



KOHL'S

SUNNYSIDE RD.

WaFd Bank

**BURLY
BURGER**

WOODKING DR.

**SUBJECT
PROPERTY**

JAFER CT.

S.25 E.

Brattin's
verizon
Wendy's
PET SMART
KNEADERS
HOBBY LOBBY
Culver's
Cabela's

0.51 AC OFFICE DEVELOPMENT LOT - HITT RD.

3735 Woodking Dr. | Idaho Falls, ID | 83404

SHANE MURPHY

Principal Broker

208.542.7979

shane@ventureoneproperties.com



0.51 AC PRIME OFFICE DEVELOPMENT LOT - HITT RD.

3735 WOODKING DR. | IDAHO FALLS, ID | 83404



PROPERTY HIGHLIGHTS

- Newer growth area in a retail & professional office corridor
- Near Eastern Idaho Regional Medical Hub
- Close proximity to Sand Creek Commons, Target center, and the Grand Teton Mall.
- Zoned R3A – Residential Mixed Use (multi-family, live/ work, or blend of residential & light commercial)

OFFERING SUMMARY

Sale Price:	\$345,000
Lot Size:	0.51 AC/22,266 SF



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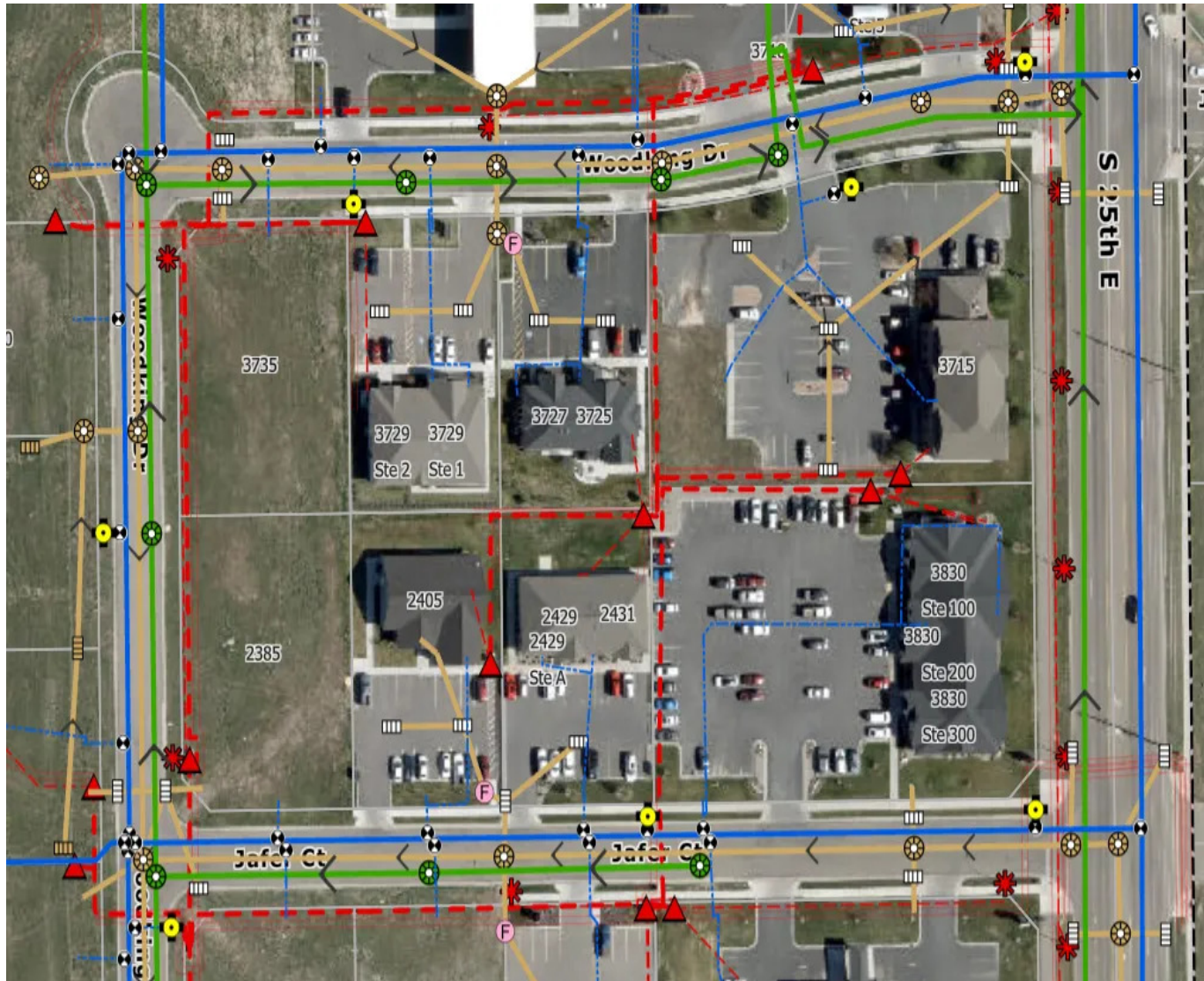
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CITY UTILITY MAP



