



# TRELLIS DEVELOPMENT

Boise Table Co.

Smith Craft  
Knives



turfspa  
ARTIFICIAL GRASS CLEANING & MAINTENANCE

VE  
VORPENERGY



SILVER STAR  
MILLS CONCRETE  
Heaven's Best  
Carpet Cleaning

CEDARPOINT

LOGAN  
FARM EQUIPMENT

Legacy  
Electric

THE  
YOGA  
STUDIO

syphon

5000 S



Welcome to Thunderbird Business Park, a prime industrial development conveniently positioned between Rexburg and Rigby just off State Highway 20. Our build-to-suit lots range from 1 to 3 acres, with the option to combine parcels for larger projects. We work closely with you to develop tailored financial solutions, ensuring your business has the support it needs to grow and succeed.

TRELLISDEVELOPMENT.COM



**TRELLIS**  
DEVELOPMENT

# THUNDERBIRD BUSINESS PARK

EASY ACCESS TO HWY 20 / Growing Industrial Area / Build- to-Suit / On-site Parking

**LOTS / BUILD TO SUIT**



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**ROOTS DOWN.  
BUILDINGS UP.**

# Property

Overlaid on a fast-growing industrial hub, Thunderbird Business Park offers an exceptional opportunity for businesses seeking a strategic location with ample space and infrastructure. Discover the potential and elevate your business to new heights.



Property Address  
Property Type

Thunderbird Loop Rexburg ID. 83440  
Business Development



11 Lots Available

1 - 3 acres, with the option to combine lots.



Building Type  
Zoning Information  
Power  
Water / Septic

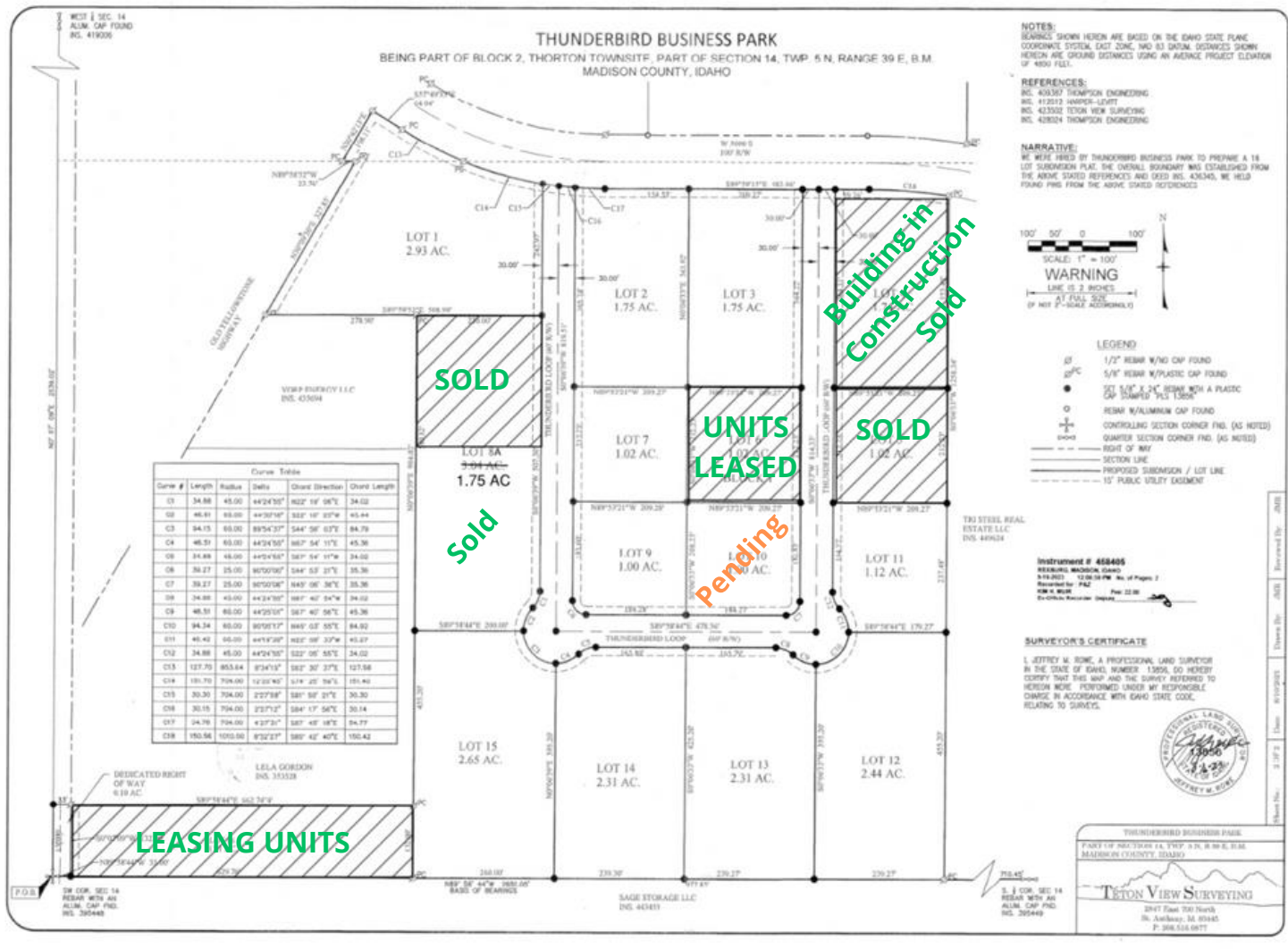
Office / Warehouse / Studio / Build to Suit  
Commercial  
Rocky Mountain Power  
Well / dedicated septic system



