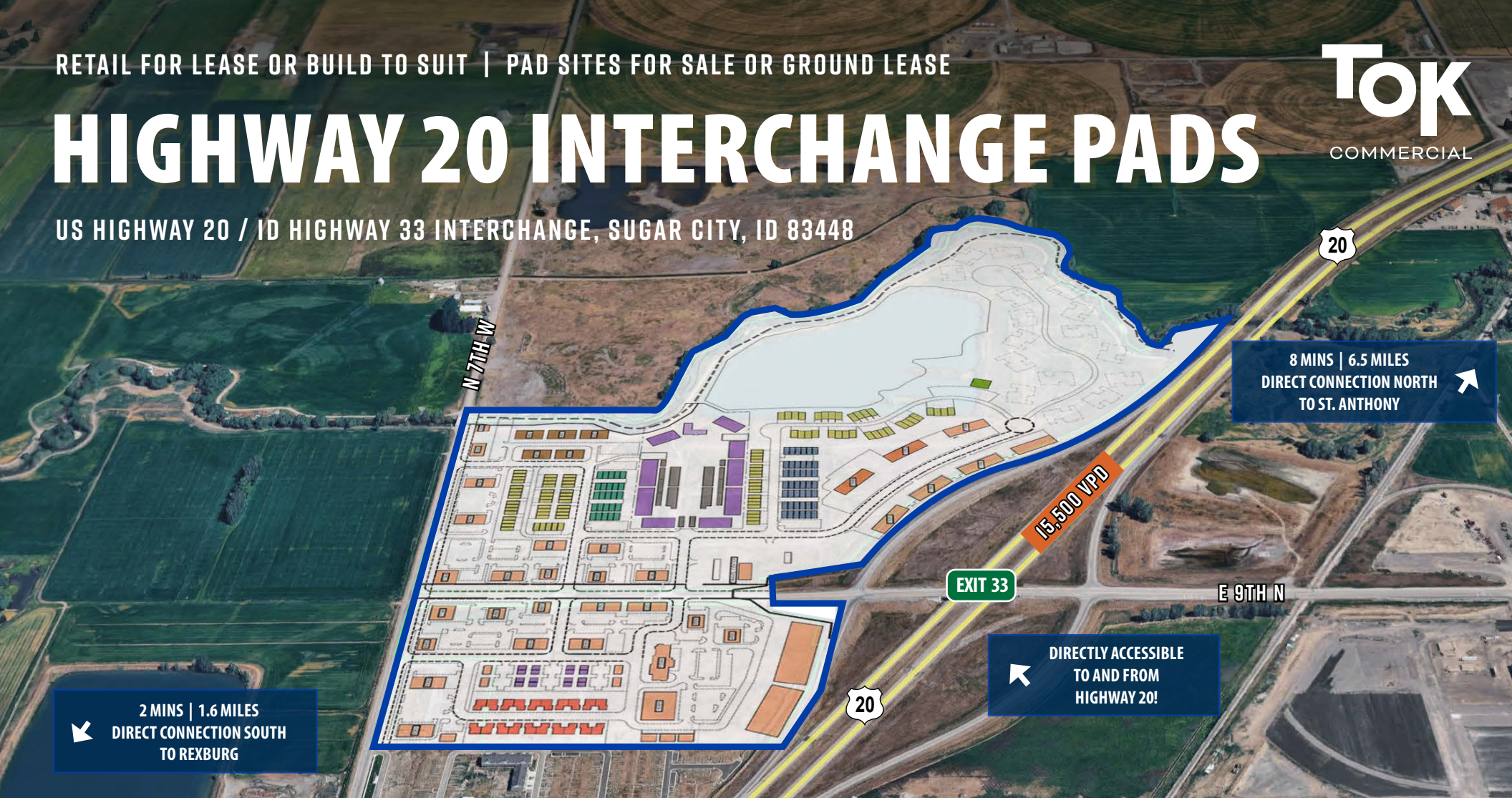


RETAIL FOR LEASE OR BUILD TO SUIT | PAD SITES FOR SALE OR GROUND LEASE



HIGHWAY 20 INTERCHANGE PADS

US HIGHWAY 20 / ID HIGHWAY 33 INTERCHANGE, SUGAR CITY, ID 83448



8 MINS | 6.5 MILES
DIRECT CONNECTION NORTH
TO ST. ANTHONY

2 MINS | 1.6 MILES
DIRECT CONNECTION SOUTH
TO REXBURG

DIRECTLY ACCESSIBLE
TO AND FROM
HIGHWAY 20!

