

# University Towne Center Phase 2

Rexburg, Idaho



## Highlights

- Pads available
- Mid box available
- Build-to-suit
- In-line space available, minimum 1,200 SF
- Delivery Fall 2027
- High visibility: Yellowstone Highway & University Boulevard
- Call for availability

## New construction begins Q3 2026

### Contact

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# Property Overview

<b>Property Type:</b>	Retail/Commercial pads
<b>Land Size:</b>	17 Acres
<b>Leasable Space:</b>	Box: Call agent Pads: Call agent In-Line: Call agent
<b>Space Available:</b>	96,000 +/- SF
<b>Lease type:</b>	NNN
<b>Location:</b>	Rexburg, Idaho: Yellowstone Highway & University Blvd.

# Demos

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated	12,176	42,934	49,691
2029 Projected	12,288	43,931	51,455
<b>Households</b>			
2024 Estimated	3,784	10,368	12,219
2029 Projected	4,005	11,198	13,344
<b>Income</b>			
2024 Average HH	\$45,628	\$71,214	\$75,578
2024 Median HH	\$35,189	\$48,763	\$53,568

BYU-Idaho's combined on-campus and married student population exceeds 30,000 each year.

## Available Space

Box options are a min of 3,000 SF up to 25,000 SF

## Pads Available

2 available

## In Line

Min of 1,200



# Site Plan Phase 1 & 2



## Local Overview | Rexburg, ID

### Rexburg, Idaho Trade Area

The City of Rexburg is the commercial center for the 140,000 residents from Salmon, ID to Jackson Hole, WY.

Welcome! to Rexburg, Idaho, America's Family Community. You are about to discover what we already know: Rexburg is a great place to work, live, and raise a family. As of the 2020 Census, Rexburg has a population of over 39,000, making Rexburg the 4th Fastest Growing Small City in the nation. Rexburg is among the youngest city in America; home to Brigham Young University-Idaho, Idaho's largest university; its public school system ranks among the best in the state; in 2023 Rexburg was named the 10th Safest City in America, and the Safest City in Idaho.

From low property taxes (Rexburg has some of the lowest property tax rates in Eastern Idaho ) to a highly educated workforce, low cost of living, and amazing surroundings, Rexburg is an ideal city to build, grow, or expand a business.

Resources:

[www.rexburg.org/](http://www.rexburg.org/)

*Rexburg's Trade Area encompasses a region that includes the cities of Rigby in the south, to West Yellowstone, MT in the north to Jackson Hole, Wyoming in the east, and Salmon and Challis to the west. Together this region encompasses 19 incorporated cities and a population of over 140,000.*



2024  
population

39,975



2024 Average Household  
Income

\$71,244

**BYU-Idaho** is the largest undergraduate university in Idaho, with more than 36,000 students attending on campus annually across three semesters.

#3

Best State to Move to  
in the U.S. - Idaho

JUL 2024 ConsumerAffairs

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"Whether you have been here all your life, are here for a short visit, or considering making Rexburg your new home, Welcome."

- Mayor Jerry Merrill

### Major Employers



### Notable Locations Near Rexburg

Grand Teton National Park  
Jackson Hole Wyoming  
Yellowstone National Park

## Local Overview | Rexburg, ID

### High-Traffic, High-Growth Market

Rexburg, Idaho is among the fastest-growing small cities in the U.S.

- Located in Rexburg, Idaho—population 39,400+ and consistently one of the **fastest-growing small cities in the U.S.**  
[crexi.com+8en.wikipedia.org+7rexburg.org+7en.wikipedia.org+7datausa.io](https://crexi.com/en.wikipedia.org+7rexburg.org+7en.wikipedia.org+7datausa.io)
- **Median age ~22** driven by 40,000 annual BYU-Idaho enrollment  
[businessviewmagazine.com+1en.wikipedia.org+1](https://businessviewmagazine.com+1en.wikipedia.org+1)
- **Retail, food & accommodation** rank among the top employment sectors  
[rexburg.org](https://rexburg.org)
- Proximity to major residential corridors, commuter routes, and University Towne Center



# Property Aerial



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