



# MULTIFAMILY DEVELOPMENT SITE NEXT TO BYU-IDAHO

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



## CONTACT

### BRENT WILSON, CLS

208.656.2270  
brent@tokcommercial.com

### BRIAN WILSON, CCIM

208.656.2271  
brian@tokcommercial.com

## HIGHLIGHTS

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.

## 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

UPDATED: OCTOBER 15, 2025

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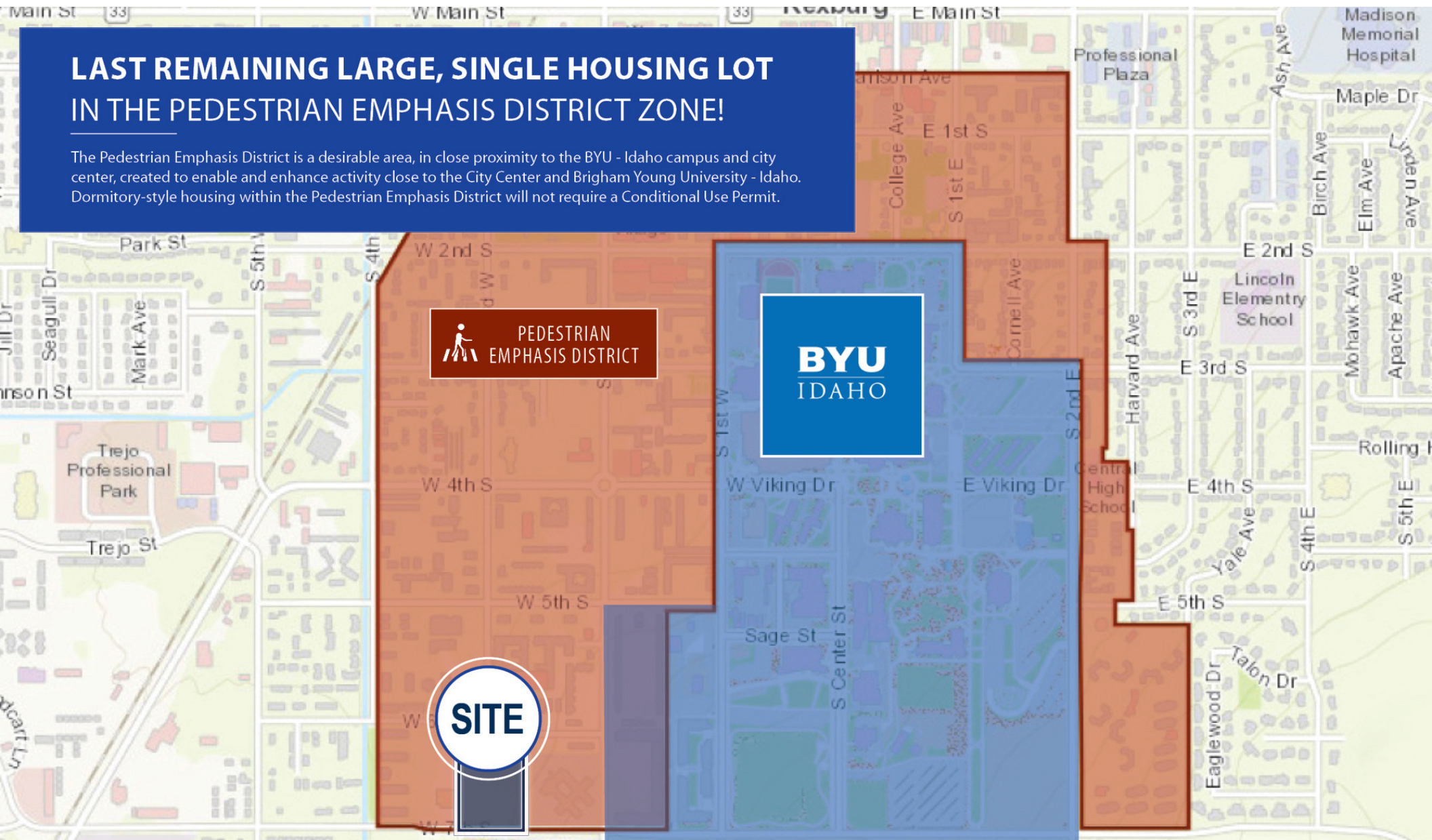
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## LAST REMAINING LARGE, SINGLE HOUSING LOT IN THE PEDESTRIAN EMPHASIS DISTRICT ZONE!

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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HDR-2

## CITY OF REXBURG, HDR-2 HIGH DENSITY RESIDENTIAL 2

The HDR2 Zone is established for multiple-family housing units, which fill housing needs for families at affordable rates. Construction will be done on larger tracts of ground, with a common owner, as larger apartment complexes, and not sold as individual units. Maximum density is based upon bedroom capacities with parking and landscaping adjusted proportionally in accordance with types of units.

TBD W 7TH S  
RPR6N40E306616  
5.0 Acres

S 2ND W

W 7TH S

W 7TH S

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