



Prominent and expansive, 57.31-acre parcel with over 1,300 feet of frontage on Highway 15 just north of Blackfoot, ID.

Located directly off of Exit 98 at Rose Road, providing convenient access to Blackfoot (10 mins), Idaho Falls (20 mins), and Pocatello (30 mins).

Irrigated via a center pivot and hand lines from a well on east of the property with water rights of 222 acre-feet annually.

Directly adjacent the freeway from Bingham Industrial Park with tenants such as FedEx and Old Dominion Freight.

## HIGHLIGHTS



<b>PROPERTY TYPE:</b>	Land
<b>LOT SIZE:</b>	57.31 Acres
<b>SALE PRICE:</b>	\$4,476,000
<b>CURRENT ZONING:</b>	Agriculture
<b>FUTURE ZONING:</b>	Industrial/Commercial
<b>UTILITIES:</b>	Well, Septic & Power Available

## DETAILS





UPDATED: APRIL 29, 2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

## QUICK ACCESS TO BLACKFOOT CORE

10 MINUTES [ 6.5 MILES ]

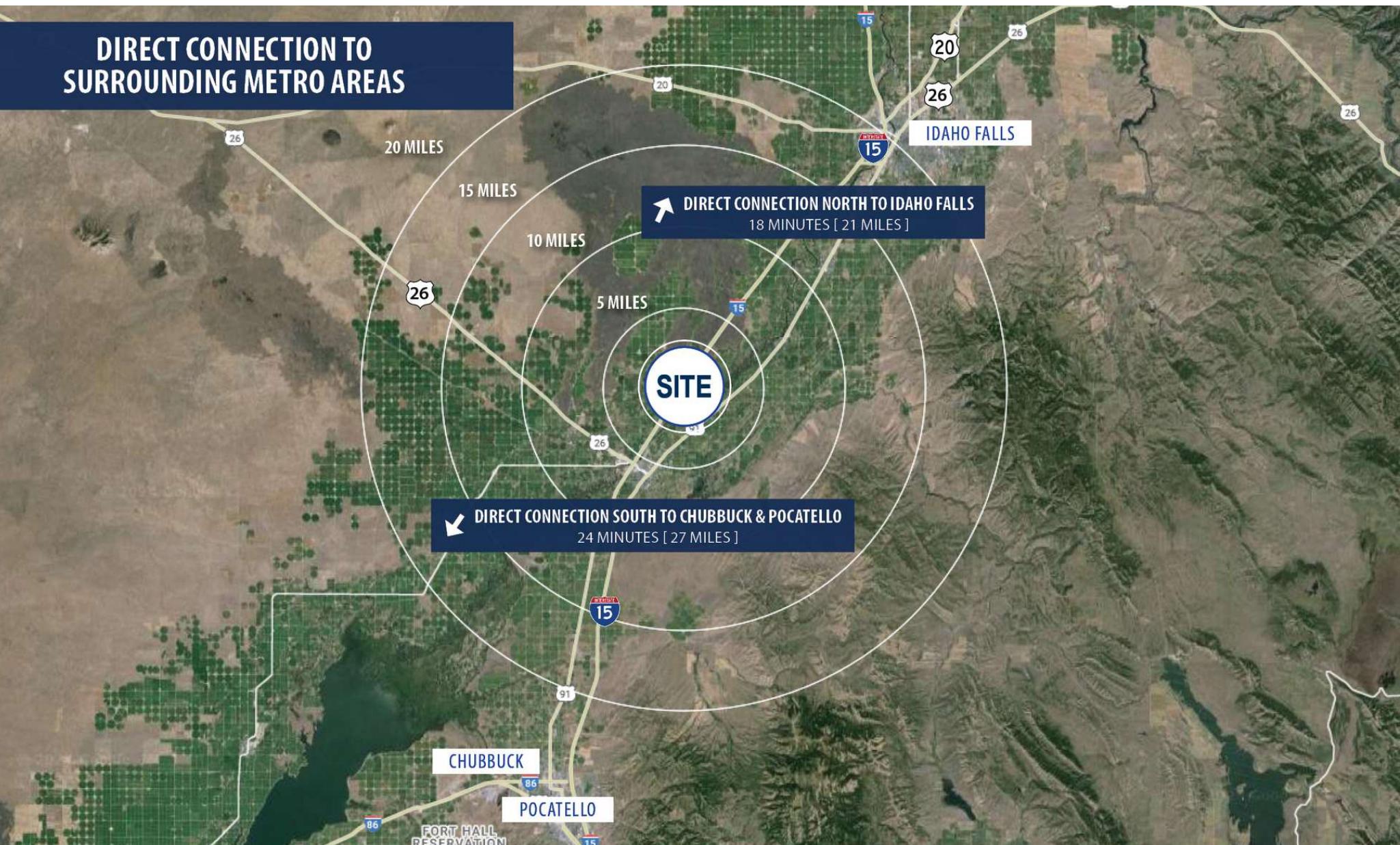


UPDATED: APRIL 29, 2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**DIRECT CONNECTION TO  
SURROUNDING METRO AREAS**



UPDATED: APRIL 29, 2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.