



University Towne Center

Tamana Fields

# 3 Major Projects in Rexburg, Idaho

TBD University Blvd. & Yellowstone Hwy | Rexburg, ID



**Don Zebe**  
+1 208 403 1973  
don.zebe@colliers.com

**Mike Zebe**  
+1 208 705 6453  
mike.zebe@colliers.com

**Jared Zebe**  
+1 208 709 7311  
jared.zebe@colliers.com



TBD UNIVERSITY BLVD

## Project Scope

Colliers Idaho presents three complementary commercial opportunities along University Boulevard and Yellowstone Highway in Rexburg, one of the fastest-growing retail markets in the region. **University Towne Center Phase 1** is leasing now, **Phase 2** delivers Fall 2027, and **Tamana Fields** offers 59 acres of commercial land for sale next door.

### University Towne Center Phase 1

Located at Mikani Drive and University Boulevard at the first Rexburg exit, Phase 1 is an established retail center with space available now. Inline units range from 1,200 to 1,800 SF and can be combined. Current tenants include McDonald's, Cafe Zupas, Chipotle, Jersey Mike's, Wing Stop, Doorzza, and Olive Garden.

### University Towne Center Phase 2

Phase 2 expands the University Towne Center footprint with new construction beginning Q3 2026 and a projected Fall 2027 delivery. Options include pads, mid-box space from 3,000 to 25,000 SF, and inline space from 1,200 SF. Anchored by TJ Maxx and Ulta.

### Tamana Fields

Adjacent to University Towne Center, Tamana Fields offers 59 acres of retail and commercial land for sale at University Boulevard and Yellowstone Highway. Parcels range from 1.2 to 17 acres, with a national grocer and national QSR already under contract.

# University Towne Center

UNIVERSITY TOWNE CENTER

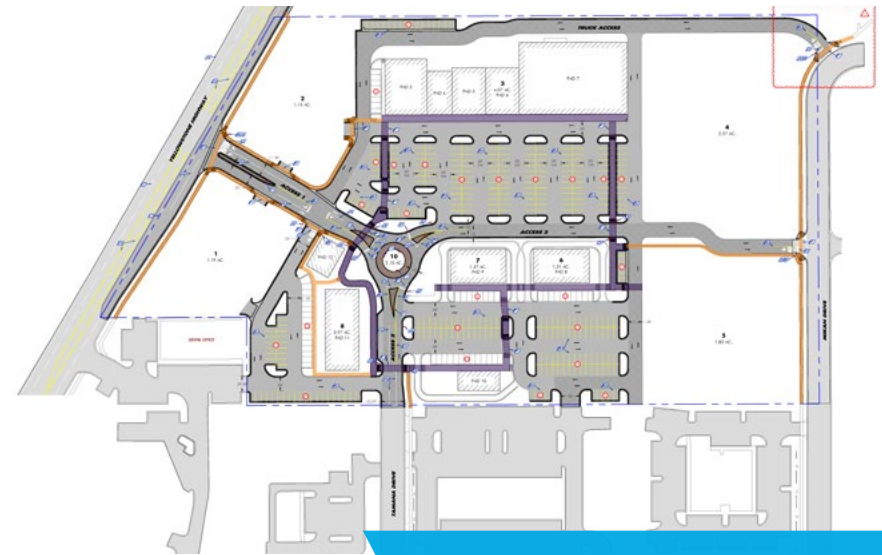
# Project Overview

## PHASE 1 - [See full flyer](#)

Property Type	Retail/Commercial pads
Available Space	Units 2 & 3 1,200 SF – <i>each can be combined</i> Units 5, 6, & 7 1,200 SF – <i>each can be combined</i> Unit 8 1,800 SF – <i>or combined with others</i>
Location	Rexburg, Idaho: Mikan Drive & University Blvd. First Rexburg exit

