

INTERSTATE VISIBILITY COMMERCIAL LOTS
COM DEV CO LOTS 11,15, & 16
TBD OVERLAND DR | IDAHO FALLS, ID | 83402



Shane Murphy

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

HIGHLIGHTS

- Directly off Interstate I-15 on exit 113 , next to Loves Truck Stop. Lots are located in the Com-Dev Co Subdivision.
- Sewer and Utility hookups located in the street and ready for development.
- Direct access off W. 65th S. and Overland Dr. to the lots.
- Lot 11 has a T-Mobile cell tower located on the property. Pays 750/month (15 year lease)

PROPERTY DETAILS

LOT 11 - T-Mobile Lease Tower (\$100,000 Value)	1.80 ACRES	\$442,000
LOT 15 -	3.44 ACRES	\$653,000
LOT 16 -	2.19 ACRES	\$416,100

1.8 AC COMMERCIAL LOT FOR SALE
COM DEV CO LOT 11
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3.44 AC COMMERCIAL LOT FOR SALE

COM DEV CO LOT 15

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2.19 AC COMMERCIAL LOT FOR SALE
COM DEV CO LOT 16
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COMMERCIAL LOTS FOR SALE

COM DEV CO LOTS 11,15, & 16

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DEMOGRAPHICS

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	1 Mi	3Mi	5Mi
Population	5.5K	22.3K	52.3K
Household Income	\$81.4K	\$91.9K	\$78.5K
Number of Employees	4.1K	16.2K	39.3K



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

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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.



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