



**For Sale**

**114.62 acres | Industrial Parcel**

12385 Tyhee Road | Chubbuck, ID 83202

**Rick McGraw** | 208.880.8889  
rickmcgraw54@gmail.com



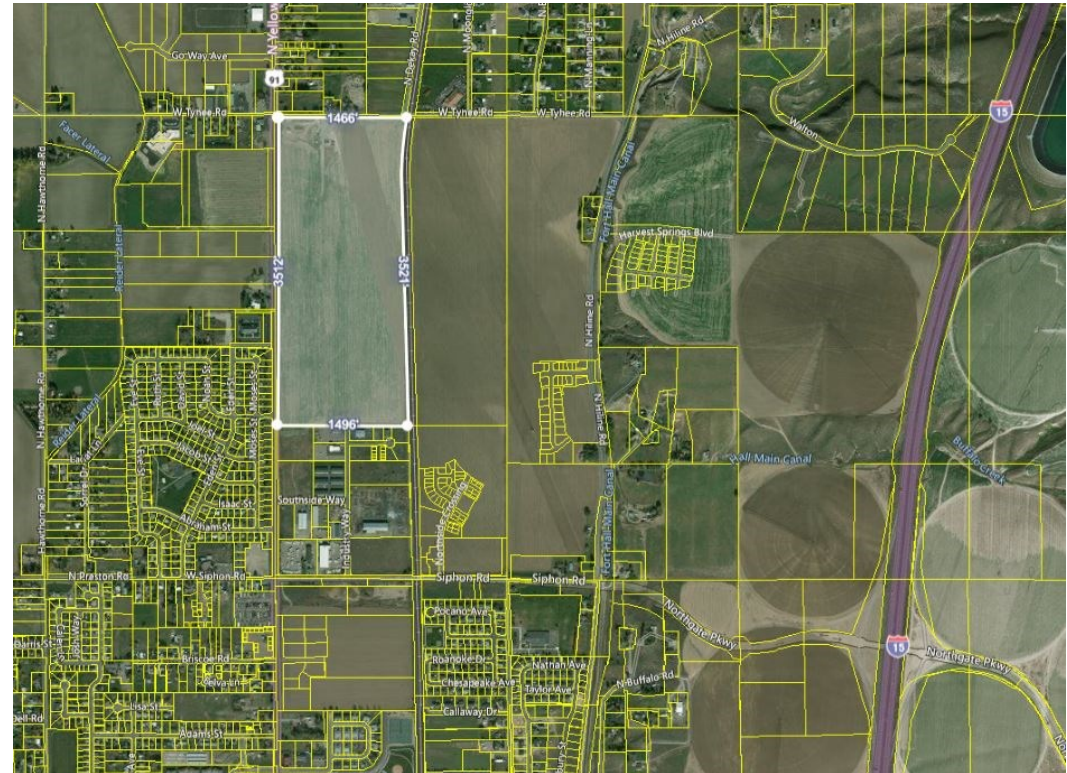
The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

## PROPERTY SUMMARY

- **Sales Price:** \$8,995,000 | \$1.80/SF
- **Acreage:** 114.62 acres
- **Zoned:** Industrial
- **Parcel #:** R3803055509
- Survey available
- Power and Gas available
- Water Shares available

## PROPERTY HIGHLIGHTS

- Property has 3,512' of rail contiguous on the Eastern portion of the property
- City Services are to the site
- Property has full agricultural water rights
- Industrial Park directly South of the property
- Land leased to Farmer on year to year lease
- 3,512' of Yellowstone Highway 91 frontage
- Multiple access points from Industry Way to the South, Yellowstone Highway 91 to the West and Tyhee Road to the North