## PHASE 2 - [See full flyer](#)

Property Type	Retail/Commercial pads
Location	Rexburg, Idaho: Yellowstone Highway & University Blvd.
Land Size	17 Acres
Available Space	96,000 +/- SF
Lease Type	NNN
Leasable Space	<b>Box:</b> Options are 3,000 – 25,000 SF – <i>call agent</i> <b>Pads:</b> 2 available – <i>call agent</i> <b>In-Line:</b> Minimum of 1,200 – <i>call agent</i>



New construction begins Q3 2026



# Site Plan - Both Phases



# Site Aerial - Both Phases



# Tamana Fields

## TAMANA FIELDS

# Project Overview

Property Type      Retail/Commercial pads

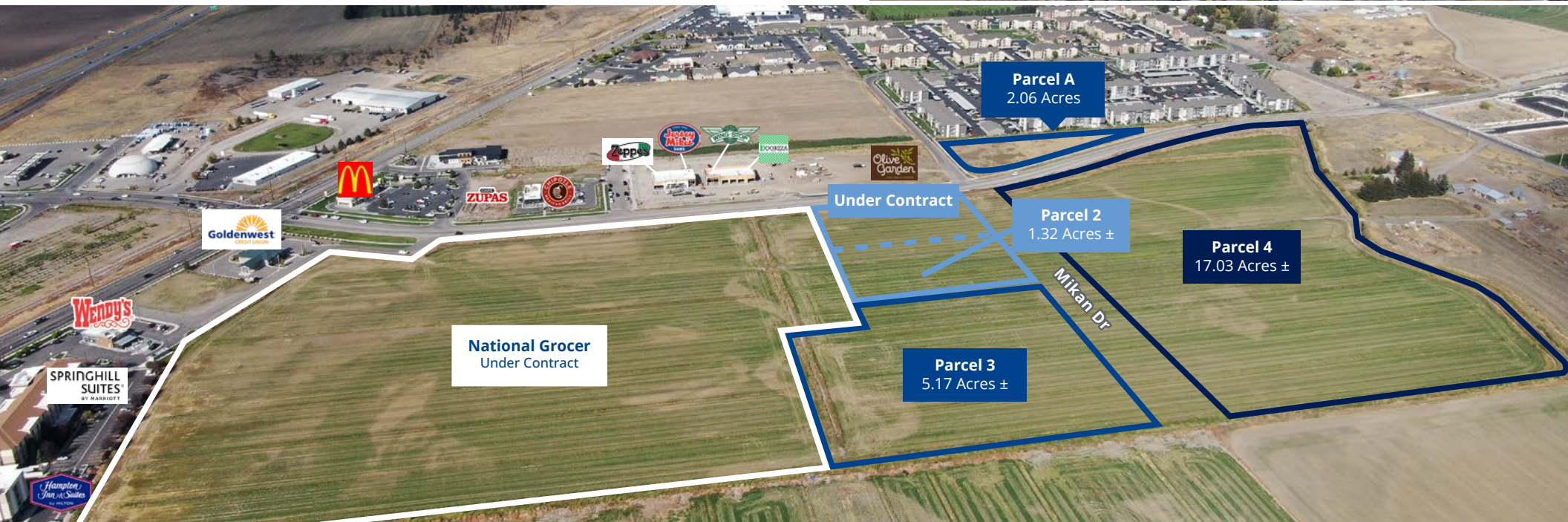
Land Size            59 Acres

Price                 Contact agent

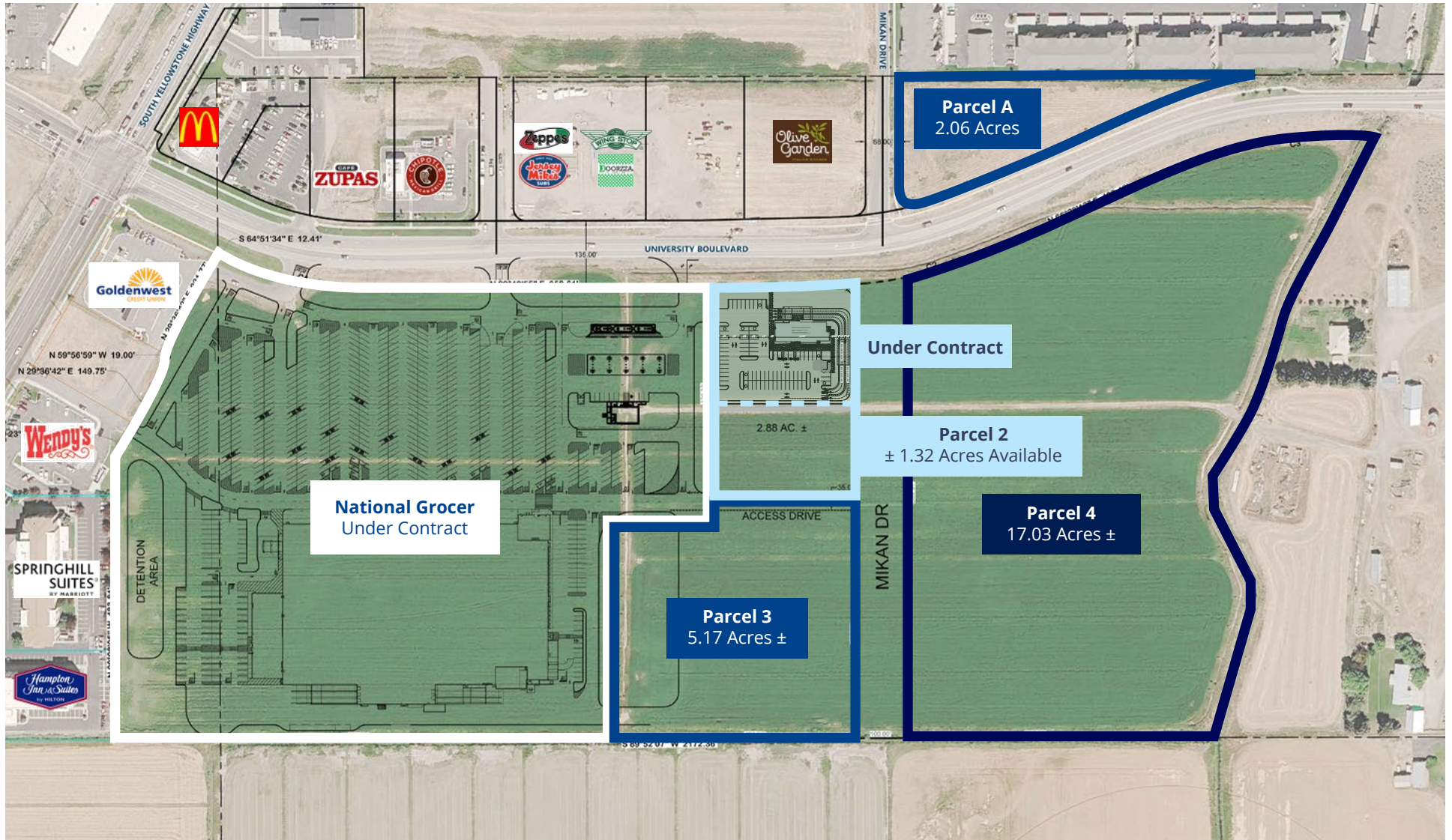
Parcel                RPRXBCA0367207



See full Tamana Fields flyer



# Site Plan



# Builder Site Plan

## CONCEPT PLAN FOR: TAMANA FIELDS

LOCATED IN THE SOUTH 1/2 OF SECTION 36,  
TOWNSHIP 6 SOUTH, RANGE 39 EAST, B.M., MADISON COUNTY, IDAHO

HALF SIZE SCALE (12"x18")

