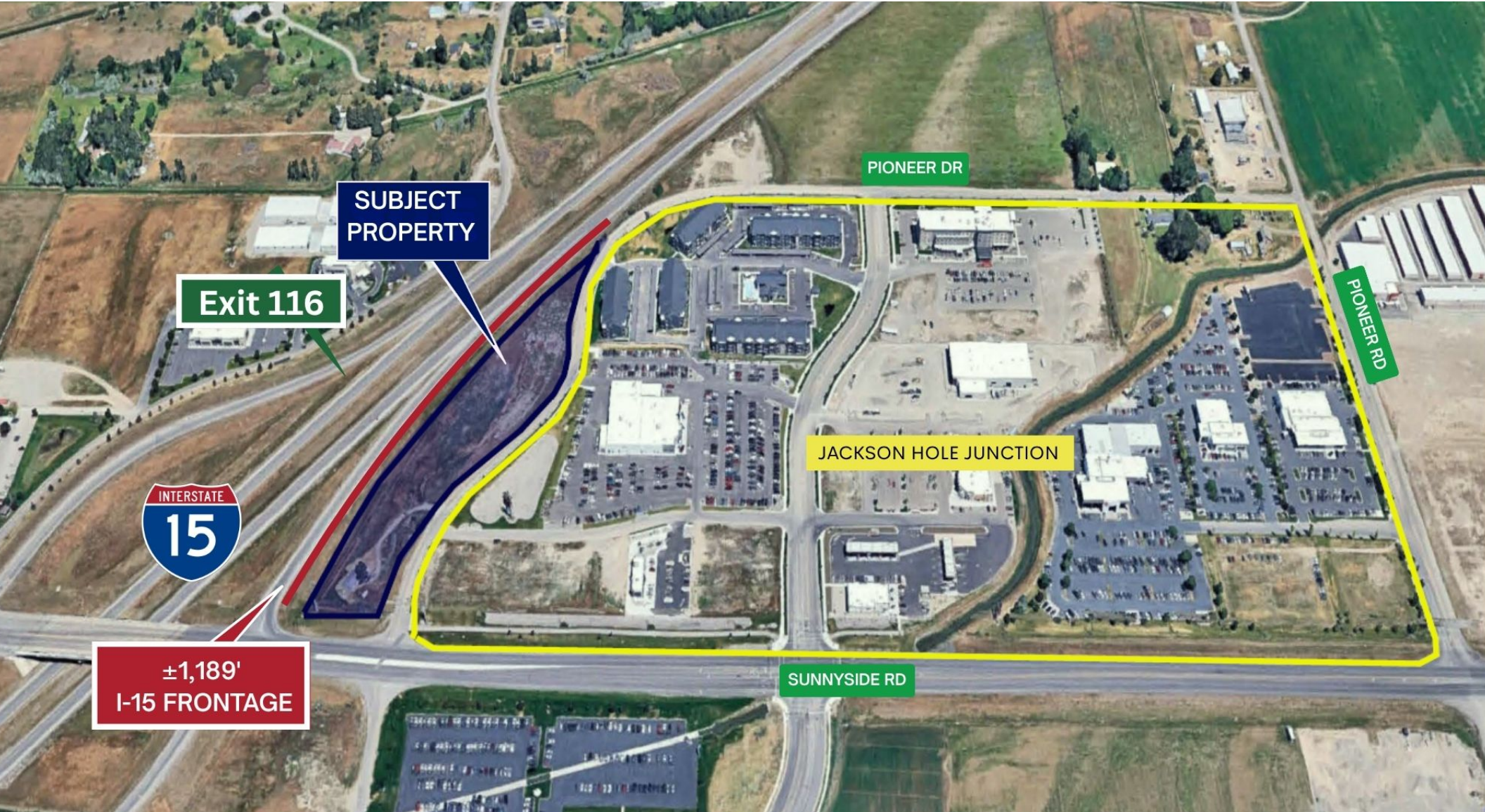


4.10 AC, ±1,189' LINEAR I-15 FRONTAGE | DEVELOPMENT READY

PRIME HIGHWAY COMMERCIAL STRIP

3292 PIONEER DR | IDAHO FALLS | 83402



Shane Murphy
Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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HIGHLIGHTS

- Prime 4.103 acre development opportunity next to the Mountain America Event Center, Jackson Hole Junction & Snake River Landing.
- Zoned Highway commercial flexible use.
- Excellent ingress egress on Pioneer Rd.
- Ideal for pad development, retail strip, including national-brand drive-thru restaurants, auto or boat dealerships, retail showrooms, hotel pads, or EV/fuel service stations.
- Just south and west of the property direct access to I-15, Exit 116, on/off ramp, south and west of the property.

AVAILABLE LAND

PROPERTY TYPE:	4.103 Acres
SALES PRICE:	\$1,995,000
ORIGINAL SALES PRICE:	\$2,679,000
ZONING:	HC- Highway Commercial
UTILITIES:	City Services Available

PRICE REDUCED BY \$684,000

The Property

This rare, high-exposure 4.10 acre site features ±1,189 linear feet of continuous Interstate frontage at the primary gateway into Idaho Falls, directly adjacent to two of the city's premier developments and less than a mile from the Mountain America Event Center. Zoned Highway Commercial, this shallow, linear lot (approx. 250 feet deep) is ideally suited for pad development, including national-brand drive-thru restaurants, auto or boat dealerships, retail showrooms, hotel pads, or EV/fuel service stations. With massive visibility and easy ingress/egress to the Business Loop and I-15, this site offers developers and investors a strategic opportunity to capture regional traffic, traveler demand, and long-term value in one of Eastern Idaho's fastest-growing markets.



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4.10 AC, 1,586' LINEAR I-15 FRONTAGE | DEVELOPMENT READY

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DEMOGRAPHICS

3292 PIONEER DR. | IDAHO FALLS | 83402

	1 Mi	3Mi	5Mi
Population	9.4K	43.3K	83.7K
Household Income	\$94.3K	\$75.5K	\$72.2K
Number of Employees	6.6K	32.5K	64.4K



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ALL AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.