

FOR SALE



## PROPERTY DETAILS

4865 N. 25<sup>th</sup> E., Idaho Falls, ID 83401

- 9.88 Acres of development land, zoned C-2
- Priced for industrial with the upside for gas stations, hotels, or other future uses such as office, retail, or multi-family residential
- In the path of growth- new I-15/US-20 Connector planned ([view more information](#))
- 9,000 ADT on 25<sup>th</sup> East
- \$1,650,000

## 2025 DEMOS



### EST. POPULATION

1 MILE » 678  
3 MILE » 29,865  
5 MILE » 89,869



### EST. HOUSEHOLDS

1 MILE » 213  
3 MILE » 9,590  
5 MILE » 32,404



### EST. AVERAGE HH INCOME

1 MILE » \$120,889  
3 MILE » \$105,812  
5 MILE » \$95,666

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER  
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4,600 ADT E 49TH N

9,000 ADT N 25TH E



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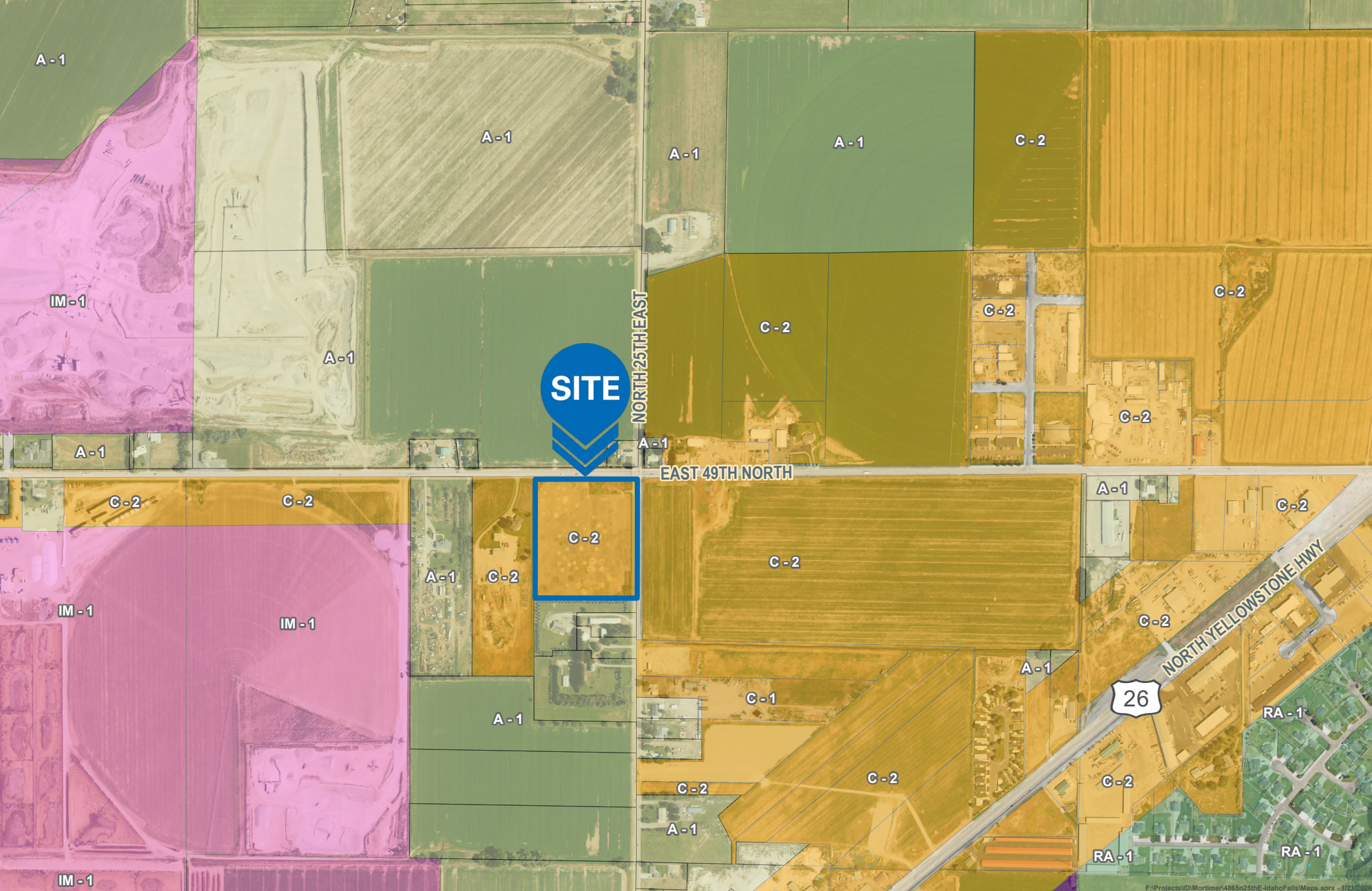


**SITE**



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