



COMMERCIAL

MULTIFAMILY DEVELOPMENT SITE NEXT TO BYU-IDAHO

RESIDENTIAL LAND FOR SALE | TBD W. 7TH S | REXBURG, ID 83440



Last remaining large parcel, suitable for single or multifamily infill, in the Pedestrian Emphasis District.

Directly adjacent the BYU-Idaho campus — with an enrollment of over 41,000 students.

No density cap and substantially reduced parking requirements in the Pedestrian Emphasis District.

Located in an area of substantial growth, with an impressive historical growth rate of 7.5% in a 1-mile radius over the past 10 years.

Strong, long-term location in the path of continual growth.

HIGHLIGHTS

DETAILS

PROPERTY TYPE: Residential Land

SALE PRICE: Contact Agent

LOT SIZE: 5.0 Acres

ZONING: HDR-2, See pg. 3

UTILITIES: Available Immediately to Site

CONTACT

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UPDATED: OCTOBER 15, 2025

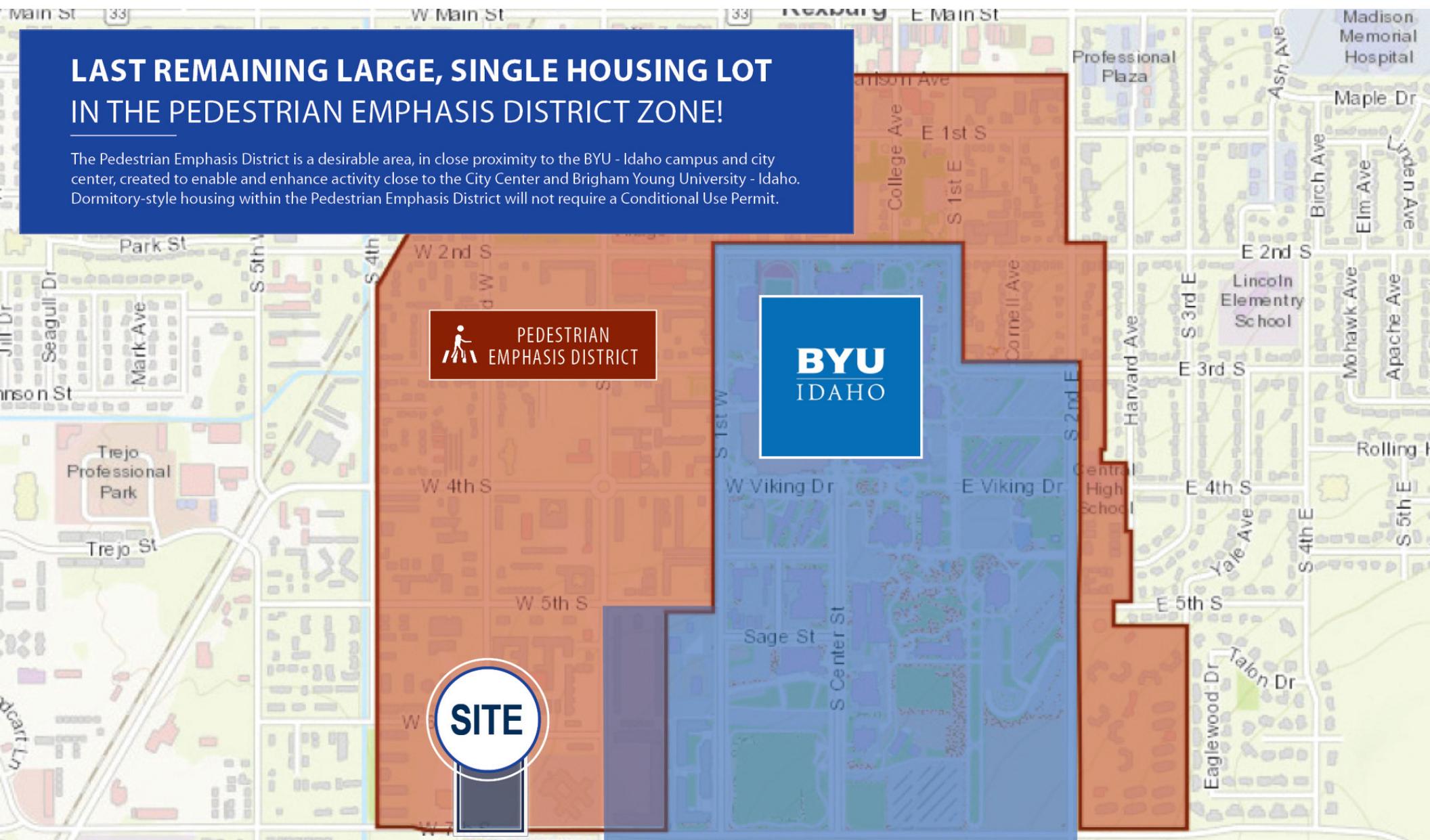
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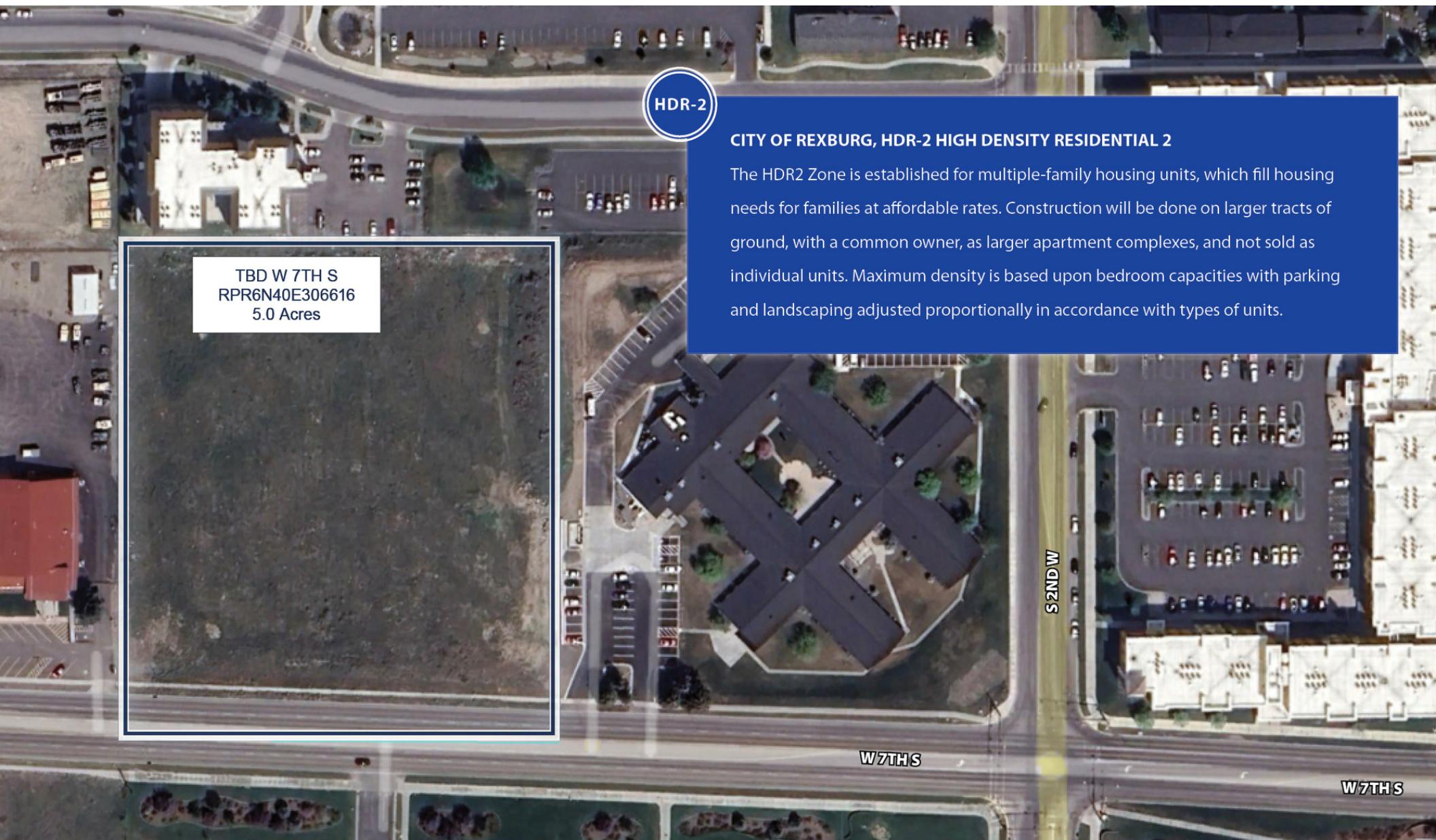
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LAST REMAINING LARGE, SINGLE HOUSING LOT IN THE PEDESTRIAN EMPHASIS DISTRICT ZONE!

The Pedestrian Emphasis District is a desirable area, in close proximity to the BYU - Idaho campus and city center, created to enable and enhance activity close to the City Center and Brigham Young University - Idaho. Dormitory-style housing within the Pedestrian Emphasis District will not require a Conditional Use Permit.





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