



FOR SALE/GROUND LEASE

Crowley Project

South 45th East & 17th | Ammon, ID

CROWLEY PROJECT

200 Units MF - 2028
115 Townhomes - 2027
18 Single Family Homes - 2029
Commercial - 2027 & 2028

Colliers

Don Zebe
+1 208 403 1973
don.zebe@colliers.com

Mike Zebe
+1 208 705 6453
mike.zebe@colliers.com

Jared Zebe
+1 208 709 7311
jared.zebe@colliers.com

N

Property Information

PROPERTY DETAILS

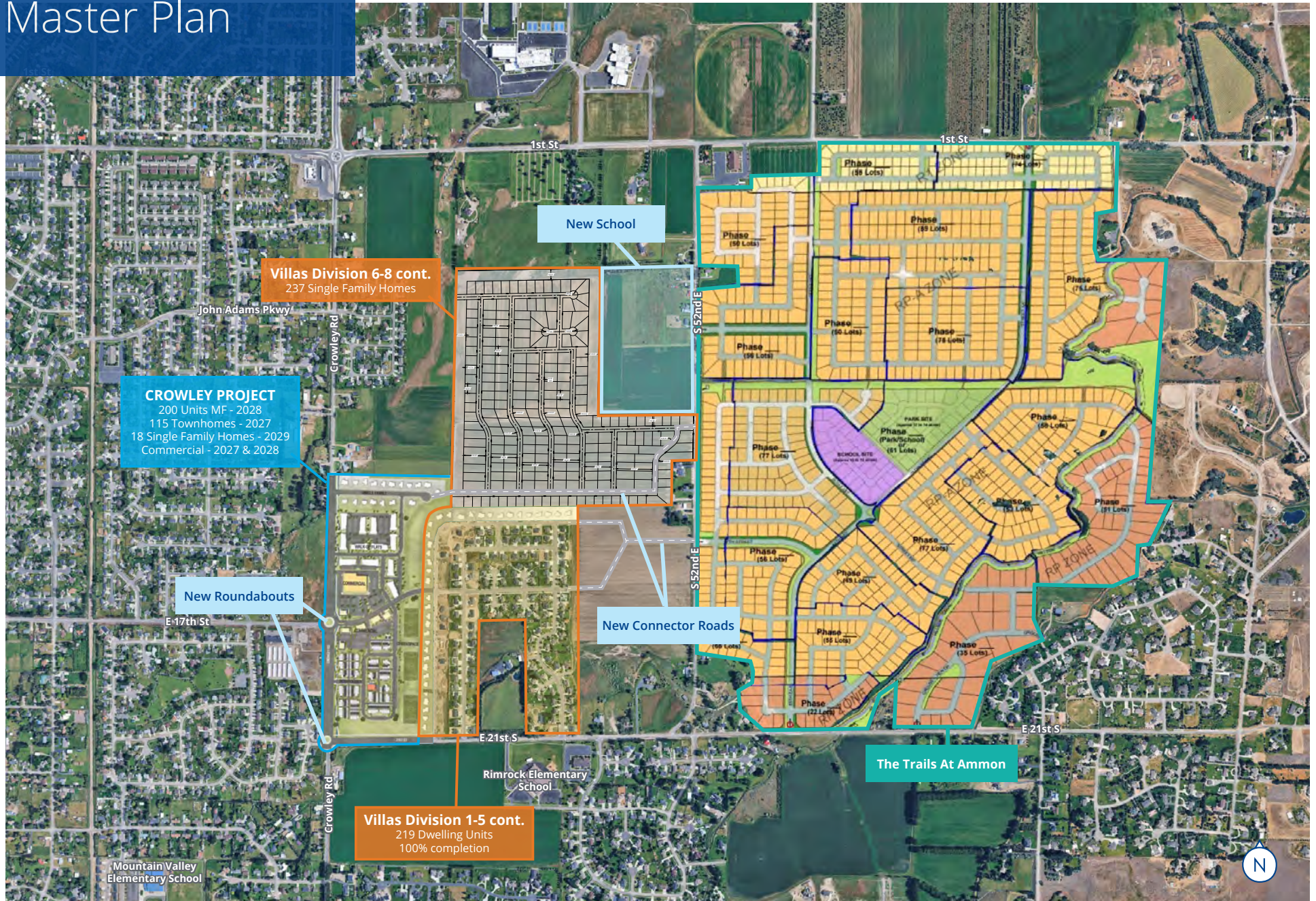
Location	East side of Crowley Rd, (45 E) & 17th Street.
Land Size	44.918 Acres
Parcel #	RPB00000246006
Sale Price	Contact agent

HIGHLIGHTS

- New Roundabout providing full movement access.
- Over 3700 New Residential Dwellings in immediate area
- Planned New School
- Close to Stone Ridge High School
- Easy access to Highway 26
- Crowley Road Five Lanes
- Pad Site Available for Sale
- In-line Space Available
- Grocery Site Available (Build To Suite or Purchase)
- Available Spring/Summer 2027

