS A PUBLIC UTILITY EASEMENT.
- A 10 FOOT UNDERGROUND POWER EASEMENT RECORDED AS INSTRUMENT #9600534.
- DESIGNATED LOT RESTRICTIONS FOR LOTS 1 AND 2: BLOCK 1: NO DIRECT VEHICULAR ACCESS TO OLYMPUS DRIVE IS PERMITTED.

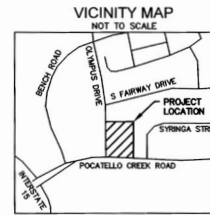


DETAIL 1
NOT TO SCALE

Instrument # 22212486
Recorded for 16,000, 1200 sqm
Jason D. Dixon Fee: \$11.00
Survey

BASIS OF BEARING

Basis of Bearing per Idaho State
Plane Coordinate System - East
Zone, GPS observation
combination factor: 1.0002646820.



LEGEND

- QUARTER CORNER AS NOTED
- CENTER QUARTER CORNER AS NOTED
- 1/16th CORNER AS NOTED
- FOUND 1/2" REBAR, REPLACED WITH 5/8" REBAR WITH PLASTIC CAP "PLS 18405"
- FOUND BRASS CAP IN CONCRETE MONUMENT
- SET 5/8" REBAR WITH PLASTIC CAP "PLS 18405"
- SET 1/2" REBAR WITH PLASTIC CAP "PLS 18405"
- FOUND CENTERLINE MONUMENT IN VAULT AS NOTED
- CALCULATED POSITION (NOTHING FOUND, NOTHING SET)
- PARCEL BOUNDARY
- SECTION LINE
- LOT LINE
- EASEMENT CENTERLINE (AS NOTED)
- EASEMENT CENTERLINE
- TIE LINE
- ADJOINING PARCELS
- EXISTING EASEMENT CENTERLINE (AS NOTED)
- EXISTING CENTERLINE
- FENCE LINE
- RECORD OF SURVEY #95018766
- RECORD OF SURVEY #774178
- FEDERAL AID PROJECT M-741(1001)
- CP&F #22121738
- SUNNYVALE 1ST ADDITION #505772
- RESTRICTED LOT (SEE NOTE 7)

REFERENCE DOCUMENTS

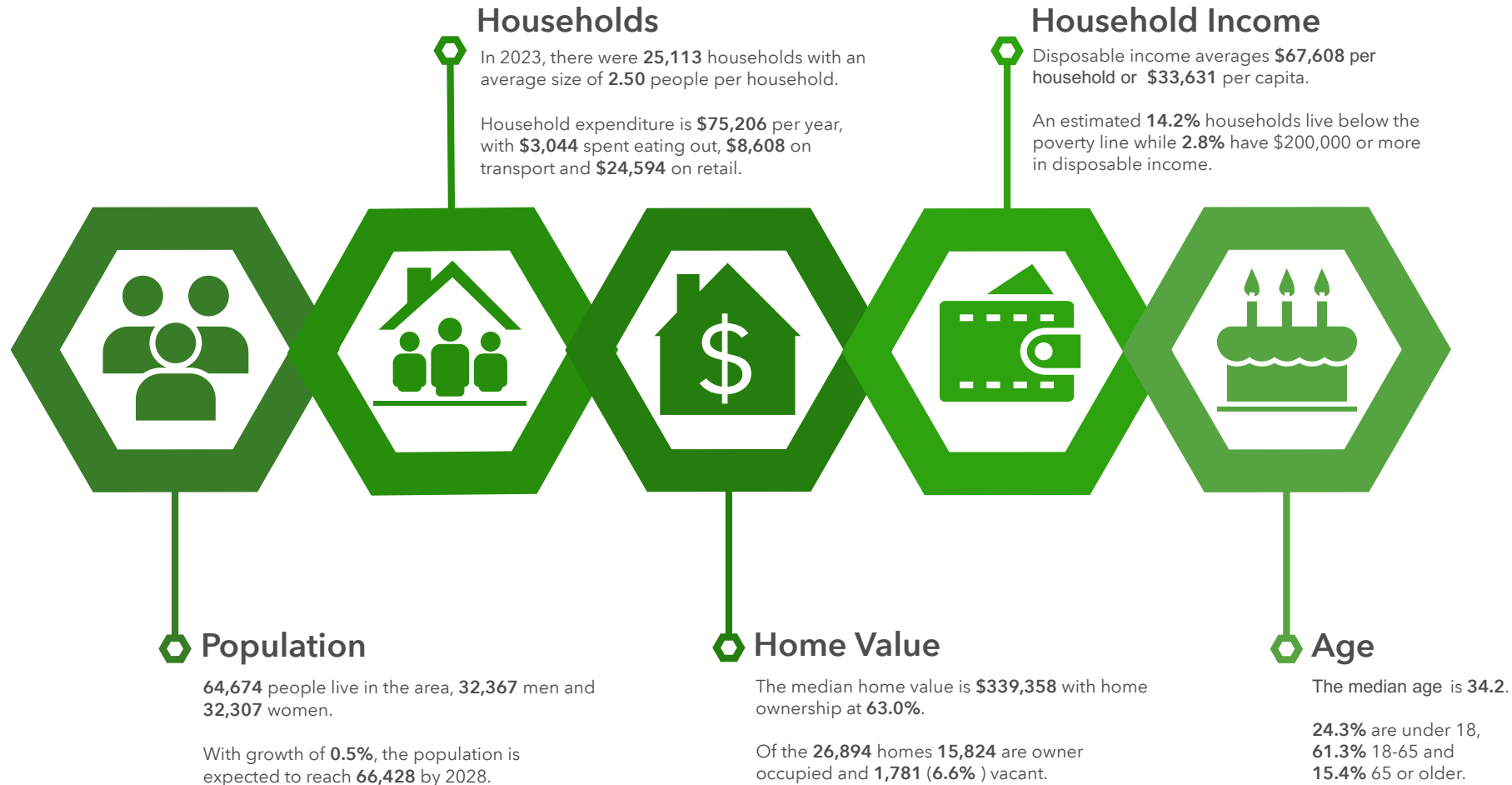
- POWER LINE EASEMENT #262410 (NOT DRAFTED)
- POWER LINE EASEMENT #324238 (NOT DRAFTED)
- UNDERGROUND POWER EASEMENT #9600634
- EASEMENT #359830
- IDAHO POWER EASEMENT #91008057
- DEED #725128
- DEED #95001897
- DEED #22109874
- DEED #22109875
- DEED #22109876
- DEED #91008058
- DEED #91008059
- RECORD OF SURVEY #20321378
- AFFIDAVIT OF EASEMENT RELEASE #22211004
- OTHERS LISTED ON FACE OF PLAT AND LEGEND



GLOBAL LAND WORKS	
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OLYMPUS PARK SUBDIVISION	
Drawn By: C. PAYNE	Scale: 1" = 30'
Date: 07/19/2022	Project: 22006

Chain Link - Key Facts

1600 Pocatello Creek Rd, Pocatello, Idaho, 83201
Drive time of 10 minutes



[Source:](#) This infographic contains data provided by Esri (2025, 2030), ACS (2019-2023), Esri-U.S. BLS (2025). © 2025 Esri