1 INCH = 200 FEET

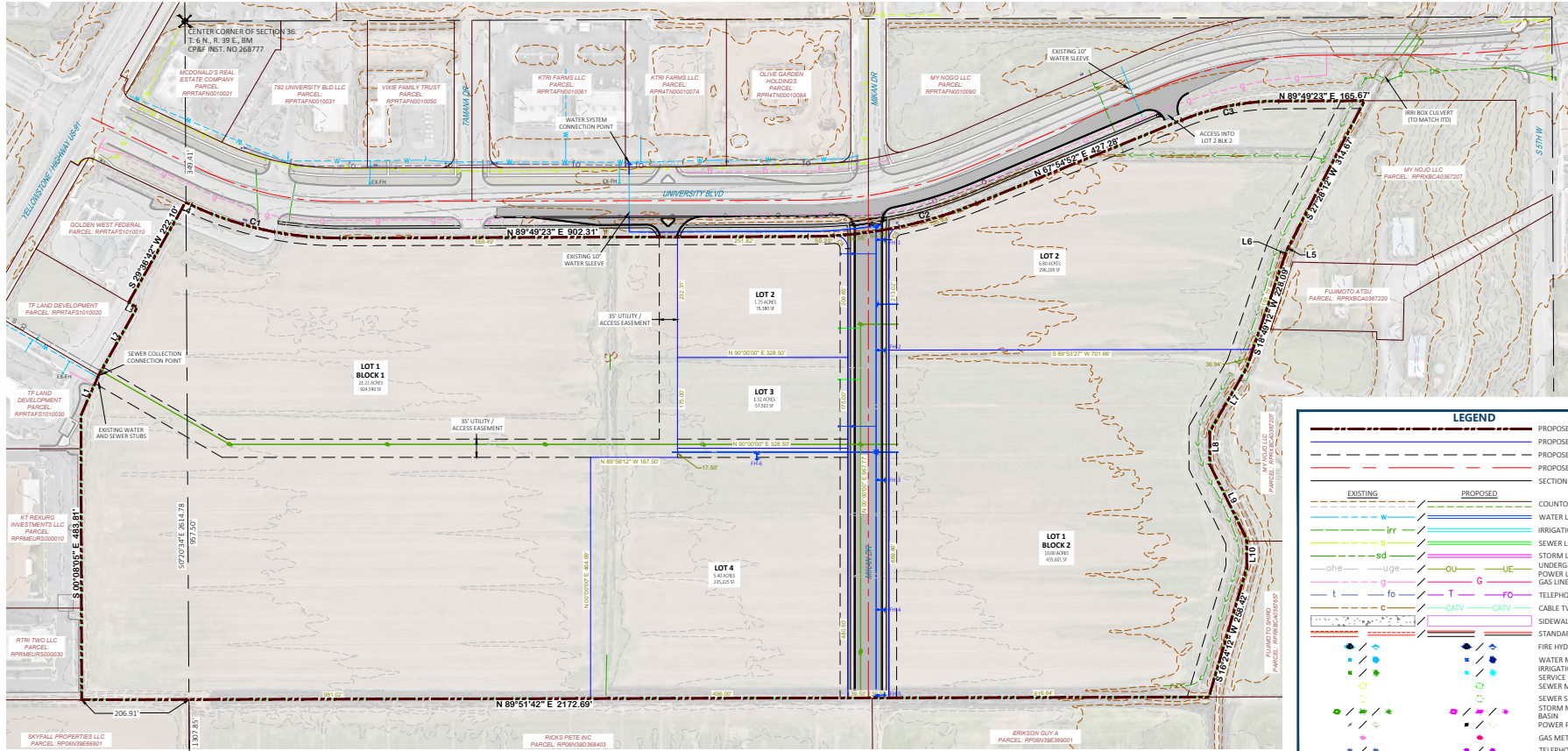


1 INCH = 100 FEET

FULL SIZE SCALE (24"x36")