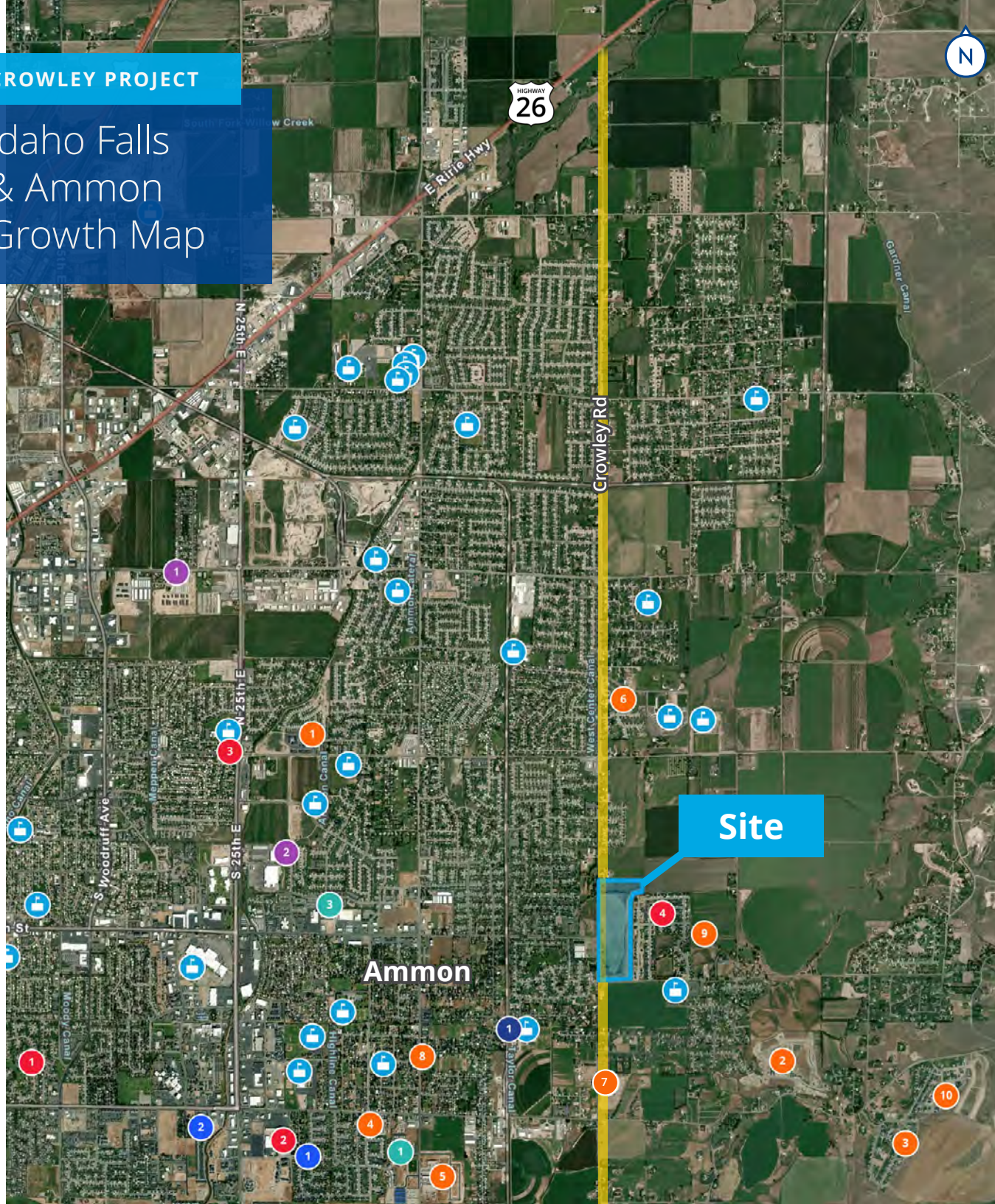


Master Plan



CROWLEY PROJECT

Idaho Falls & Ammon Growth Map



Schools

Single Family | Under Development

	Subdivision Name	Units/Lots
1	1st Street Community	425
2	Brogan Creek	96
3	Founder's Pointe	119
4	Hazen's Dream	2
5	Hillcrest Ranch	97
6	Ridgeview Division	25
7	Rocking R Ranch	53
8	Shangrila Homes	4
9	The Trails at Ammon	1,189
10	Hawk's Landing	64

Single Family | Newly Completed

	Subdivision Name	Units/Lots
1	Hidden Valley	49

Single Family | Planned

	Subdivision Name	Units/Lots
1	Lincoln Parkway	19
2	Curlew Bend	63

Multi-Family | Under Development

	Subdivision Name	Units/Lots
1	Hidden Bridge	27
2	Sage Point Village	2
3	Virlow Village	18
4	The Villas	139

