



7.43 AC | I-15 VISIBILITY COMMERCIAL LOTS FOR SALE

TBD S Overland Dr | Idaho Falls, ID | 83402

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



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PROPERTY 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.
- Lot 11 has a T-Mobile cell tower located on the property. Pays \$750/month (15 year lease)

PROPERTY DETAILS

LOT 11

Lot Size:	1.80 AC
Lot Price:	\$500,000

(T-Mobile Lease Included in Price \$150,000 Value)

LOT 15

Lot Size:	3.44 AC
Lot Price:	\$653,000

LOT 16

Lot Size:	2.19 AC
Lot Price:	\$416,100

<i>Lots 15 & 16 Purchased Together</i>	<i>\$1,000,000</i>
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<i>Lots 11,15,& 16 Purchased Together</i>	<i>\$1,400,000</i>
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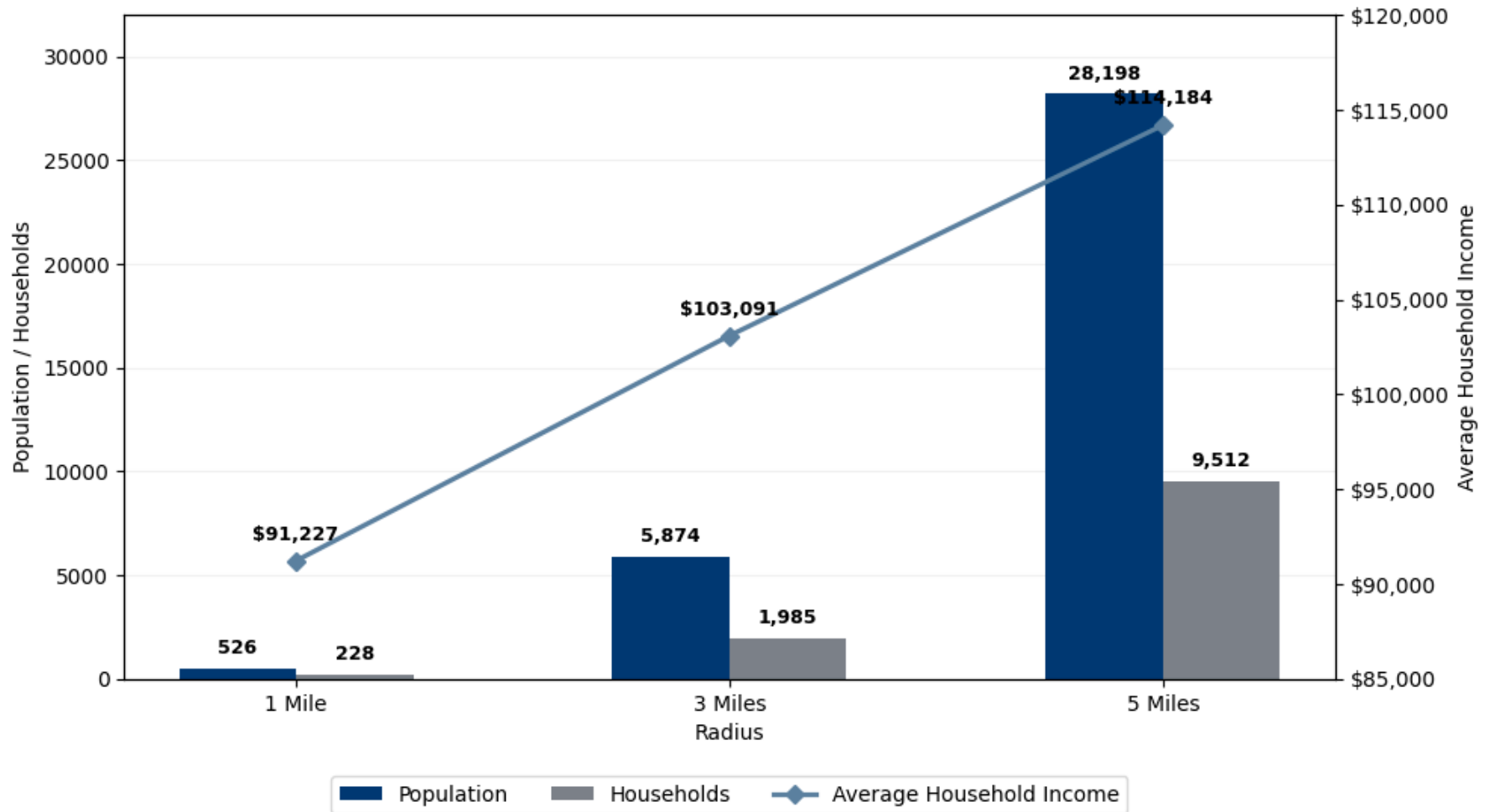
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Population, Households & Average Household Income by Radius



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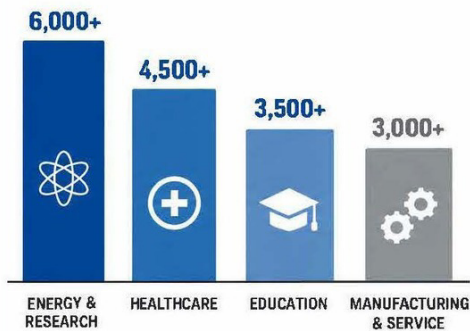
EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties with a collective population of more than 353,000. At the center of the region is Idaho Falls, the largest city and a key economic and service hub for Eastern Idaho and portions of Western Wyoming. Known for its Snake River Greenbelt, Idaho Falls has earned national recognition for outdoor recreation and serves as a gateway to Yellowstone National Park, Grand Teton National Park and the surrounding Jackson Hole region.

GROWTH AND COMMERCIAL

Eastern Idaho continues to experience strong commercial and population growth supported by a diverse economy extending well beyond its agricultural roots. Key industries include high-tech research, education, transportation, service, tourism and retail. Major employment centers such as Idaho National Laboratory, Melaleuca and Battelle Energy Alliance contribute to a stable regional economy, while continued commercial development along major corridors and business parks is expanding opportunities for retailers, employers and investors. The region also maintains a competitive operating environment, with business costs estimated at 10–

EMPLOYMENT CENTERS CREATE DEMAND



ACCESS EXTENDS TO CUSTOMER BASE



AIR SERVICE CONNECTS THE MARKET



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