BACK LOTS OF BUSINESS PARK

FRONT LOTS

# Site Plan



Eleven lots are available—contact us today to explore the potential and find the perfect opportunity for you.



**TRELLIS**  
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4 miles from Rexburg  
7.8 miles from Rigby  
22.3 miles from Idaho Falls

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# EAST IDAHO DEMOGRAPHICS

## ► Rexburg, Idaho:

Rexburg, Idaho, is a growing community with a bright future, making it a prime destination for real estate and business investment. Home to Brigham Young University Idaho (BYU-Idaho), which boasts an enrollment of over 20,000 students, Rexburg sees a steady influx of residents, visitors, and young professionals. With the city's population growing by nearly 3% annually, demand for both housing and services are on the rise. The area's affordable living, combined with its proximity to major recreational hotspots like Yellowstone National Park and the Grand Tetons, makes it an attractive destination for families and investors alike. Rexburg's continued development in commercial infrastructure and housing positions it as a key market in Eastern Idaho with long-term growth potential.

## ► Jefferson County, Madison County, and Fremont County:

The tri-county region of Jefferson, Madison, and Fremont counties in Eastern Idaho offers a wealth of opportunities for strategic investment. Madison County, home to Rexburg, has seen its population grow by over 6% in the past five years, spurred by the economic impact of BYU-Idaho. Jefferson County benefits from its prime location along U.S. Highway 20, with continued growth in both residential and commercial sectors. Fremont County, with its expansive outdoor attractions like Island Park and proximity to Yellowstone National Park, sees millions of visitors annually, making it an ideal location for tourism-based investments. Together, these counties are witnessing a surge in housing, retail, and service industries, offering a vibrant economic landscape with high potential returns for investors.

## ► Eastern Idaho (Pocatello to Jackson Hole/Yellowstone):

The stretch of Eastern Idaho, from Pocatello to Jackson Hole and Yellowstone National Park, is a dynamic region poised for growth in real estate and business development. With Yellowstone National Park attracting over 4 million visitors annually, and Jackson Hole's high-end tourism market driving demand for luxury developments, this corridor offers unmatched opportunities in the hospitality and residential sectors. Pocatello, with its 56,000+ residents, is home to Idaho State University, which generates a steady workforce and contributes to the local economy. Jackson Hole, on the other hand, continues to be a top destination for affluent buyers, with a 5% year-over-year increase in property values. From industry to tourism, this region's diverse economic base, coupled with its breathtaking natural surroundings, offers exceptional prospects for long-term growth and investment.



# Rexburg

## PEOPLE FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
POPULATION	50K	52K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	306	112	22	94
POP CHANGE SINCE 2020	-	+4%	+6.3%	+1.8%
MEDIAN AGE	21	22	37	39
MALE/FEMALE RATIO	45%	45%	50%	50%