Multi-Family | Newly Completed

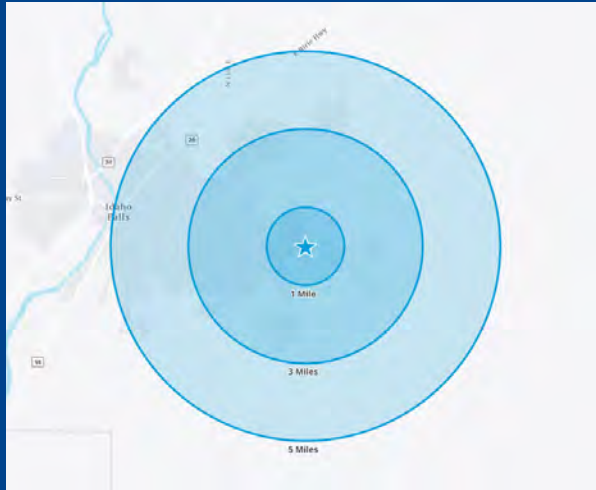
	Subdivision Name	Units/Lots
1	Manchester United Homes	96
2	Trailwood Village Townhomes	1
3	Village Green	18

Multi-Family | Planned

	Subdivision Name	Units/Lots
1	Wasatch Apple	28
2	Good Harbor Subdivision	3

Property Location

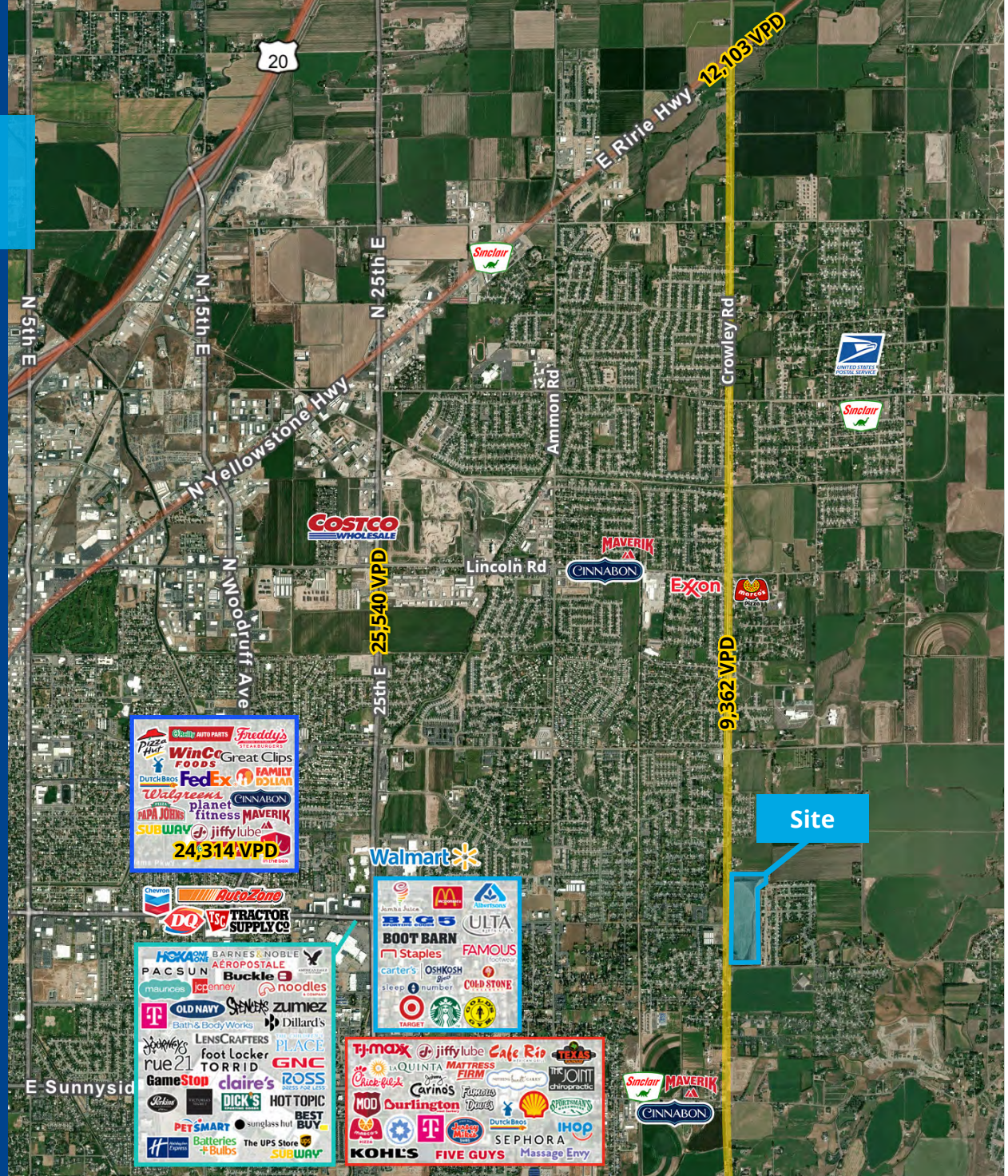

[Google Map](#)

[Street View](#)


Demos	1 Mile	3 Miles	5 Miles
Population	11,978	60,347	71,674
Households	4,520	22,601	26,592
Avg. Income	\$52,292	\$56,406	\$57,969



2043 E Center Street
Pocatello, Idaho 83201
+1 208 951 2100
colliers.com/idaho



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.