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Conceptual Building Plan



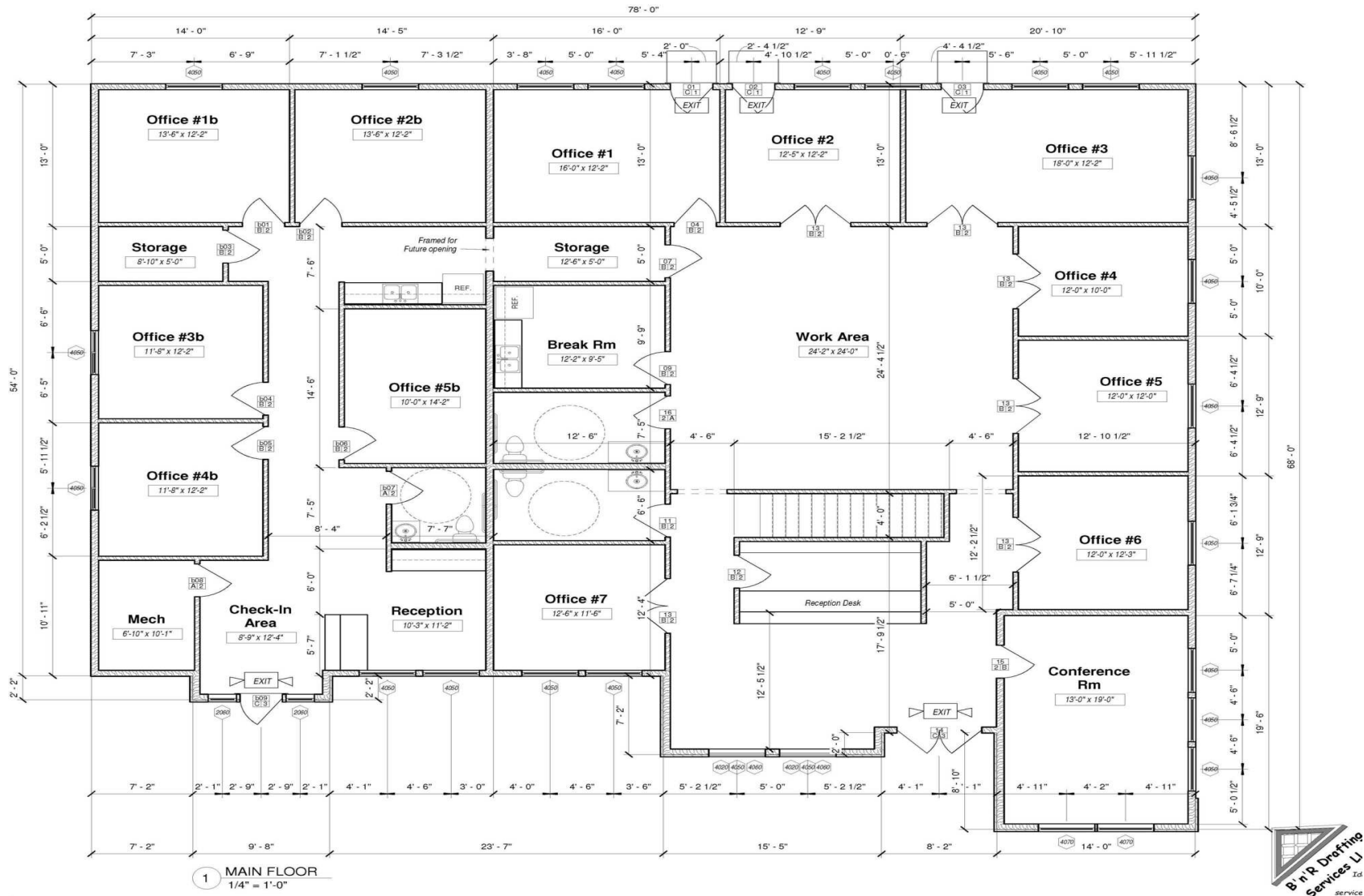
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Conceptual Floor Plan