CURVE TABLE					LINE TABLE							
#	RADIUS	Δ	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	#	BEARING	DISTANCE				
C1	470.00'	21°19'31"	286.18'	S 77°25'11" E	283.74'	L1	S 23°49'35" W	84.62'	L6	S 18°38'26" W	9.79'	
C2	870.00'	21°54'31"	N 78°52'08" E	330.65'	L2	S 29°56'42" W	148.75'	L7	S 29°56'20" W	142.60'		
C3	500.00'	21°54'31"	191.18'	N 96.78'	S 78°52'08" W	180.03'	L3	S 10°36'30" W	19.00'	L8	S 00°07'30" W	83.11'
C4	25.00'	83°28'38"	40.79'	N 48°44'30" W	36.41'	L4	S 44°51'06" E	13.59'	L9	S 28°32'24" E	160.32'	
C5	25.00'	78°10'38"	34.11'	N 20.33'	S 39°03'18" W	31.83'	L5	S 27°03'30" W	11.24'	L10	S 00°07'30" W	56.89'

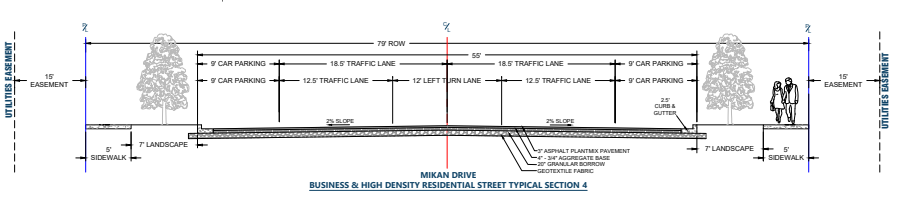


LEGEND	
	PROPOSED BOUNDARY LINE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED CENTER LINE
	SECTION LINE
	EXISTING
	PROPOSED
	COUNTOUR LINES
	WATER LINE
	IRRIGATION LINE
	SEWER LINE
	STORM LINE
	UNDERGROUND / OVERHEAD
	POWER LINE
	GAS LINE
	TELEPHONE / FIBER LINE
	CABLE TV LINE
	SIDEWALK
	STANDARD CURB / RIBBON CURB
	FIRE HYDRANT / WATER VALVE
	WATER METER / WATER SERVICE
	IRRIGATION BOX / IRRIGATION SERVICE
	SEWER MANHOLE
	SEWER SERVICE
	STORM MANHOLE / STORM CATCH BASIN
	POWER POLE / POWER BOX
	GAS METER
	TELEPHONE BOX / FIBER OPTIC BOX
	CABLE TV BOX

DEVELOPER INFORMATION	
NAME	MY NDDO LLC
CONTACT	BRENDA FUJIMOTO
PHONE	208-851-2512
ADDRESS	1182 SOUTH 5TH WEST REXBURG, ID 83440

SHEET INFORMATION	
CREATED	04.10.2026
PROJECT #	18385
REVISION	04.15.2026
DRAWN BY	DKC, RS, BMH
CHECKED BY	

		600 EAST OAK STREET, POCATELLO, ID 83201 TELEPHONE 208.234.0110 WWW.SUNRISE-ENG.COM	SHEET NUMBER <b>1 OF 1</b>



P:\My NDDO\18385 - Tamana Fields DWG\SUBMITS\TAMANA FIELDS CONCEPT.dwg, Apr 15, 2026, 4:40pm, www.cadpoint.com

Local Overview  
*Rexburg, Idaho*

## Local Overview | Rexburg, ID

### Rexburg, Idaho Trade Area

The City of Rexburg is the commercial center for the 140,000 residents from Salmon, ID to Jackson Hole, WY.

Welcome! to Rexburg, Idaho, America's Family Community. You are about to discover what we already know: Rexburg is a great place to work, live, and raise a family. As of the 2020 Census, Rexburg has a population of over 39,000, making Rexburg the 4th Fastest Growing Small City in the nation. Rexburg is among the youngest city in America; home to Brigham Young University-Idaho, Idaho's largest university; its public school system ranks among the best in the state; in 2023 Rexburg was named the 10th Safest City in America, and the Safest City in Idaho.

From low property taxes (Rexburg has some of the lowest property tax rates in Eastern Idaho ) to a highly educated workforce, low cost of living, and amazing surroundings, Rexburg is an ideal city to build, grow, or expand a business.