CONTACT

BRENT WILSON, CLS
208.656.2270
brent@tokcommercial.com

BRIAN WILSON, SIOR, CCIM
208.656.2271
brian@tokcommercial.com

HIGHLIGHTS

Prime Highway Interchange Retail/Restaurant/Hotel Pads

In the Path of Major Growth - Connecting the Teton Valley to Adjacent Communities

Excellent Exposure with Highway 20 Frontage

En Route to Yellowstone National Park's West Entrance

Annexed with Utilities in Place

DETAILS

SPACE	SIZE
Retail/Restaurant Space	1,200 SF +
Pad Sites	0.75 Acres +

CONTACT AGENTS FOR PRICING

LEASE TYPE:	NNN
ZONING:	Commercial General (CG)
UTILITIES:	In Place

UPDATED: 5.19.2026

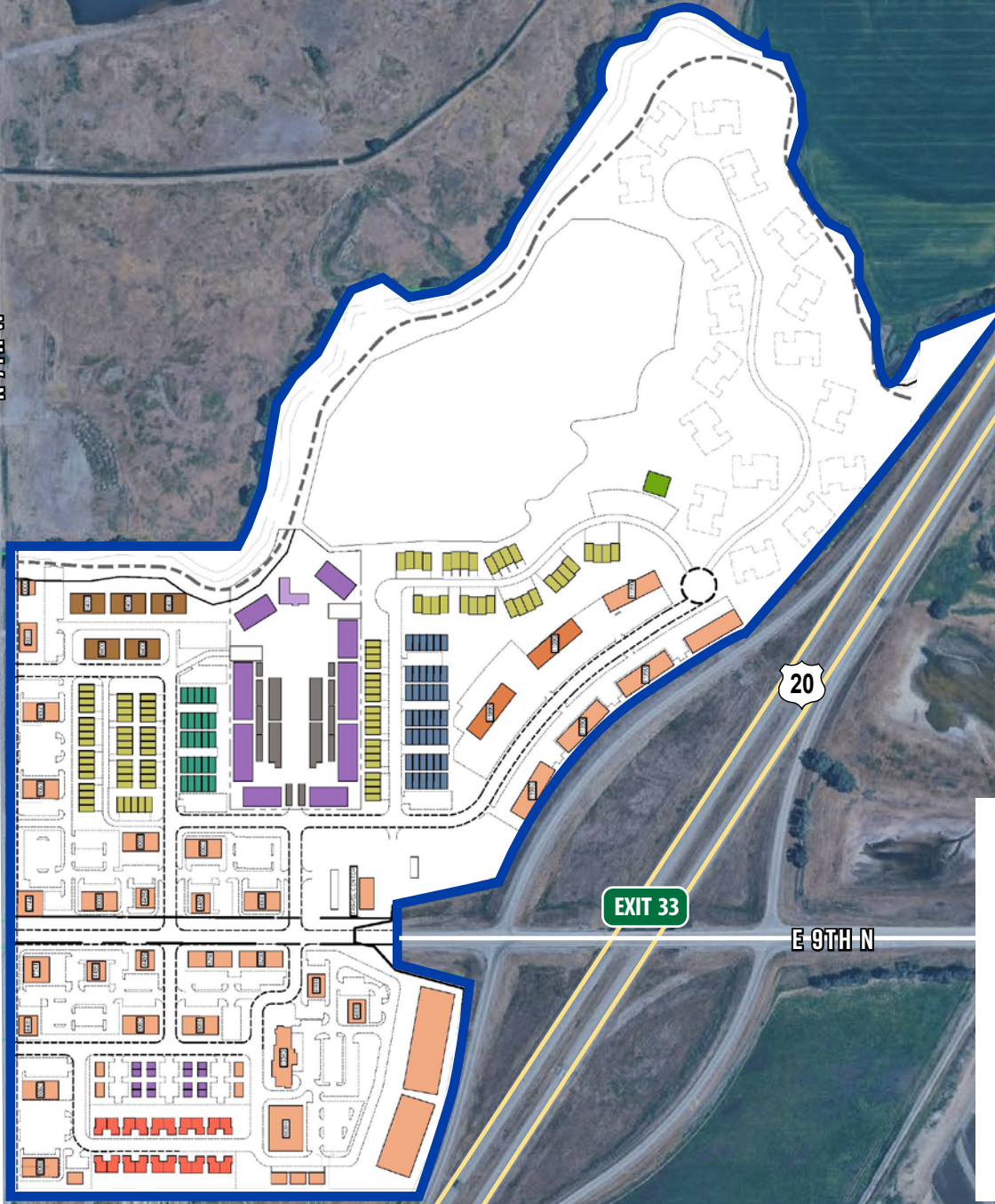
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TokCOMMERCIAL.COM

