

FOR SALE

SITE



PROPERTY DETAILS

TBD Hancock Avenue, Idaho Falls, ID 83402

- Prime 5.18-acre land opportunity with commercial zoning, positioned within Idaho Falls' expanding industrial growth corridor
- Subdivided raw land ready for industrial or commercial development, offering a streamlined path to construction
- Available as a combined 5.18-acre offering or as two separate parcels (2.52 acres and 2.66 acres)
- Conveniently located just off South Yellowstone Highway, this property offers a unique setting near the Snake River and adjacent Gem Lake Recreation Area
- Utilities available to the site include Rocky Mountain Power, a private 1" water line, septic service, and high-speed fiber internet through Fybercom
- Combined Sale price: \$1,079,000 (or \$208,000/acre)

2025 DEMOS



EST. POPULATION

1 MILE » 116
3 MILE » 15,717
5 MILE » 66,200



EST. HOUSEHOLDS

1 MILE » 42
3 MILE » 5,746
5 MILE » 24,978



EST. AVERAGE HH INCOME

1 MILE » \$105,560
3 MILE » \$128,531
5 MILE » \$105,603

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
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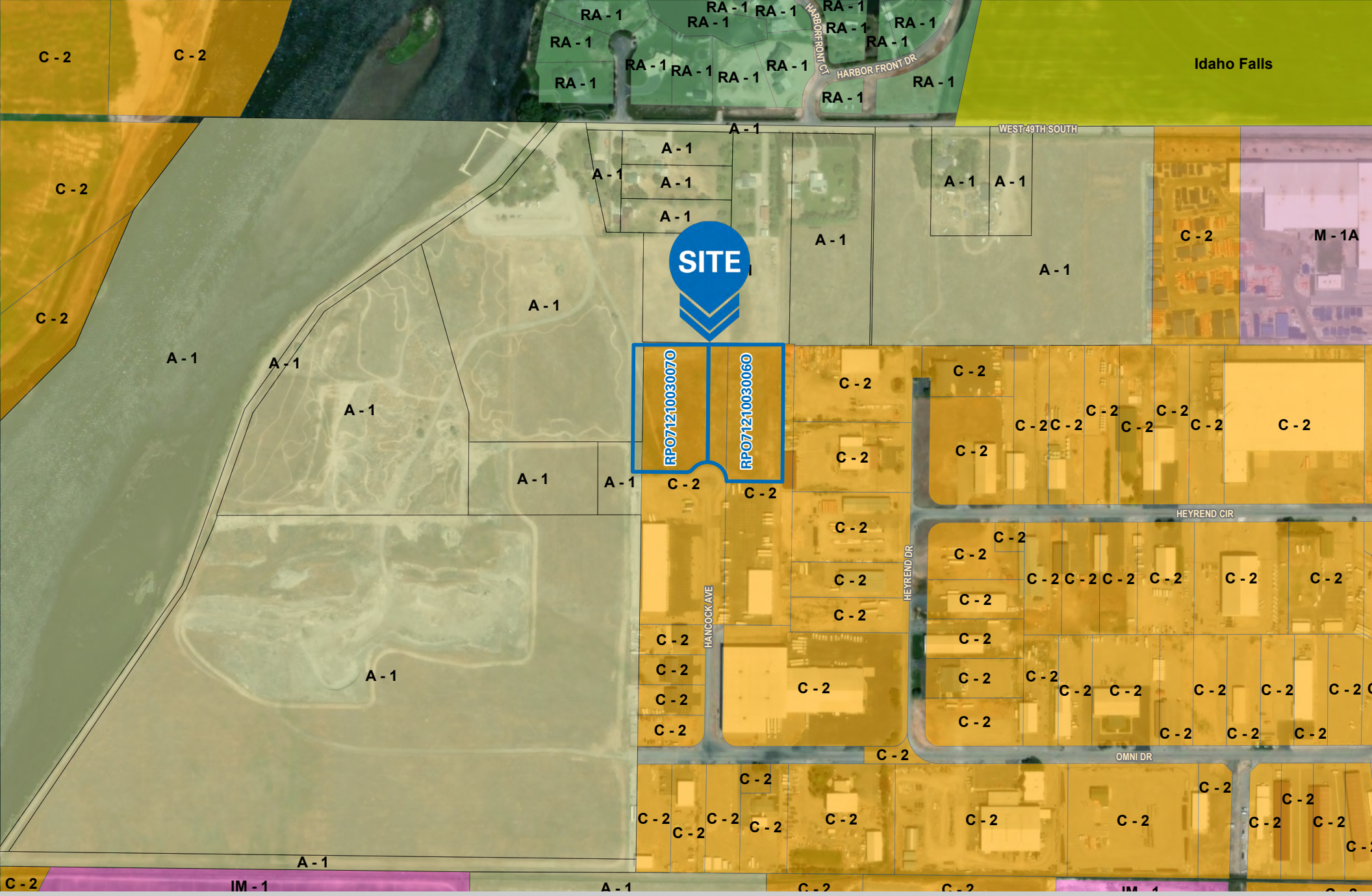


