



CONTACT

BRENT WILSON, CLS

208.656.2270
brent@tokcommercial.com

BRIAN WILSON, CCIM

208.656.2271
brian@tokcommercial.com

HIGHLIGHTS

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.

DETAILS

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

UPDATED: APRIL 29, 2024

THIS PROPERTY IS EXCLUSIVELY MARKETING 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.



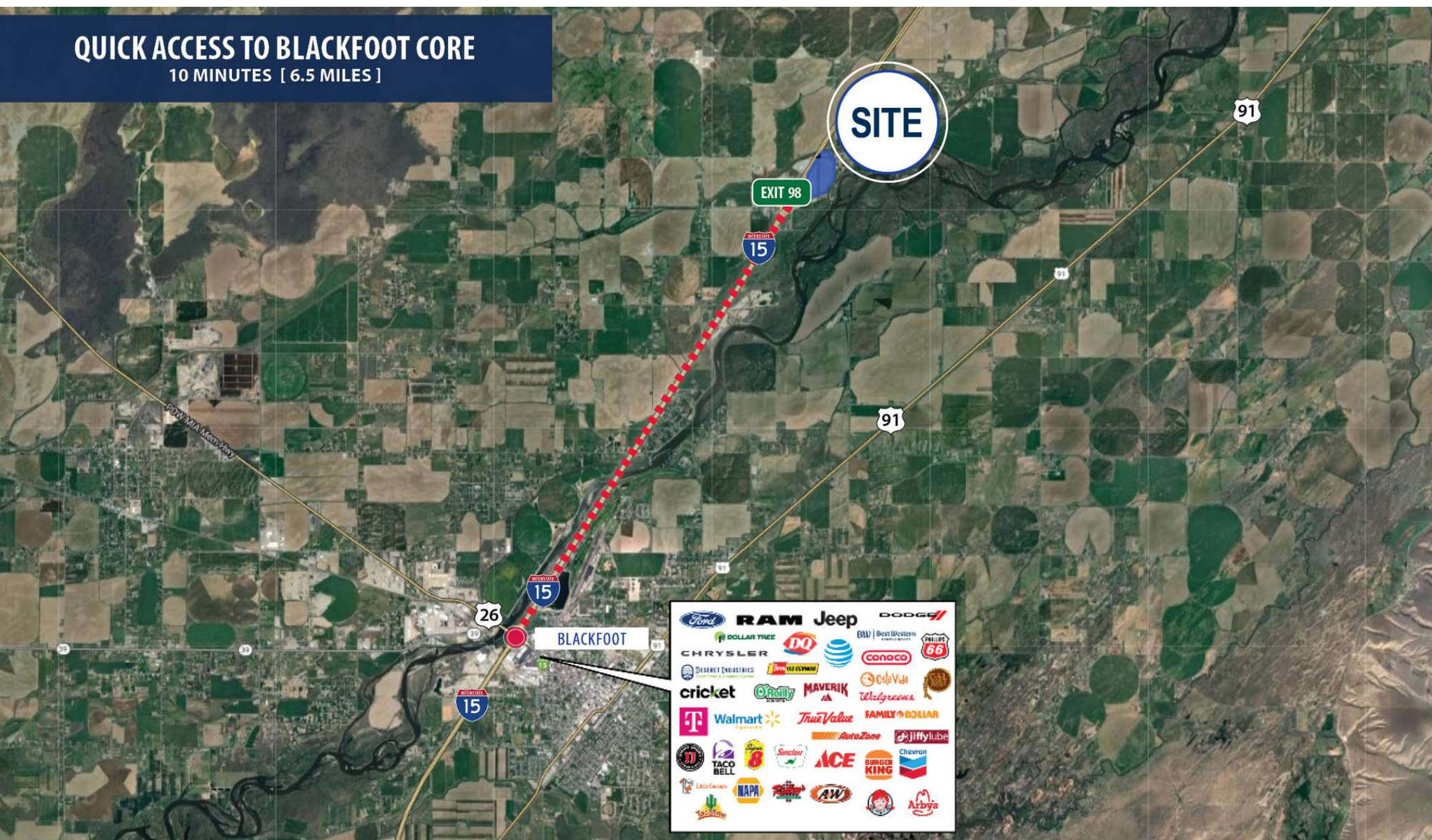
UPDATED: APRIL 29, 2024

THIS PROPERTY IS EXCLUSIVELY MARKED 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]

