



COMMERCIAL

BURLEY DEVELOPMENT LAND

2100 WASHINGTON AVE | BURLEY, ID 83301



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HIGHLIGHTS

77.1 acres in the heart of Mini-Cassia, a hub for agriculture, manufacturing and food processing.

Perfect for small- and large-scale development

Strategic Location – Direct access to Highway 30 and near I-84.

Zoning – C3 allows for multifamily residential projects, light industrial and general commercial uses.

Utilities – Main lines for utilities are available along Washington Ave.

DETAILS

SALE PRICE:

\$5,239,222 | \$1.56/SF

PROPERTY TYPE:

Land

LOT SIZE:

77.1 Acres

ZONING:

C-3 Light Industrial
& Commercial



UPDATED: 6.24.2026

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TOK ZONING

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W 16TH ST

PROPOSED
WAREHOUSING
DISTRICT

SITE

FOR SALE 77.1 Acres

WASHINGTON ST.

PROPOSED RESIDENTIAL COMMUNITIES
(MANUFACTURED HOMES & APARTMENTS)

C-3 ZONING

CITY OF BURLEY, LIGHT INDUSTRIAL AND COMMERCIAL

The **C-3 Light Industrial Commercial District** in the City of Burley is intended to accommodate a broad range of commercial and light industrial uses that serve the community and surrounding region. This zoning allows for more intensive commercial activities than lower commercial zones, including retail, service-oriented businesses, offices, and certain light manufacturing or distribution uses. Properties in this district benefit from flexible development standards that support larger-scale or higher-traffic operations, while maintaining compatibility with surrounding commercial and industrial areas. Some uses may require conditional approval, and all development must comply with height, setback, and design requirements established by the city to ensure orderly growth and functional site layouts.

[CLICK FOR MORE INFORMATION](#)

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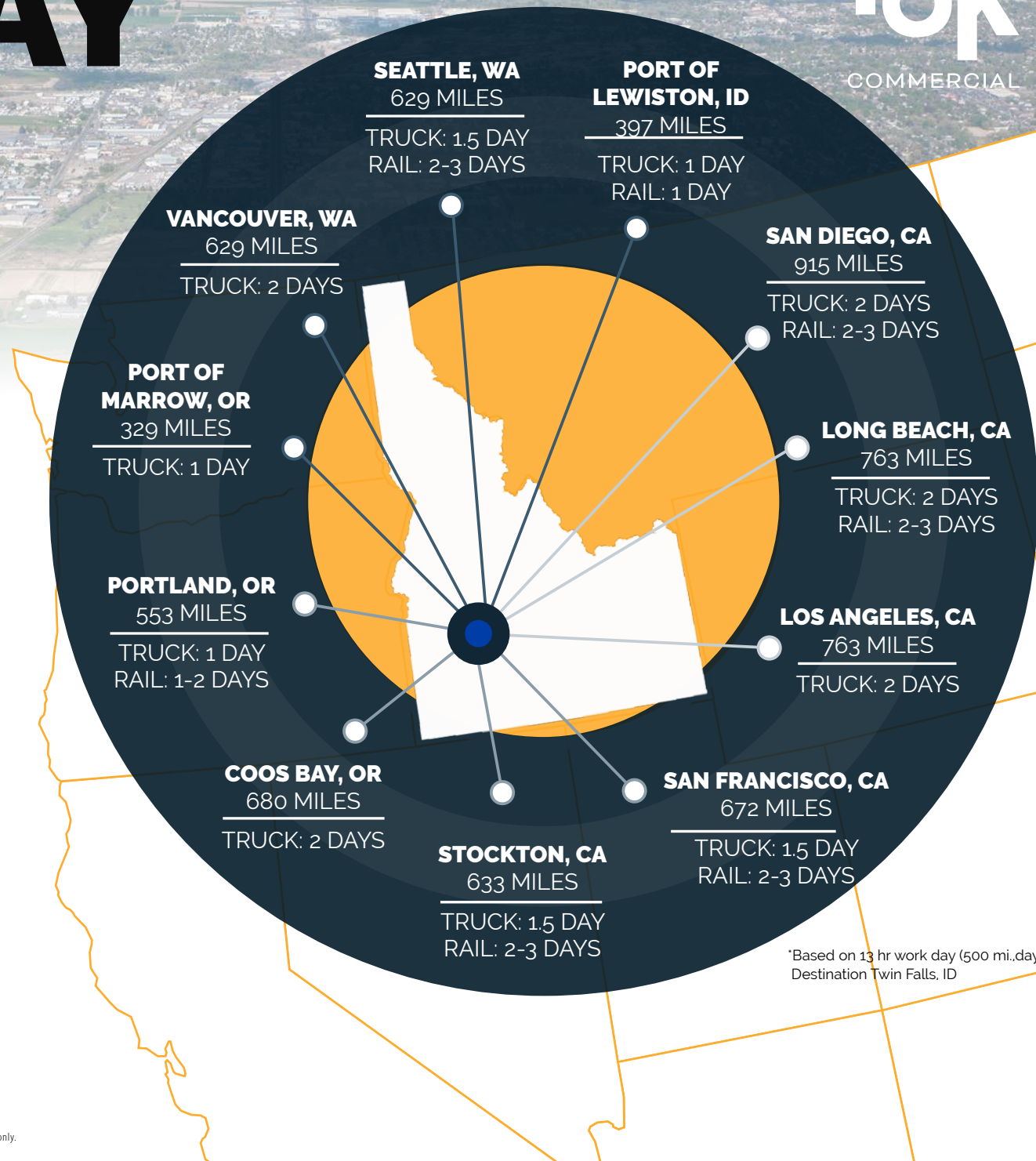
ONE DAY DRIVE

TO EVERYTHING IN THE WEST

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over 29m pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.

North Bridge Junction is strategically located at the intersection of I-84 and US-93, two major arteries that serve the county and State. Interstate-84 crosses the southern portion of the County, linking the Pacific Coast to eastern destinations, and is a source of substantial commercial activity at a national level. U.S. Route 93 connects I-84 with North-South destinations as far north as the Canadian border and down to Arizona to the South. Additionally, the popular tourist destinations of Sun Valley and the Sawtooth Mountains are accessed using this crossroads.

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