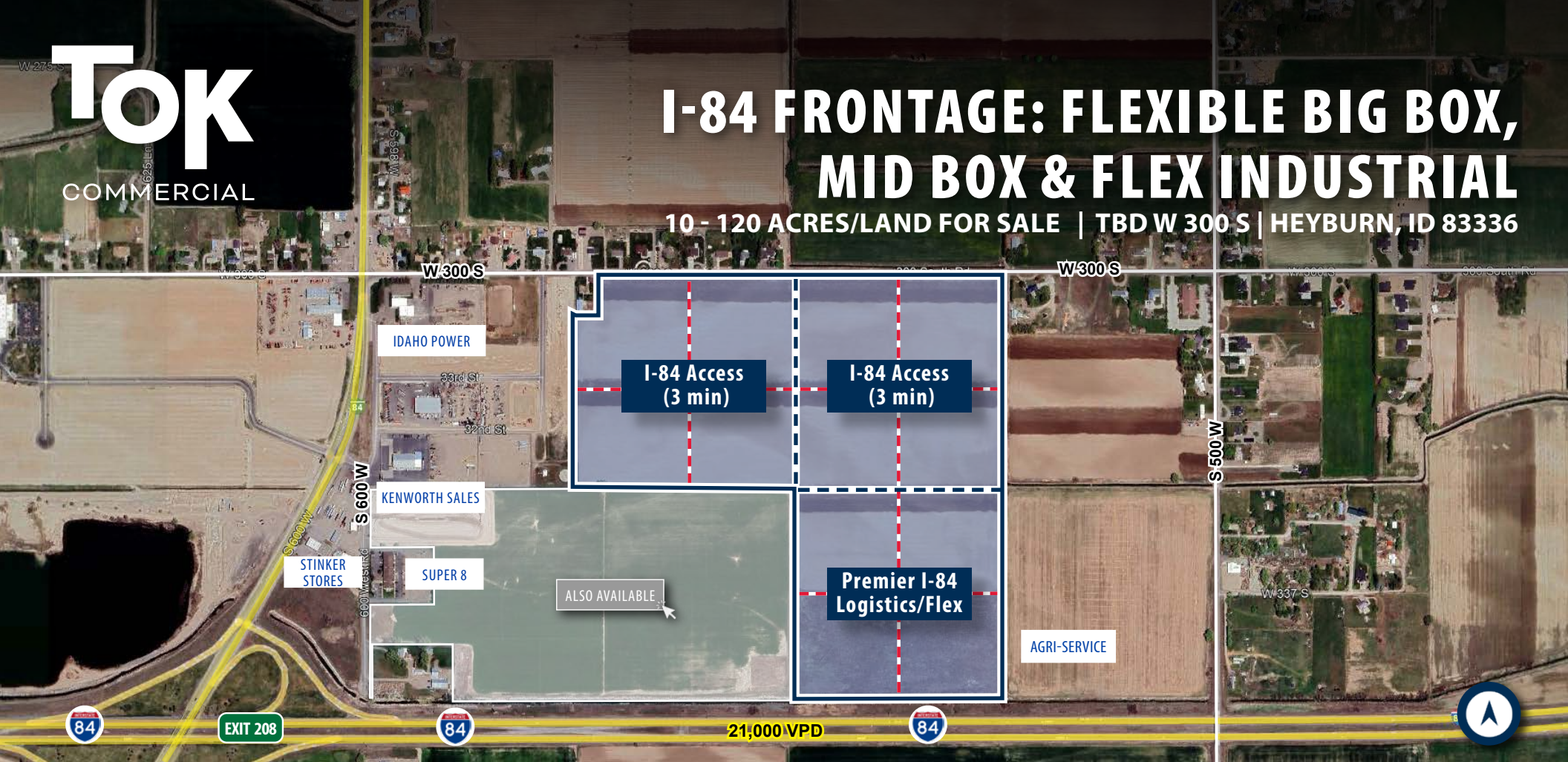


# I-84 FRONTAGE: FLEXIBLE BIG BOX, MID BOX & FLEX INDUSTRIAL

10 - 120 ACRES/LAND FOR SALE | TBD W 300 S | HEYBURN, ID 83336



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**HIGHLIGHTS**

- 10 acres to 120 Acres for maximum flexibility of uses.
- Utility infrastructure in place based on User design.
- Located at Exit 208, fully rebuilt interchange expected to be completed in early 2026, with 21,000 vehicles a day.
- Located in a URA zone allowing for all commercial infrastructure reimbursement.
- General Commercial zoning allowing for a variety of uses.
- Center point between Salt Lake City and Boise.

**DETAILS**

<b>PROPERTY TYPE:</b>	Commercial Land
<b>LOT SIZE:</b>	±119 Acres <i>(May Be Subdivided to 10 Acres, Contact Agent For Pricing)</i>
<b>SALE PRICE:</b>	\$4,400,000
<b>PARCEL NO:</b>	RPH00000090600
<b>ZONING:</b>	CG   Commercial General
<b>UTILITIES:</b>	All to Site

UPDATED: 5.15.2026

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W 300 S

W 300 S

300 South Rd

TBD W 300 S  
RPH00000090600  
±119 Acres

**FLEXIBLE SITE WITHIN (3) MINUTES  
OF I-84 INTERCHANGE.**

**I-84 Access  
(3 min)**

**I-84 Access  
(3 min)**

**C-G**

### CITY OF HEYBURN, COMMERCIAL GENERAL ZONE

The purpose of this zone or district to provide for and encourage the grouping together of business, retail, public, quasi-public, and other related uses with minimal light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land around them that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. The light industrial uses permitted in this zone are manufacturing and wholesale business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare operated entirely within enclosed structures which generate little industrial traffic. This zone or district is further designed to accent a transitional use between industrial uses and other less intense business and residential uses.

For additional zoning information, click the links below.

[ZONING MAP](#)

[LAND USE TABLE](#)

**Premier I-84  
Logistics/Flex**

**1,300 SF OF I-84 FRONTAGE OFFERING  
GREAT BRANDING OPPORTUNITY**





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# TOK

COMMERCIAL

**1 MINUTE / 0.8 MILES**  
TO INTERSTATE 84  
ACCESS!

**SITE**

PHASE A

PHASE B

PHASE C

ALSO AVAILABLE

**AGRI-SERVICE**

**DIRECT CONNECTION WEST TO**  
TWIN FALLS, JEROME,  
BOISE AND MORE

**DIRECT CONNECTION SOUTH TO**  
BURLEY CORE, MAJOR RETAILERS,  
SERVICES, AND EMPLOYERS

**DIRECT CONNECTION EAST TO**  
IDAHO FALLS, SALT LAKE CITY  
AND MORE

Logos for various retail and service brands including Big Deal, Tesla, Maverik, 7-Eleven, Best Western Plus, Bob's Place, Chevron, Ross, Cricket, Denny's, Fairfield, Shoe Dept. Encore, Aaron's, Perkins, Shell, Jack in the Box, Burger King, Taco Bell, Sinclair, Arby's, Maurices, Dollar Tree, and Little Caesars.

Logos for Walmart and McDonald's.

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