



Idaho Falls, ID

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Home to one of the largest Dept. of Energy Sites

The Idaho National Laboratory (INL) and the Naval Nuclear Propulsion Program.

Nestled in the Rocky Mountains and along Snake River are the residents living in Idaho Falls, ID, where cultural and economic opportunities are at all time high. Idaho Falls is the 3rd-largest metro politan area, with a Idaho Falls population of over 60,000. You can enjoy right next & door Yellow stone National Park , Grand Teton National Park

Hole Junction to name a few places to adventure out too. But outdoor amenities aren't the only things that make Idaho Falls one of the best places to live.

WORK

If you want to be part of a new frontier in your industry, now is the time to join the workforce in Eastern Idaho. As Eastern Idaho continues to grow and expand, there are endless opportunities to advance a career in just about any field. With four top colleges and universities in the region, and five federal programs, Eastern Idaho has become an epicenter for innovative thinkers, a growing entrepreneurial spirit, and forward-looking business.

PLAY

Surrounded by beautiful mountains and breathtaking landscape, Eastern Idaho offers spectacular outdoor activities such as skiing, climbing, hiking, biking, fishing, river rafting, and camping. The region is truly an invigorating venture for those who like to play as hard as they work. As diverse as the landscape, Eastern Idaho provides an exciting experience to meet all levels of outdoor enthusiasts. Eastern Idaho is also a short drive to world-class destinations. Come and check out Eastern Idaho!

LEARN

In Eastern Idaho, we are lucky to have unlimited resources for gaining an education or continuing your education. Between our four universities and colleges, over 50,000 students of all ages have access to the best educators offering hands-on real-world learning experiences - crucial to meeting the needs of current employers and employers seeking to locate their business to Eastern Idaho.

LIVE

Eastern Idaho residents enjoy clean air, plenty of sunshine, diverse employment opportunities, and great outdoor recreational activities the beautiful landscape of the region provides. With a diverse economy, inexpensive land, low taxes, abundant resources, a ready workforce, great colleges and universities, and a low cost of living, Eastern Idaho has become one of the best places to live - and work!

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Unemployment

3.0%

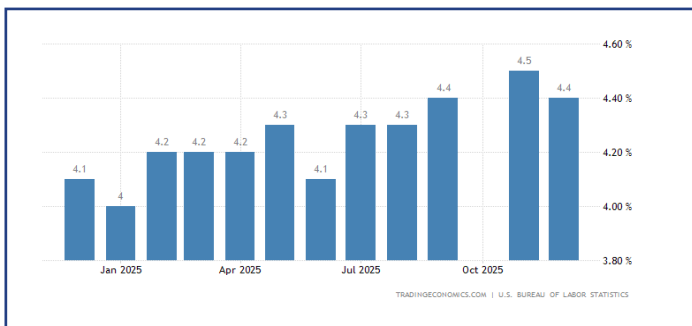
Unemployment Rate
Idaho Falls

3.7%

Unemployment Rate
Idaho

4.4 %

Unemployment Rate
National



2nd Largest Workforce

Nearly 200,000 skilled employees work in Eastern Idaho.

Top Employers

Melaleuca Inc. - 1,699 Employees

Idahoan Foods - 649 Employees

Broulim's- 700 Employees

Mountain View Hospital- 2,499 Employees

City of Idaho Falls - 1,005 Employees

Eastern Idaho Regional Medical Center - 2,499 Employees

Idaho National Laboratory - 5,786 Employees



Millennial City USA

81.7% In Idaho Falls

Percentage of population under 30, one of the country's largest group of young talent.

New Idaho Residents

3,000 New Residents since 2023

Population

69,523

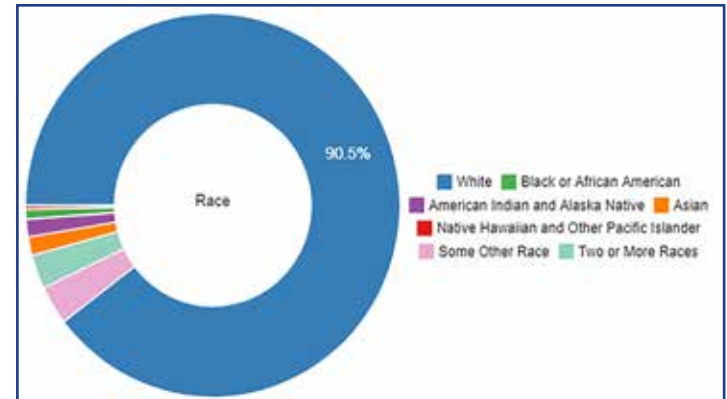
Population
Idaho Falls, ID

20,095

Population
Ammon, ID

405,000

MSA Population
Regional Draw



Housing Market

\$415,000

Median Home **Value**
National

\$401,000

Median Home **Value**
Idaho Falls, ID

+0.9%

Home Value **YoY**
Idaho Falls, ID



\$415,000
Home Value

Idaho is consistently recognized as one of America's top states for growth, livability and business opportunity.



Four Institutions of Higher Education

Idaho State University, Brigham Young University, & College of Eastern Idaho. 37,734 total students enrolled for 2025-2026.

Health Care Education
6

Industrial Sales	Office Sales	Retail Sales
<p>7.3%</p> <p>Average Cap Rate Idaho Falls</p>	<p>7.0%</p> <p>Average Cap Rate Idaho Falls</p>	<p>7.0%</p> <p>Average Cap Rate Idaho Falls</p>
<p>\$108</p> <p>Average Price/ SF Idaho Falls</p>	<p>\$211</p> <p>Average Price/ SF Idaho Falls</p>	<p>\$207</p> <p>Average Price/ SF Idaho Falls</p>
<p>5%</p> <p>Avg. Vacancy Idaho Falls</p>	<p>8-10%</p> <p>Avg. Vacancy Idaho Falls</p>	<p>6-8 %</p> <p>Avg. Vacancy Idaho Falls</p>

Idaho Falls Multi-Family

200-300 Units

Absorbtion Per Year
Multi-Family

19% Units

YoY Rental Increase
Multi-Family

2,254 Units

New Unit Permits Authorized
Bonneville County

Studio

\$1,150
Per Month

1 Bed

\$1,350
Per Month

2 Bed

\$1,695
Per Month

3 Bed

\$1,795
Per Month



Approx. 20-40% of All House
Closing in Idaho Falls

Are from out of state people moving into the market.



4 Beautiful Seasons

Four beautiful seasons, which equal impeccable Year-Round Outdoor Activities.

New Developments in Eastern Idaho

Northgate District

LDS Temple

Snake River Landing

The Broadway

FBI Data Center

Jackson Hole Junction

New High School in Madison

Northgate Highway Interchange

Multiple Student housing Rexburg

Blackfoot - The Rose Exit - Development Old Domion
(Industrial Complex) and Fed Express

INL - \$1.8 Billion project

Knudsen Corner - Chubbuck

Chubbuck City Hall - New City Hall Complex