- **Contact Agent for Full Information Package**

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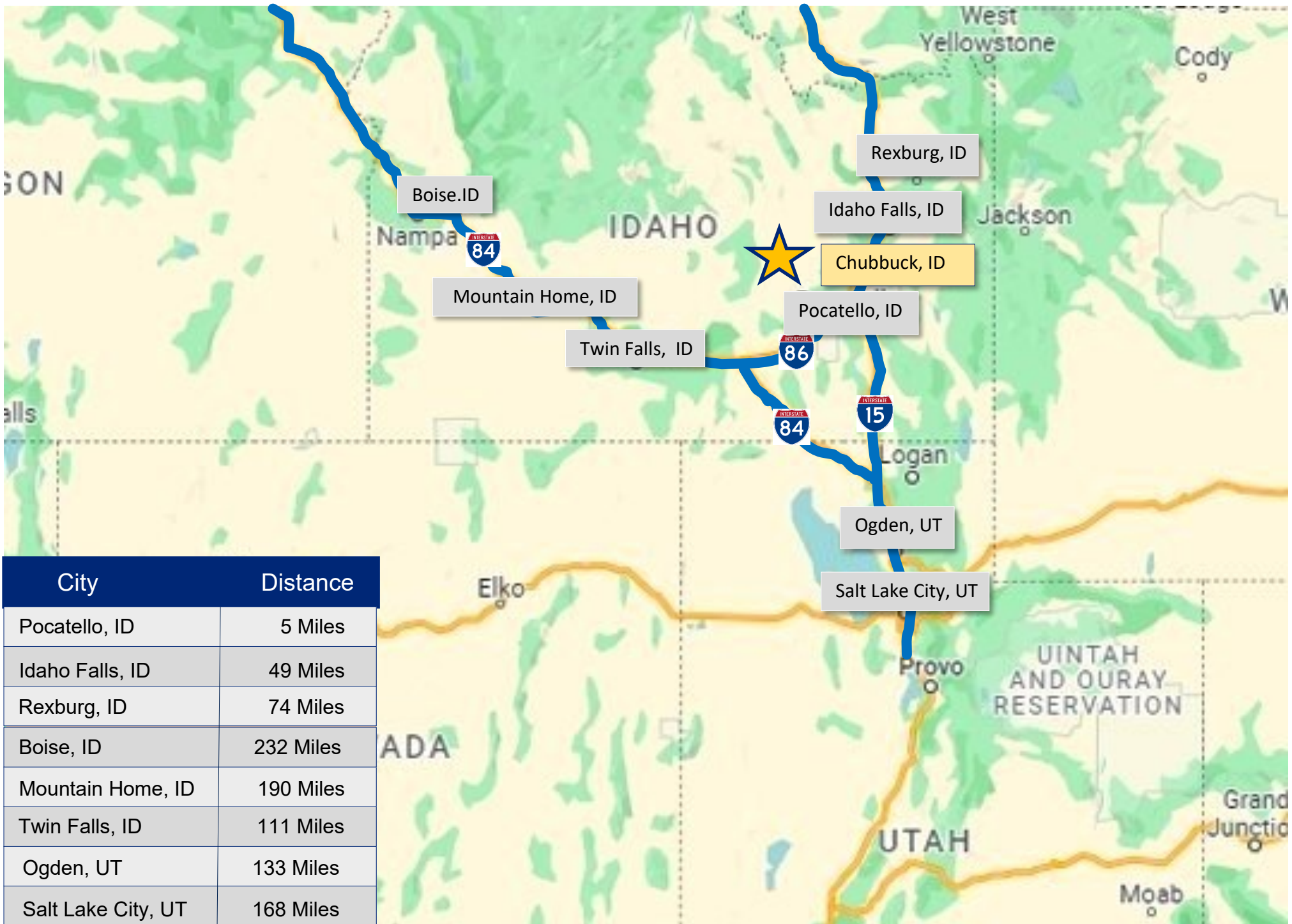
This parcel is located one mile from and has direct access to the first exit going North from the Junction of I-15 and I-84. There is a brand-new freeway interchange, with 4 lanes separated by a median from the off ramp to the property.

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# Chubbuck, Idaho



## AREA SUMMARY

- The City of Chubbuck is located in Bannock County and is nestled between the Portneuf Valley and the Snake River Plain.
- The City is located immediately North of Pocatello, ID and is part of the Pocatello Metro Statistical area
- Chubbuck is home to incredible businesses across numerous sectors, from the headquarters of Idaho Credit Union with over 500 employees on-site, to small start ups specializing in outdoor recreation products, energy and battery technology.
- With access to the Regional Pocatello Airport and Union Pacific Railroad, low power rates and broadband internet, Chubbuck offers many incentives for companies to establish and expand their operations



# AERIAL

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