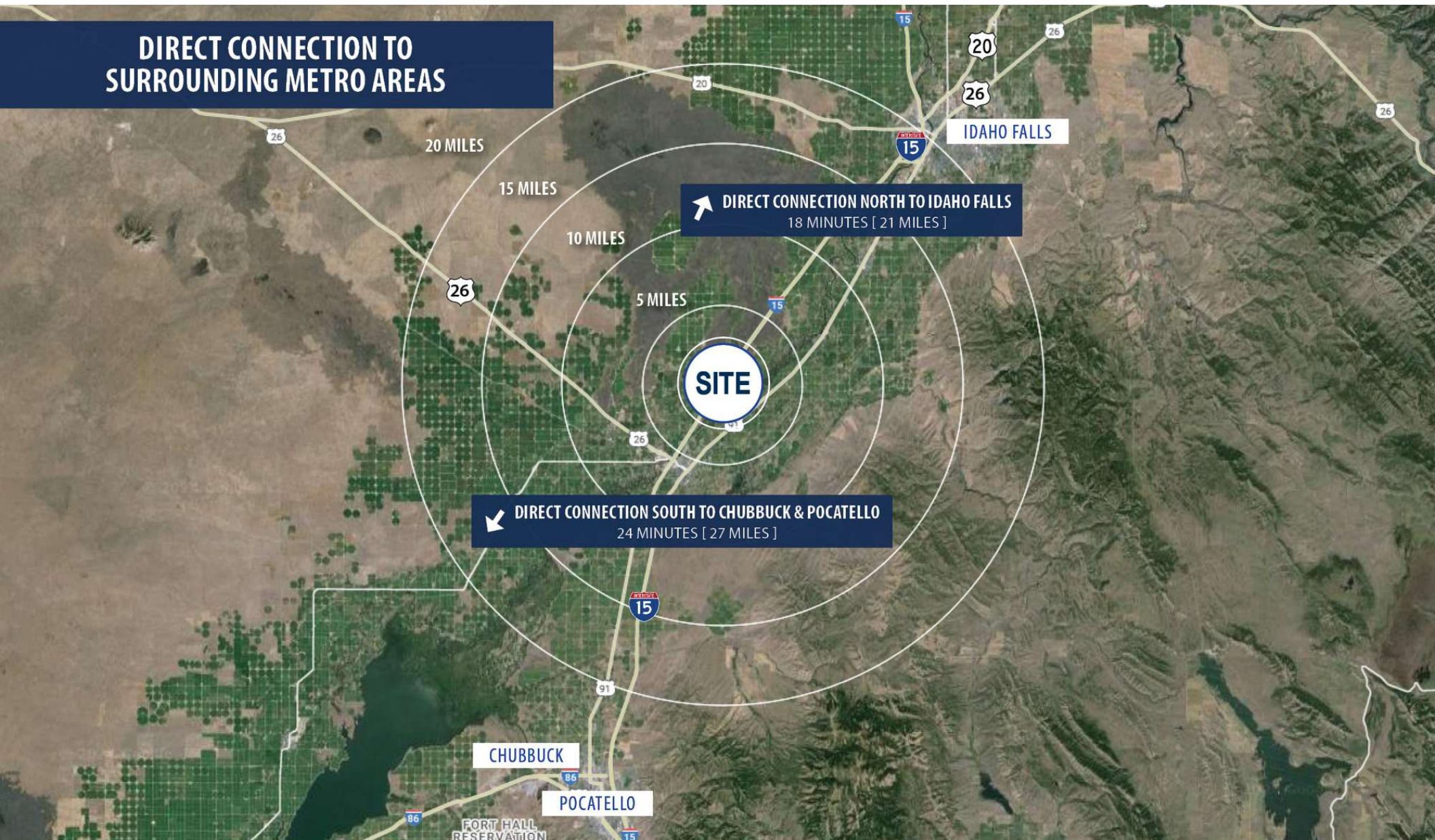


UPDATED: APRIL 29, 2024

THIS PROPERTY IS EXCLUSIVELY MARKETING 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 MARKETING 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.