CONCEPTUAL SITE PLAN

TOK
COMMERCIAL

N 7TH W



	RETAIL WITH (2) STORIES HOUSING ABOVE
	COMMERCIAL / FLEX
	MIXED USE SHOPS WITH HOUSING ABOVE
	TOWNHOMES, 4-PACK
	TOWNHOMES, 5-PACK
	TOWNHOMES, 6-PACK
	MULTI-FAMILY APARTMENTS
	PUBLIC USE

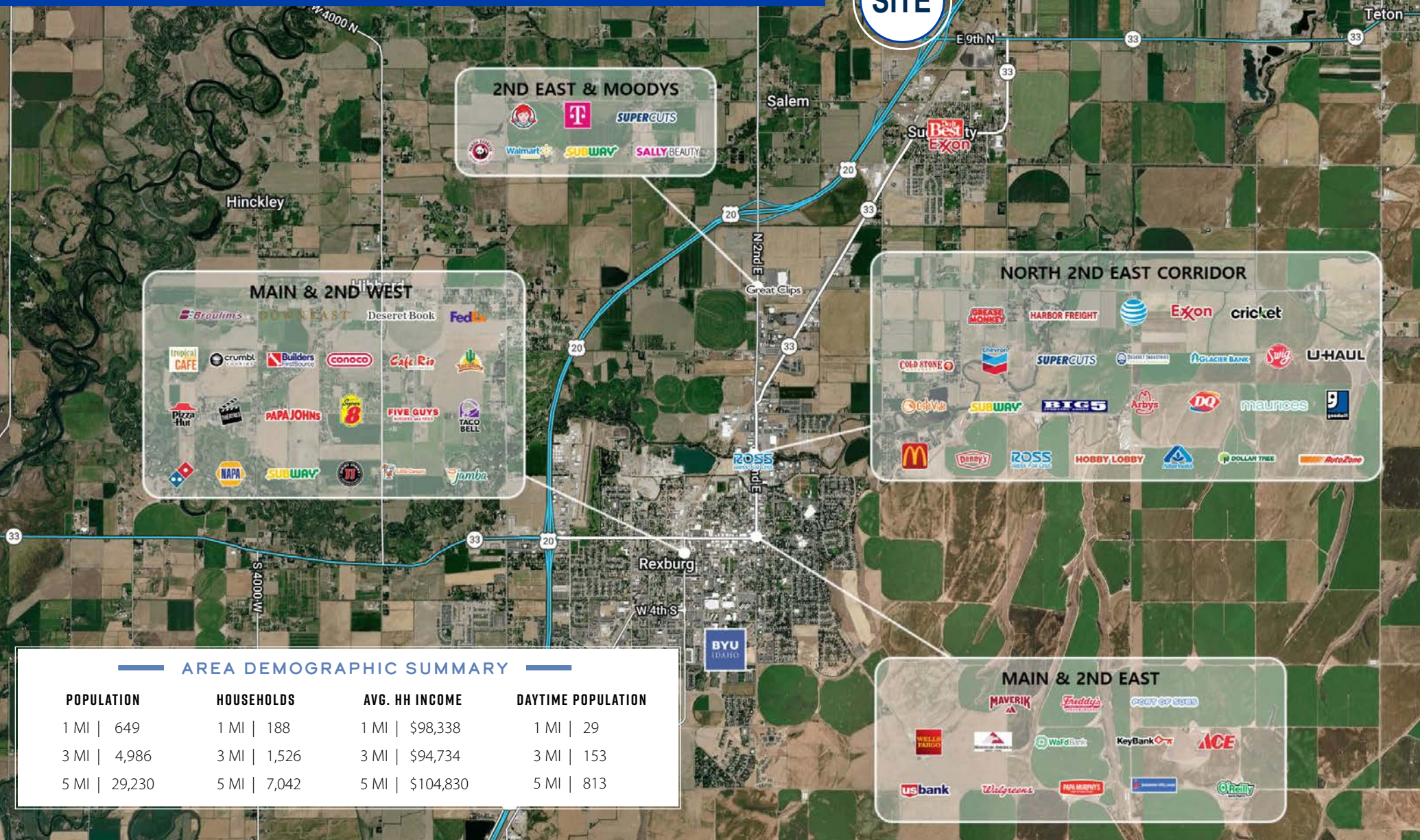


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LOCATED JUST 9 MINUTES FROM REXBURG



AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	AVG. HH INCOME	DAYTIME POPULATION
1 MI 649	1 MI 188	1 MI \$98,338	1 MI 29
3 MI 4,986	3 MI 1,526	3 MI \$94,734	3 MI 153
5 MI 29,230	5 MI 7,042	5 MI \$104,830	5 MI 813

UPDATED: 5.19.2026

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