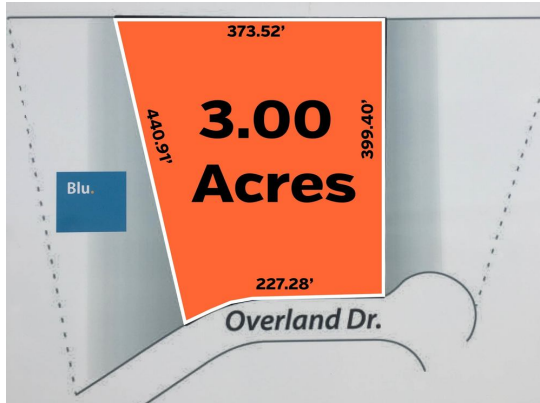


Executive Summary



PROPERTY SUMMARY

SALE PRICE: \$349,000

LOT SIZE: 3.0 Acres

PROPERTY OVERVIEW

Excellent access to I-15 at exit #113 immediately south of Idaho Falls. Great 3 acre site near Flying J and Loves Truck stop with a McDonalds. Very high visibility from interstate access roadway. Commercial zone C-2 allows for diversity of business applications. Located across from the Chevron and A&W. Three phase power is available.

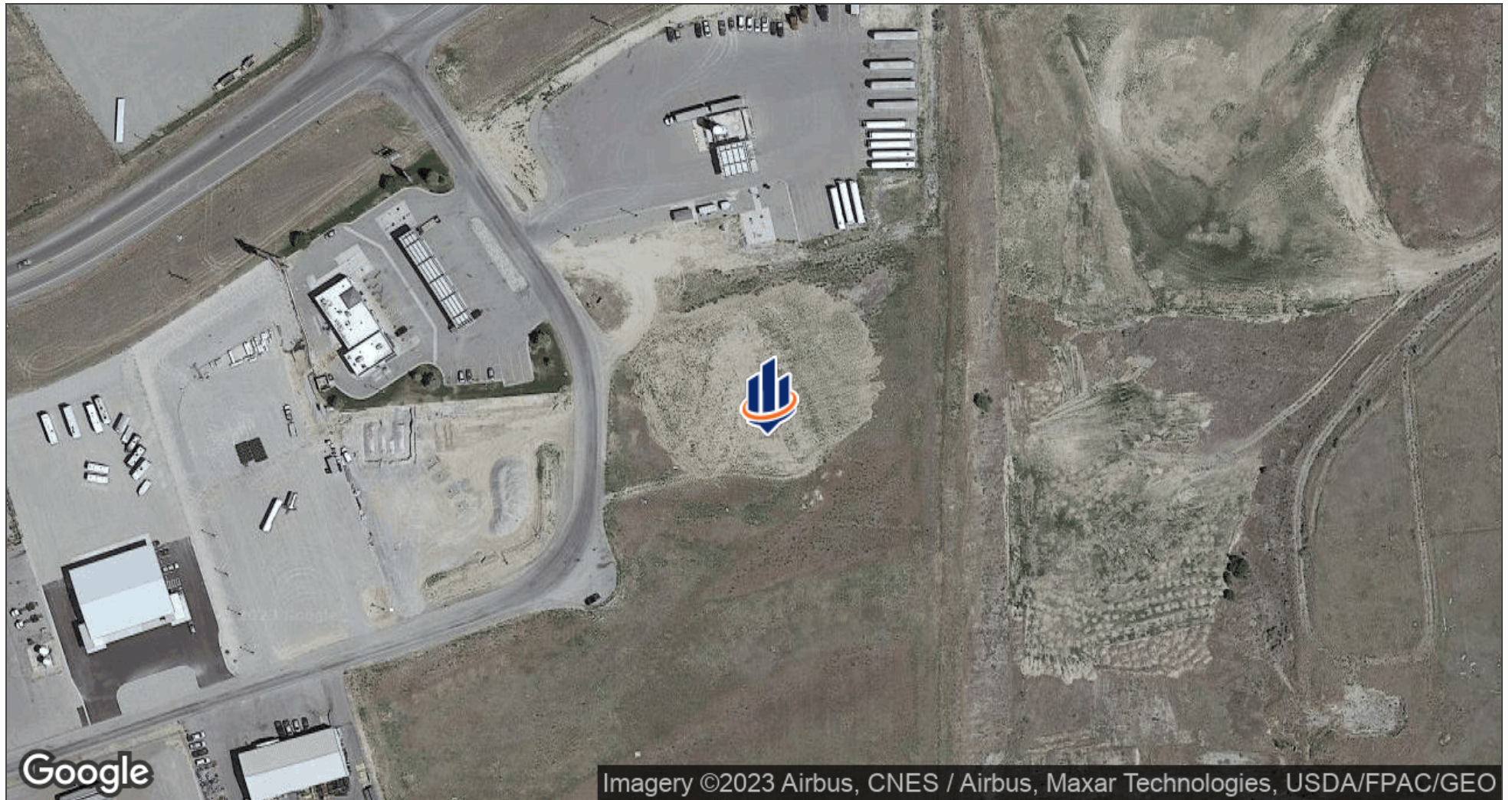
PROPERTY HIGHLIGHTS

- Just off Interstate 15
- 3 acres
- Three phase power nearby
- Private well-not included
- Sewer provided by Eastern Idaho Regional Wastewater Authority
- Located near Chevron, Loves, Flying J, and Natural Gas station