Resources:  
[www.rexburg.org/](http://www.rexburg.org/)

*Rexburg's Trade Area encompasses a region that includes the cities of Rigby in the south, to West Yellowstone, MT in the north to Jackson Hole, Wyoming in the east, and Salmon and Challis to the west. Together this region encompasses 19 incorporated cities and a population of over 140,000.*



2025  
population

39,975



202 Average Household  
Income

\$71,244

**BYU-Idaho** is the largest undergraduate university in Idaho, with more than 36,000 students attending on campus annually across three semesters.

#3

Best State to Move to  
in the U.S. - Idaho

JUL 2024 ConsumerAffairs

Colliers



"Whether you have been here all your life, are here for a short visit, or considering making Rexburg your new home, Welcome."

- Mayor Jerry Merrill

### Major Employers



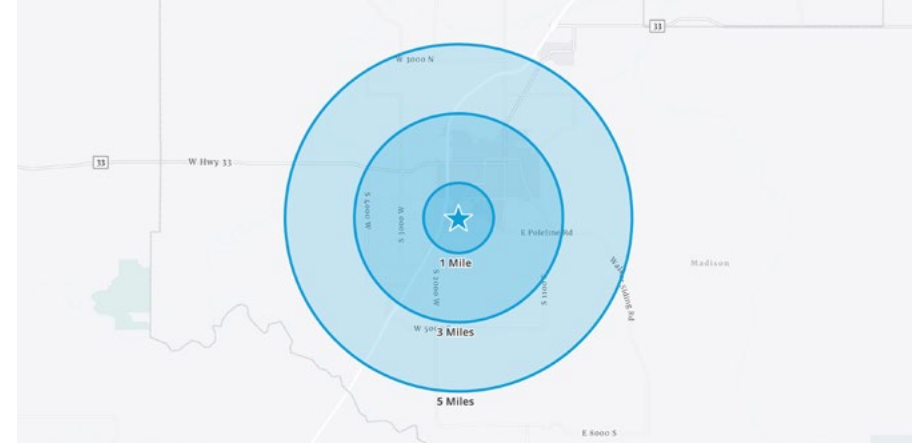
### Notable Locations Near Rexburg

Grand Teton National Park  
Jackson Hole Wyoming  
Yellowstone National Park

# Rexburg is a High-Traffic, University-Driven Market

Backed by a growing university and a low cost of living, Rexburg supports a young, reliable consumer base year-round.

- Located in Rexburg, Idaho— Population exceeds 40,300, **making Rexburg the 10th-largest city in Idaho** [census.gov](https://www.census.gov)
- **Median age of 23**, driven by 40,000 annual BYU-Idaho enrollment [ESRI](https://www.esri.com)
- Brigham Young University–Idaho Winter 2026 enrollment reached 23,708 students, **up 5.5% year over year** [Enrollment and Demographics - BYU-Idaho](#)
- Cost of living remains **7.4% below the national average**, supporting affordability and continued population growth [About Life in Rexburg | City of Rexburg](#)
- **Retail, food & accommodation** rank among the top employment sectors [rexburg.org](https://www.rexburg.org)
- Proximity to major residential corridors, commuter routes, and University Towne Center



Demographics	1 Mile	3 Miles	5 Miles
<b>Population*</b>			
2025 Estimated	12,176	42,934	49,691
2029 Projected	12,288	43,931	51,455
<b>Households</b>			
2025 Estimated	3,784	10,368	12,219
2029 Projected	4,005	11,198	13,344
<b>Income</b>			
2025 Average HH	\$45,628	\$71,214	\$75,578
2025 Median HH	\$35,189	\$48,763	\$53,568

\* BYU-Idaho's combined on-campus and married student population exceeds 30,000 each year.



# Project Map



2043 E Center Street  
 Pocatello, Idaho 83201  
 +1 208 951 2100  
 colliers.com/idaho

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