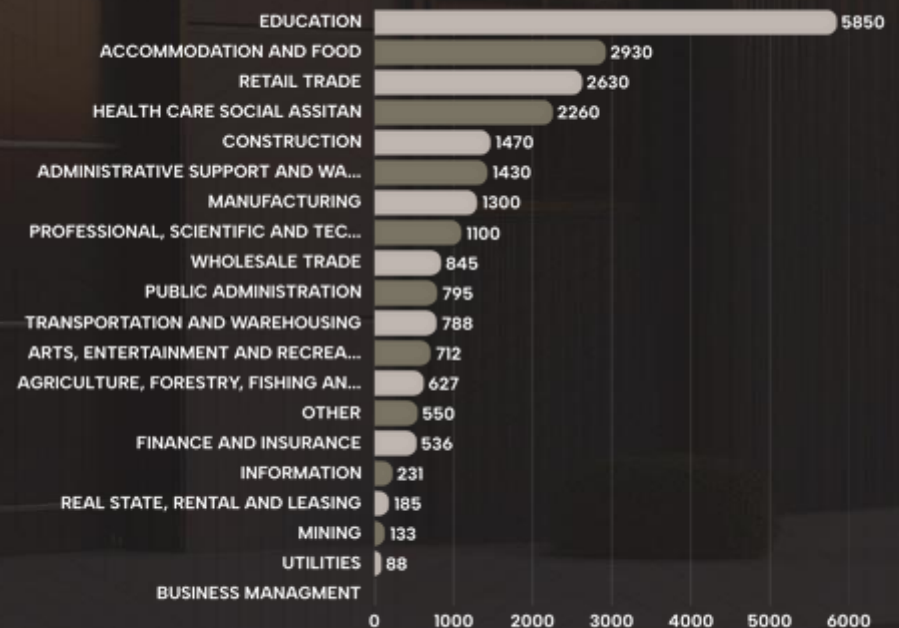
## ECONOMIC FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
INCOME PER CAPITA	\$20,994	\$21,394	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$52,159	\$53,025	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.5%	3.4%	4.3%
NUMBER UNEMPLOYED	-	615	34K	7.16M
NUMBER EMPLOYED	-	24K	996K	-
NUMBER IN LABOR FORCE	-	25K	1M	-

## HOUSEHOLD INCOME BRACKETS



## OCCUPATIONAL CATEGORIES



## PEOPLE FACT AND STATS

	83442	Jefferson COUNTY	IDAHO	USA
POPULATION	27K	31K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	232	29	22	94
POP CHANGE SINCE 2020	+8.3%	+7.9%	+6.3%	+1.8%
MEDIAN AGE	30	32	37	39
MALE/FEMALE RATIO	51%	51%	50%	50%

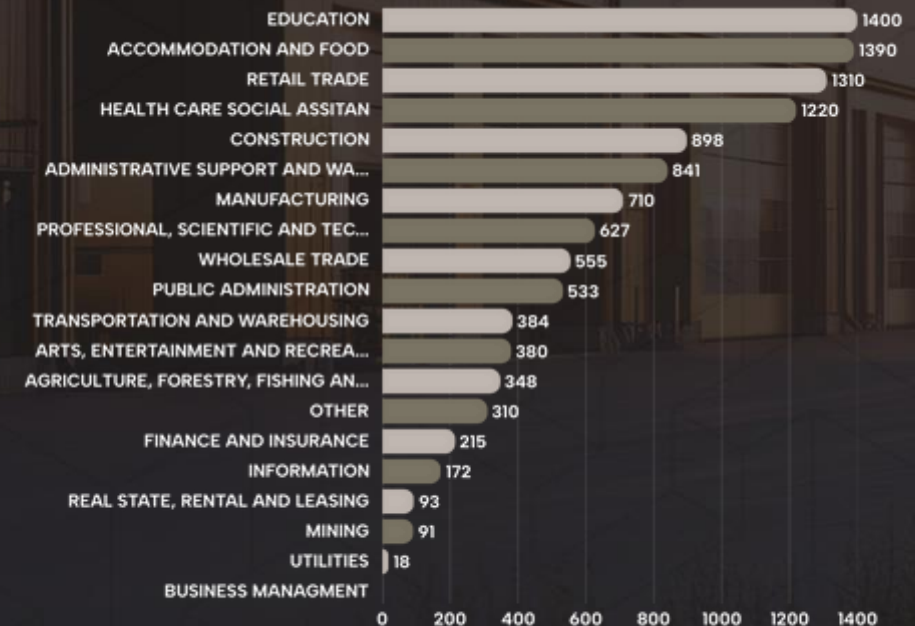
## ECONOMIC FACT AND STATS

	83442	Jefferson COUNTY	IDAHO	USA
INCOME PER CAPITA	\$28,625	\$29,028	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$77,524	\$77,491	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.8%	3.4%	4.3%
NUMBER UNEMPLOYED	-	454	34K	7.16M
NUMBER EMPLOYED	-	16K	996K	-
NUMBER IN LABOR FORCE	-	16K	1M	-