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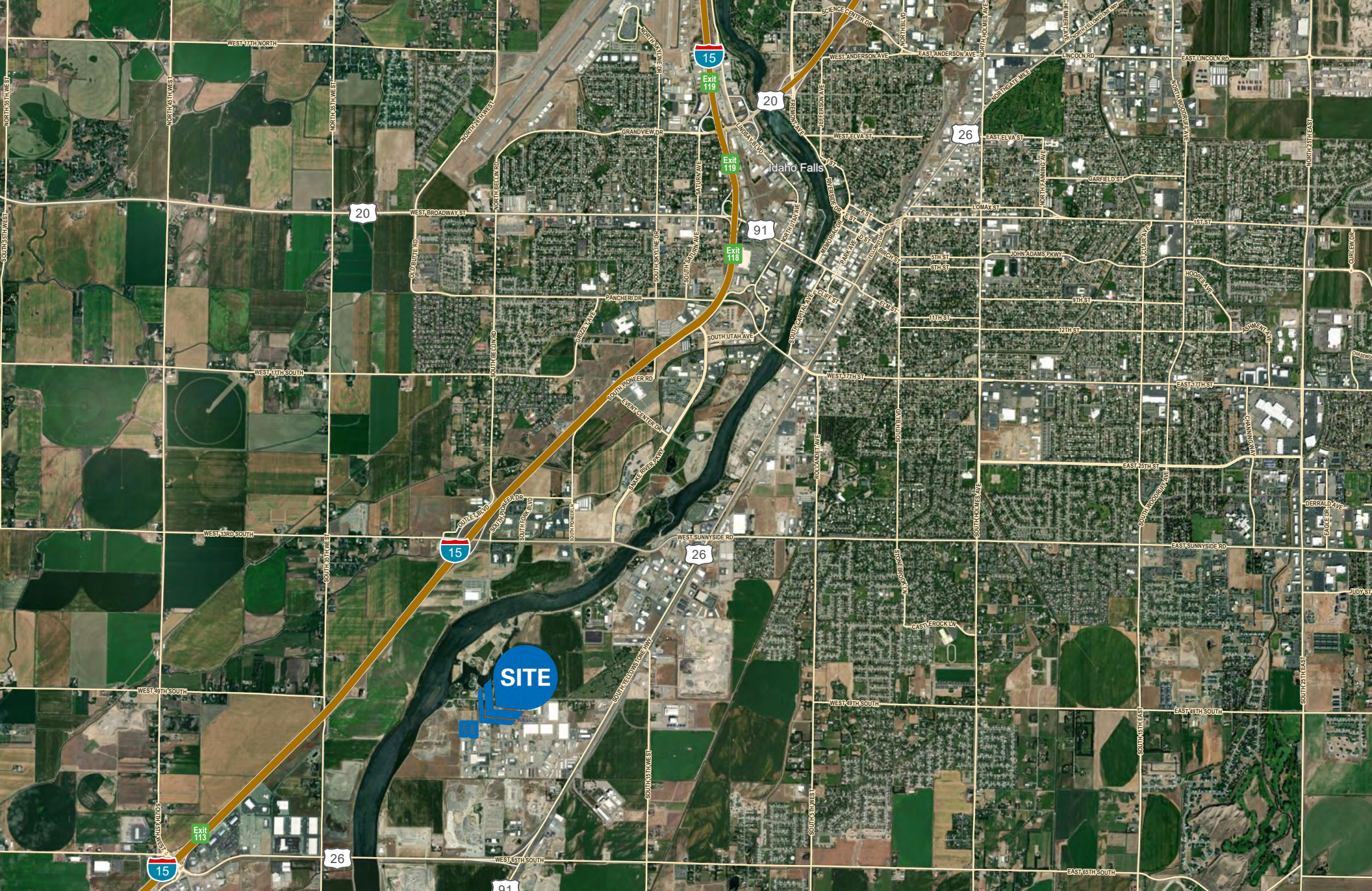
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