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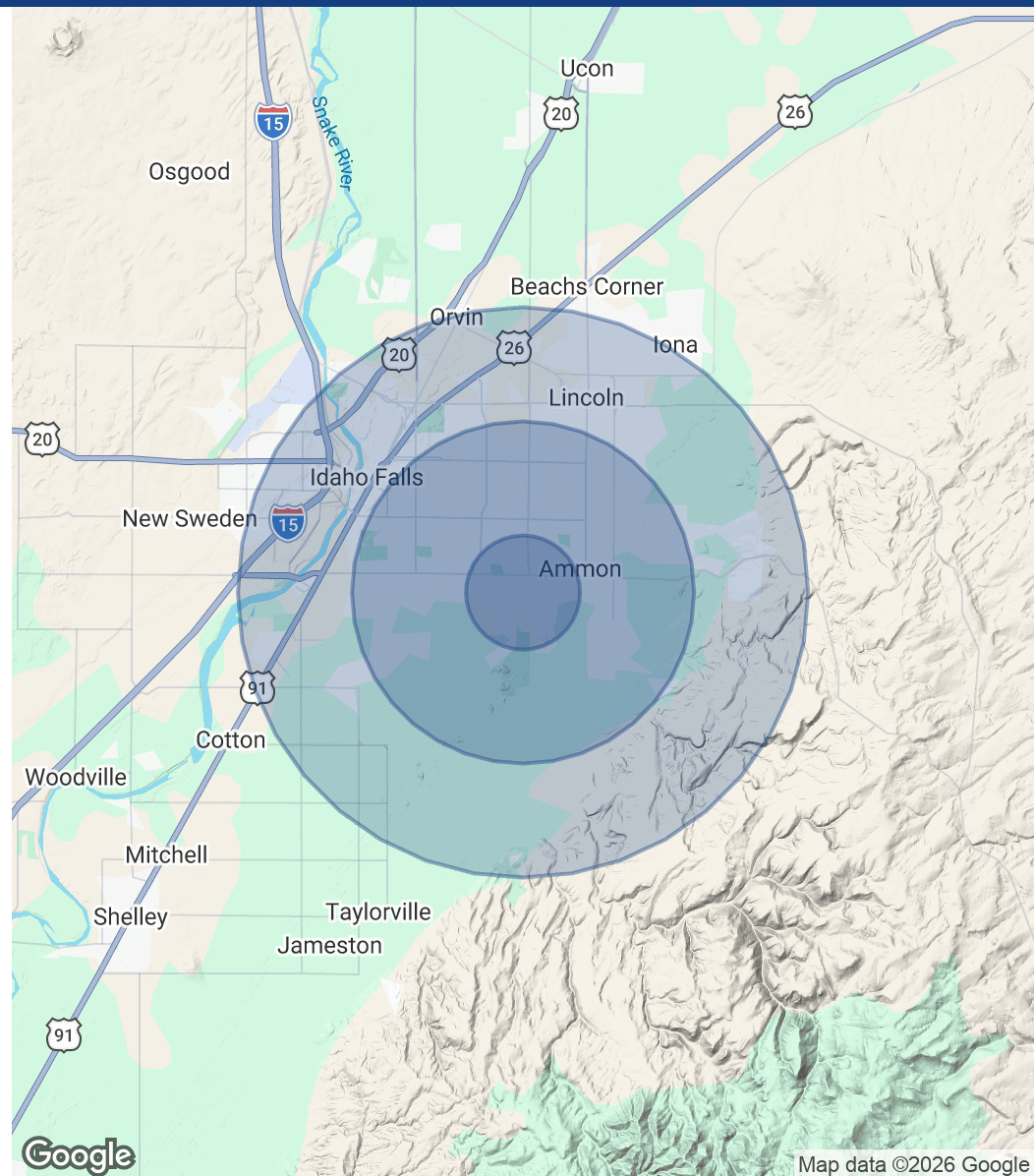
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,878	57,249	94,746
Average Age	37.6	35.0	33.5
Average Age (Male)	36.3	34.4	33.4
Average Age (Female)	39.8	36.3	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,571	19,711	32,576
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$99,385	\$98,717	\$94,099
Average House Value	\$353,062	\$340,790	\$336,812

2023 American Community Survey (ACS)



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AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,000+. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 10-15% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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