## HOUSEHOLD INCOME BRACKETS



## OCCUPATIONAL CATEGORIES



# St. Anthony

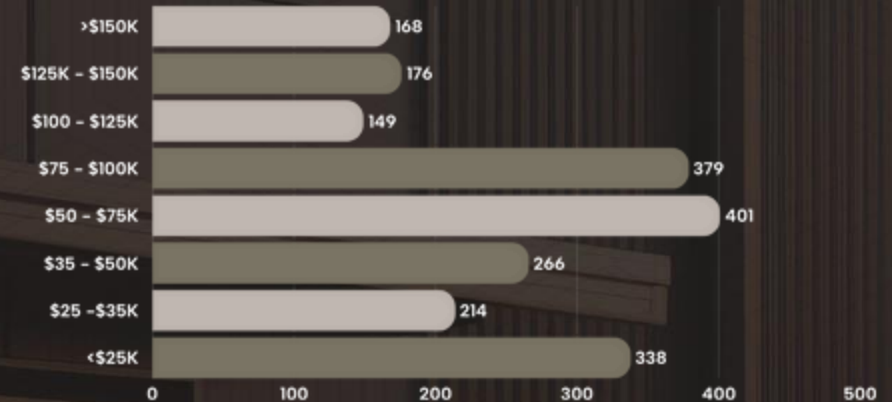
## PEOPLE FACT AND STATS

	83445	Fremont COUNTY	IDAHO	USA
POPULATION	7K	14K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	110	7	22	94
POP CHANGE SINCE 2020	+1.8%	-	+6.3%	+1.8%
MEDIAN AGE	34	39	37	39
MALE/FEMALE RATIO	54%	52%	50%	50%

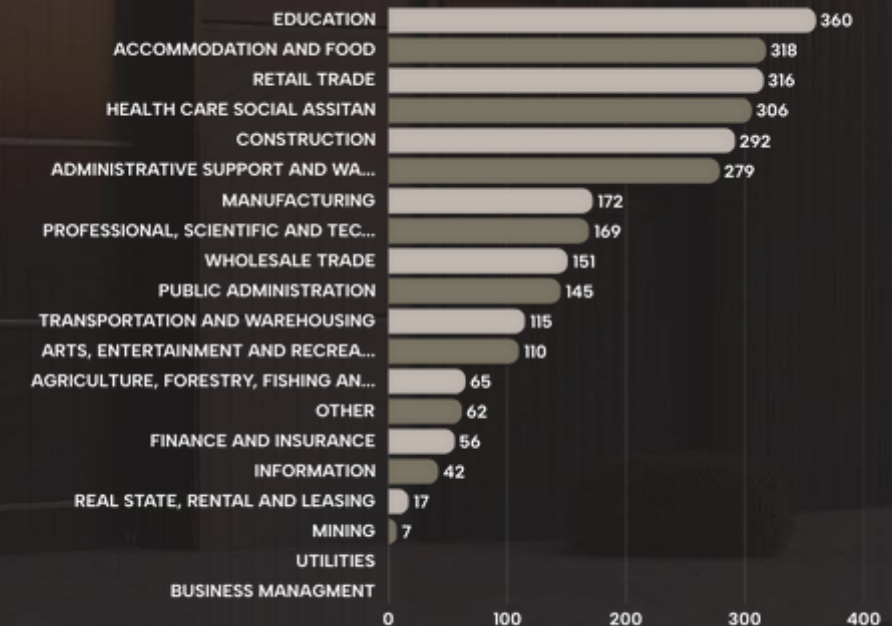
## ECONOMIC FACT AND STATS

	83445	Fremont COUNTY	IDAHO	USA
INCOME PER CAPITA	\$24,244	\$27,427	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$64,183	\$67,015	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.5%	3.4%	4.3%
NUMBER UNEMPLOYED	-	204	34K	7.16M
NUMBER EMPLOYED	-	8K	996K	-
NUMBER IN LABOR FORCE	-	8K	1M	-

## HOUSEHOLD INCOME BRACKETS



## OCCUPATIONAL CATEGORIES



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# IDAHO

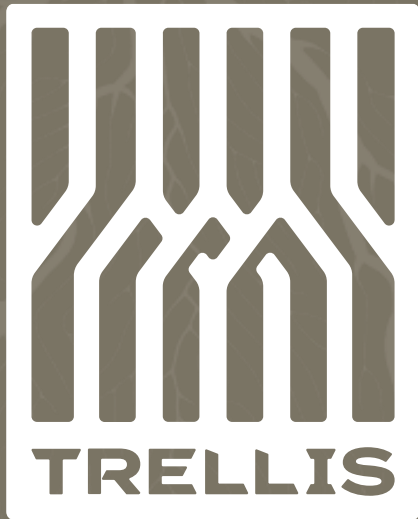
Campus centrally located in Rexburg



**100+** Majors and  
Degrees



**40,000+** Students Enrolled



# Building differently because we're built differently.

At Trellis, we don't bid on projects, we invest in relationships. We believe the right collaboration can build lasting value and shared success.

Our commitment to improving Southeast Idaho for future generations is the force behind our track record of financially successful local projects.

## Commercial real estate, uncomplicated.

Trellis offers exciting local projects that are both beautiful and profitable, allowing your money to work for you in visible and impactful ways. Our support framework of capital, expertise, and ready-to-go opportunities promotes rapid partner growth.



**Development**



**Design and Construction**



**Investment and Property Management**



### CONTACT TRELLIS

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