Retailer Map

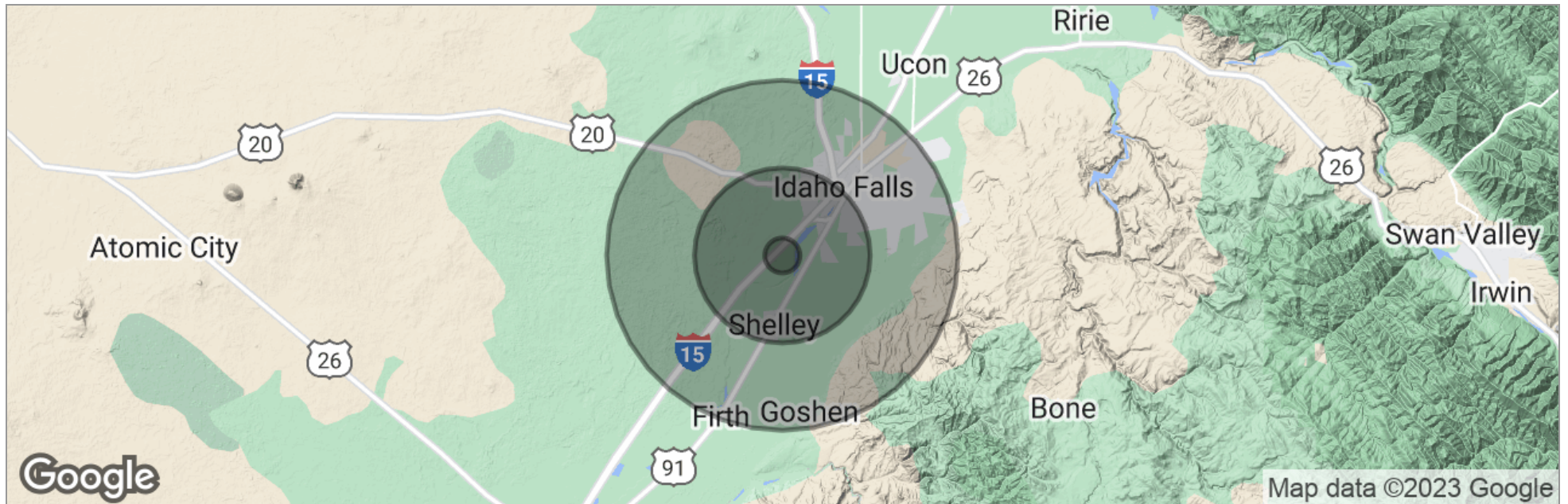


Aerial Map



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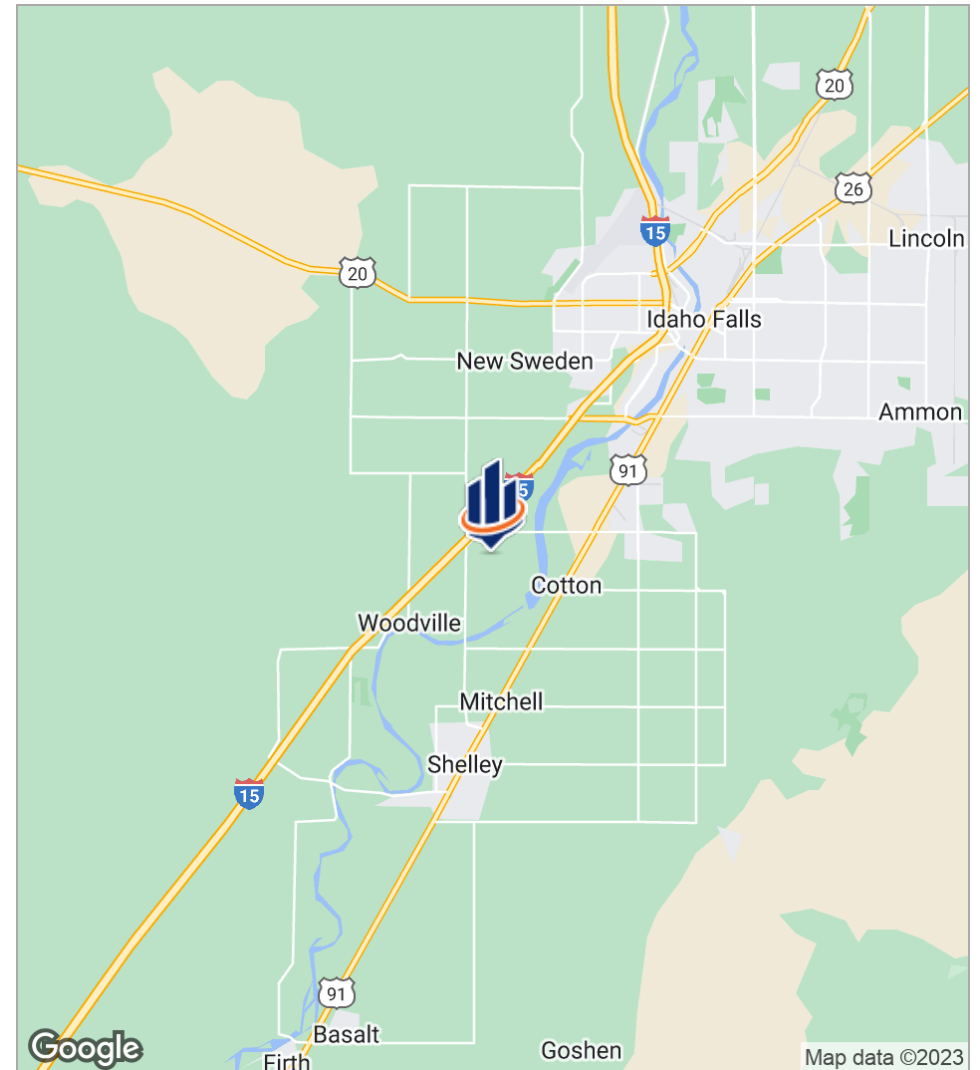
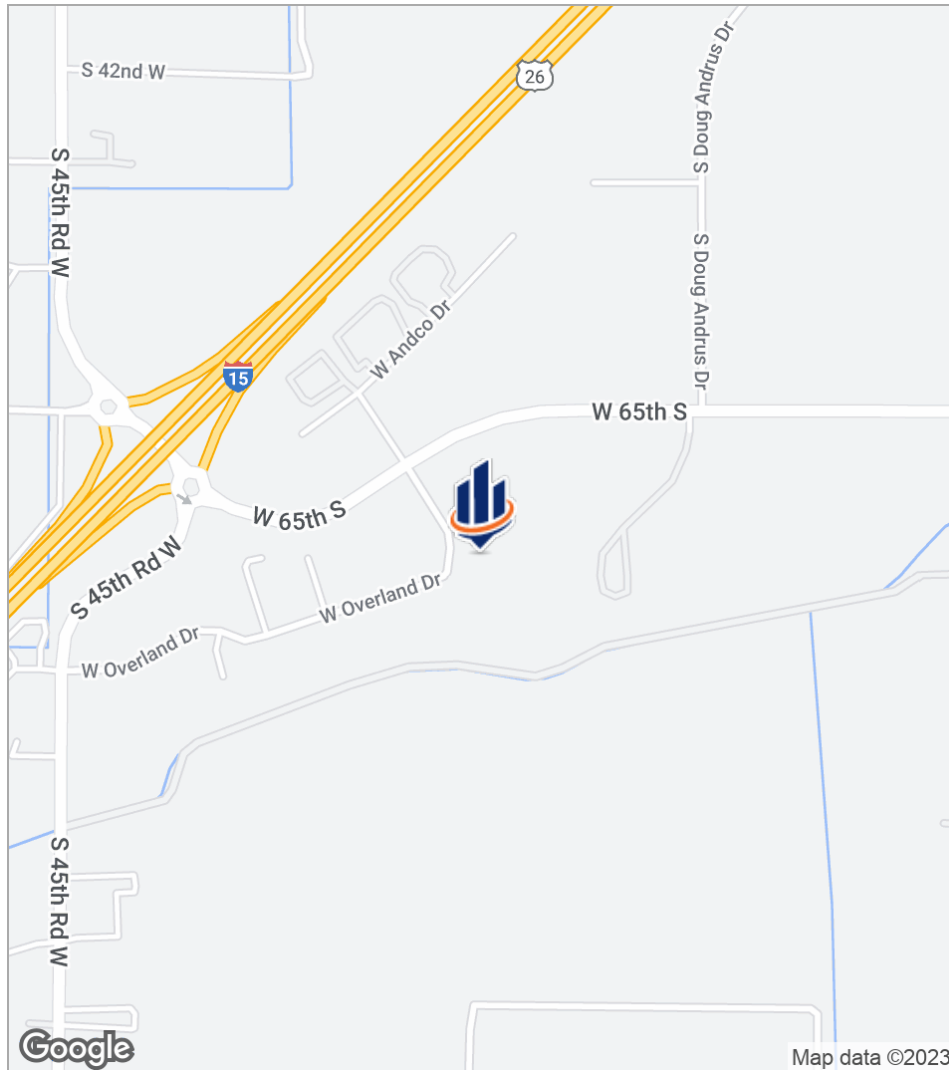
Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	906	22,844	97,873
Population Density	288	291	312
Median Age	36.0	33.9	33.2
Median Age [Male]	35.5	32.8	32.2
Median Age [Female]	36.3	34.5	34.2
Total Households	314	7,823	35,566
# of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$104,232	\$78,206	\$62,681
Average House Value	\$179,163	\$166,309	\$158,190

* Demographic data derived from 2020 ACS - US Census

Location Maps



Additional Photos

