

3261 W BROADWAY

IDAHO FALLS, IDAHO 83402

+ 74 ACRES OF LAND FOR SALE

BRENT WILSON, CLS 208.656.2270 brent@tokcommercial.com

BRIAN WILSON, CCIM 208.656.2271 brian@tokcommercial.com

+ 74 Acres
of Land For Sale

W Broadway St

Pancheri Dr





DETAILS

SUBMARKET: Idaho Falls
ADDRESS: 3261 W Broadway / Idaho Falls, ID 83402
LOT SIZE: 74.938 Acres
PARCEL NO: RP02N37E222453
ZONING: Bonneville County Agriculture
FUTURE USE: Commercial Development to include LM, IM, HC, LC or CC (Residential development not allowed)

SALE PRICE: Contact Agent



HIGHLIGHTS

Opportunity filled piece of land directly off W Broadway.
Close proximity to Idaho Falls Airport, Downtown Idaho Falls, and Interstate 15.
Closest development on the highway heading to the Idaho National Laboratory.
Great future development potential.



CONTACT

BRENT WILSON, CLS
208.656.2270
brent@tokcommercial.com

BRIAN WILSON, CCIM
208.656.2271
brent@tokcommercial.com

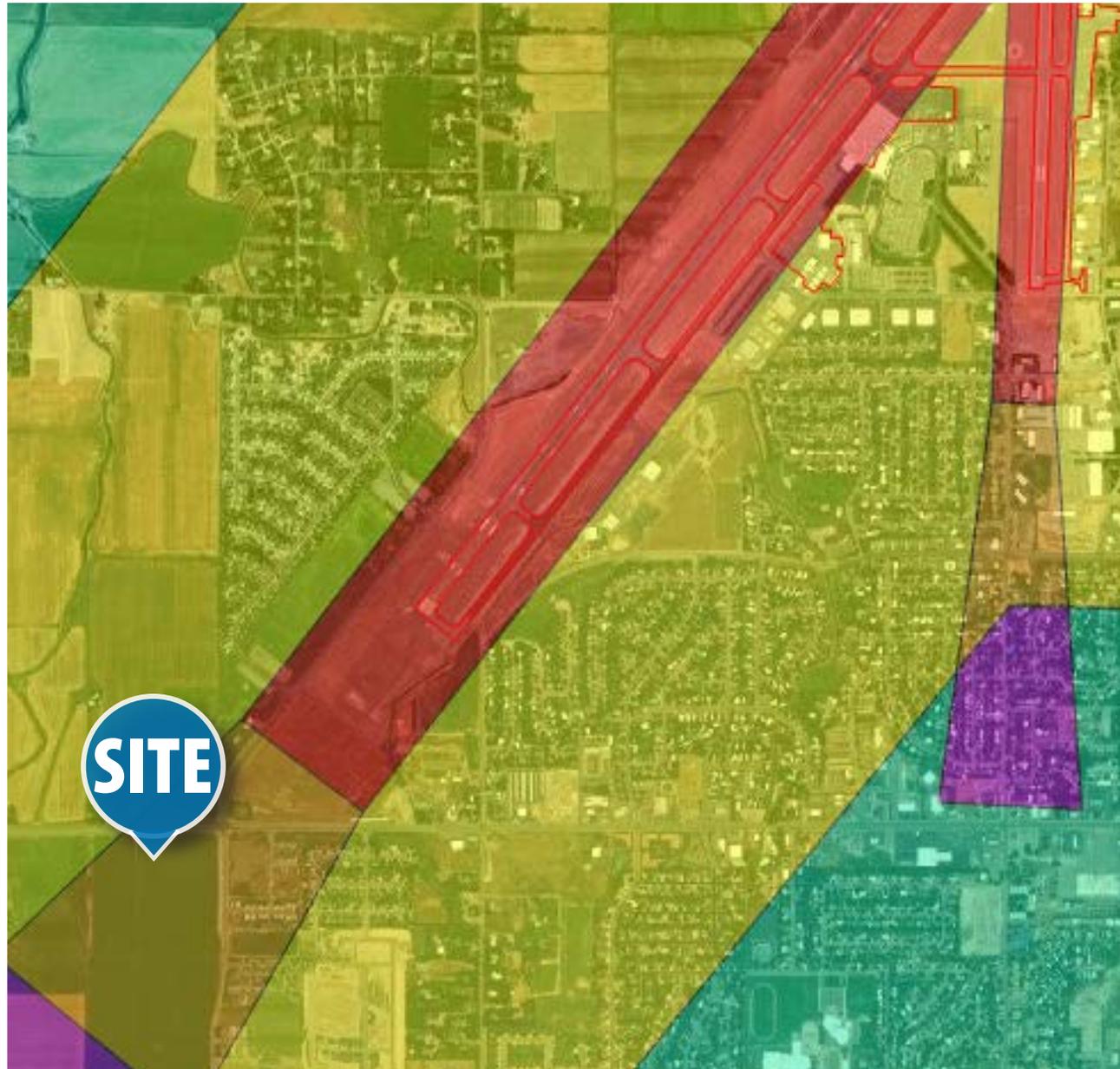


UPDATED: 8.27.2024

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.

FLIGHT OVERLAY



Legend

Airport

Airport



Airport Land Use



Approach Surface



Controlled Development



Controlled Development Approach Surface



Limited Development



Limited Development Approach Surface



No Development

SITE

NEW RESIDENTIAL SUBDIVISIONS AND MULTIFAMILY DEVELOPMENTS

TOK
COMMERCIAL

SITE

Residential/Multifamily Key

Blue Shaded Areas - Subdivisions

**Blue Icons - Multifamily Projects
Completed since 2020**

**White Icons - Multifamily Projects
Under Construction**

SURROUNDING DEVELOPMENT

