

0.51 AC COMMERCIAL MIXED USE LOT
PRIME FULLY DEVELOPED LOT

3735 Woodking Dr. | Idaho Falls, ID | 83404



**SUBJECT
PROPERTY**

SUNNYSIDE RD.

15,000 SQ. FT.

S.25 E.



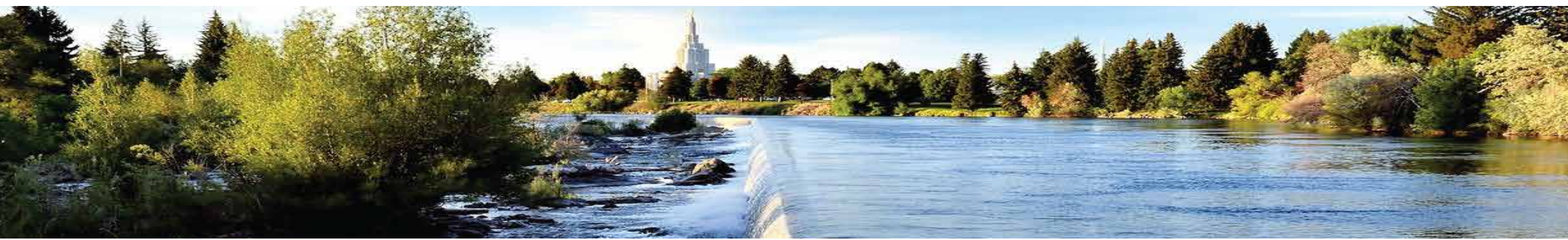
Shane Murphy

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434 Gladstone St.
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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)

DETAILS

Land Available:	0.51 AC
Sales Price:	\$345,000

THE PROPERTY

This .51-acre developer lot is perfectly positioned in one of Idaho Falls' fastest-growing corridors. The site offers excellent visibility and flexibility for a variety of residential or mixed-use projects, benefiting from proximity to regional medical facilities, thriving retail centers, and established dining options. Whether for multi-family, live/work, or professional office use, this parcel delivers both strategic location and long-term investment potential.



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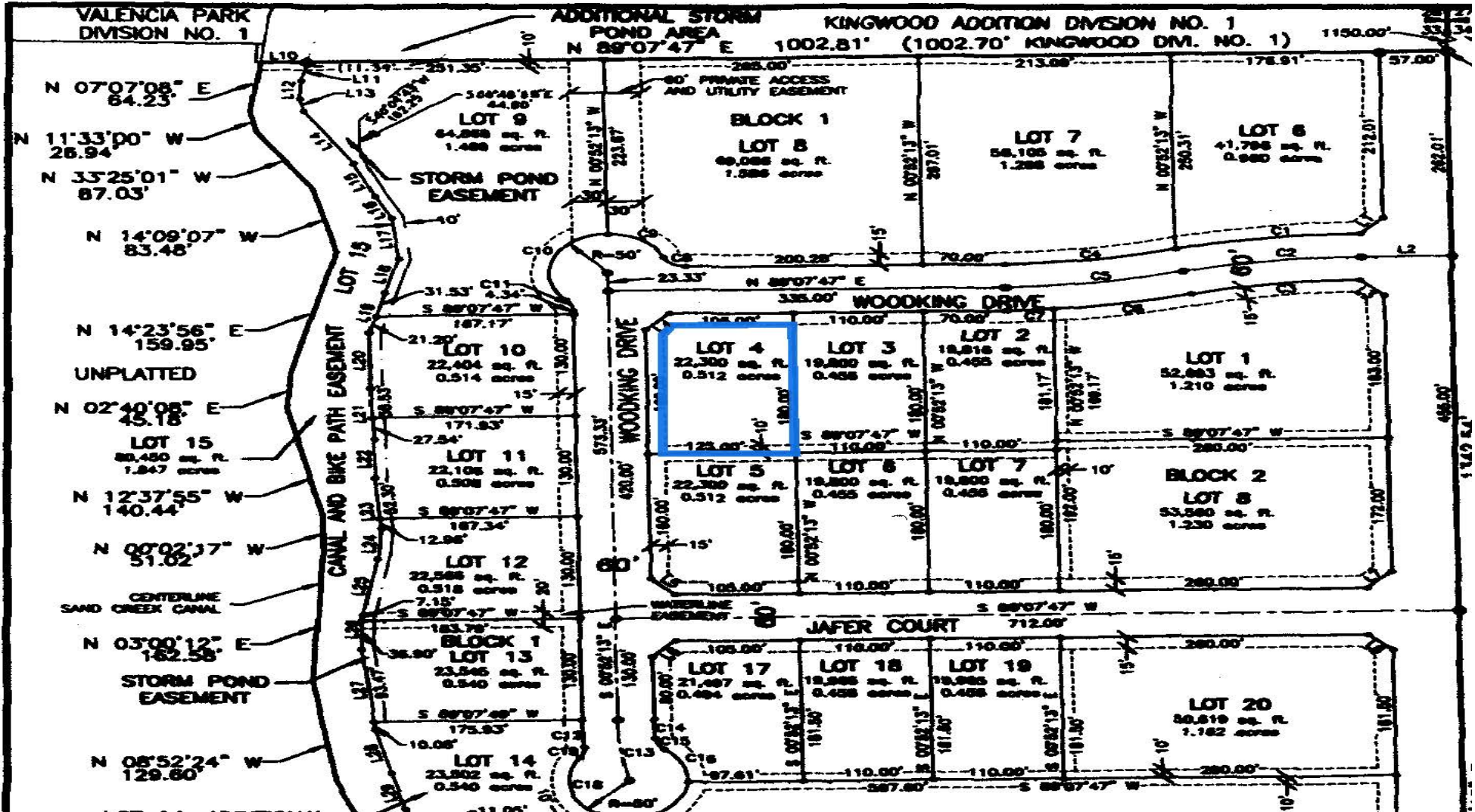
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PLAT



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Area Information

3735 WOODKING DR. | IDAHO FALLS | ID 83404

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. 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, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% 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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