

AGENT ONLY HANDOUT - DO NOT DISTRIBUTE



Type: Commercial
Area: North Pocatello
Asking Price: \$375,000
Address: 630 Jefferson
City: Pocatello

MLS #: 583523
Status: ACTIVE
County: Bannock
State: ID **Zip:** 83201

LA: Michael Wheelock - 208-220-1911
LO: Premier Properties Real Estate Co.
Contract Type: ERS
Sign: Yes **Agent Owned:** No **Key Box:** No **Key Location:** N/A
List Date: 8/17/2026 **Expire Date:** 2/26/2027 **Dup. Entry:** No

Virtual Tour:

General



Approx. Acres: 2.51 **Lot Dimensions:** 460 x 282 **Parcel #:** on file
Legal Description: S23-T6S-R34E-TR SE4NE4 Tax 662 & 732 **Subdivision:**
Water Shares:
Improvements:

Taxes: 1217 **Tax Year:** 2025
Elementary School: Tendoy **Middle School:** Alameda **High School:** Highland

Directions: Between Poplar and Cedar St (east side)
Property Exclusions:
Owner Name: DW Investors LLC

Features

SHOWING INSTRUCTIONS	Vacant	NATURAL GAS	Available	IRRIGATION	None
ZONING-CITY	Other	DOMESTIC WATER	City-Not Stubbed to Lot	TERMS	Cash, Conventional, Owner
ZONING-COUNTY	Other/NA	SEWER TYPE	City Swr-Not Stbd to Lot	TELEPHONE	Carry
POSSIBLE USE	Commercial	SOIL TYPE	Unknown	LOCATION	Available
ELECTRIC INFO	Within 100' of Lot	VIEW	None		High Traffic, Near Park, Near
		LANDSCAPING	None		Public Bus Stop, Near Site
		CURBS/GUTTERS	Curbs In, Gutters In		Bus Stop, Near Schools, Near
				AMENITIES	University/College
				TOPOGRAPHY	None
				/SETTING	Flat, Steep

Confidential: This view may only be distributed to GPAR members. Any violation subject to a \$500 fine.

This Report Printed By: Michael Wheelock

Remarks

Excellent development site with valuable high density zoning in this location. All feasibility studies have been complete and all pertinent docs as well as permitting approval docs are on file. Multiple possibilities with this location which include elevated valley views from the upper portion and many options for development based on zoning and parcel size being approximately 2.5 acres.

Private Remarks

Call Mike for details on the property or to schedule a time to meet and walk it as well as potential creative financing, 208-220-1911. There subject property consists of 2 parcel numbers RPRPCPP077302 & RPRPCPP077307.

How Sold: **Sold Price:** **Sold Comments/Concessions:**
Closing Date: **SA:** **SO:**