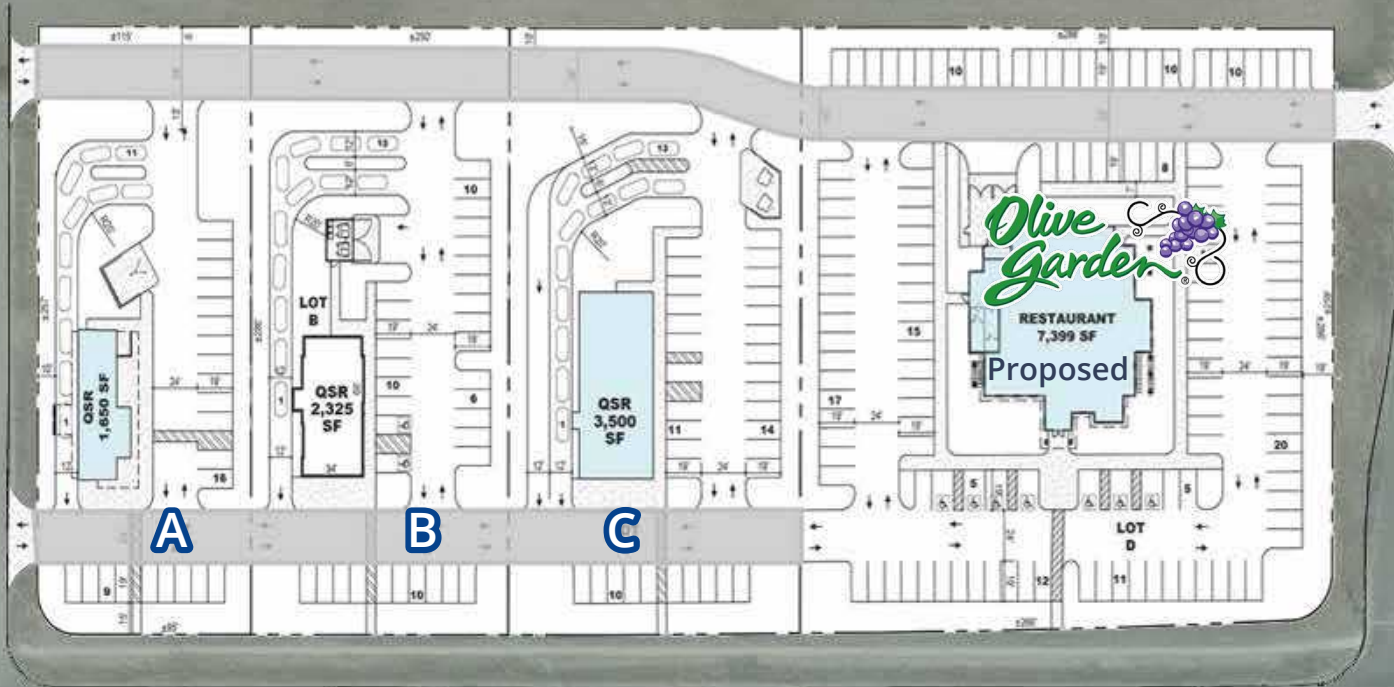




Tamana Drive



Mikan Drive

2.06 AC
For Sale

University Boulevard

Site Plan - Conceptual

For Ground Lease
or For Sale

University Boulevard &
Mikan Drive, Rexburg, ID

Highlights

- Pads located between Chipotle and proposed Olive Garden
- Easy access
- Growth area
- Ground lease or purchase
- Main access road to LDS temple
- First Rexburg exit to BYU Idaho
- Facing University Boulevard
- Call agents for pricing



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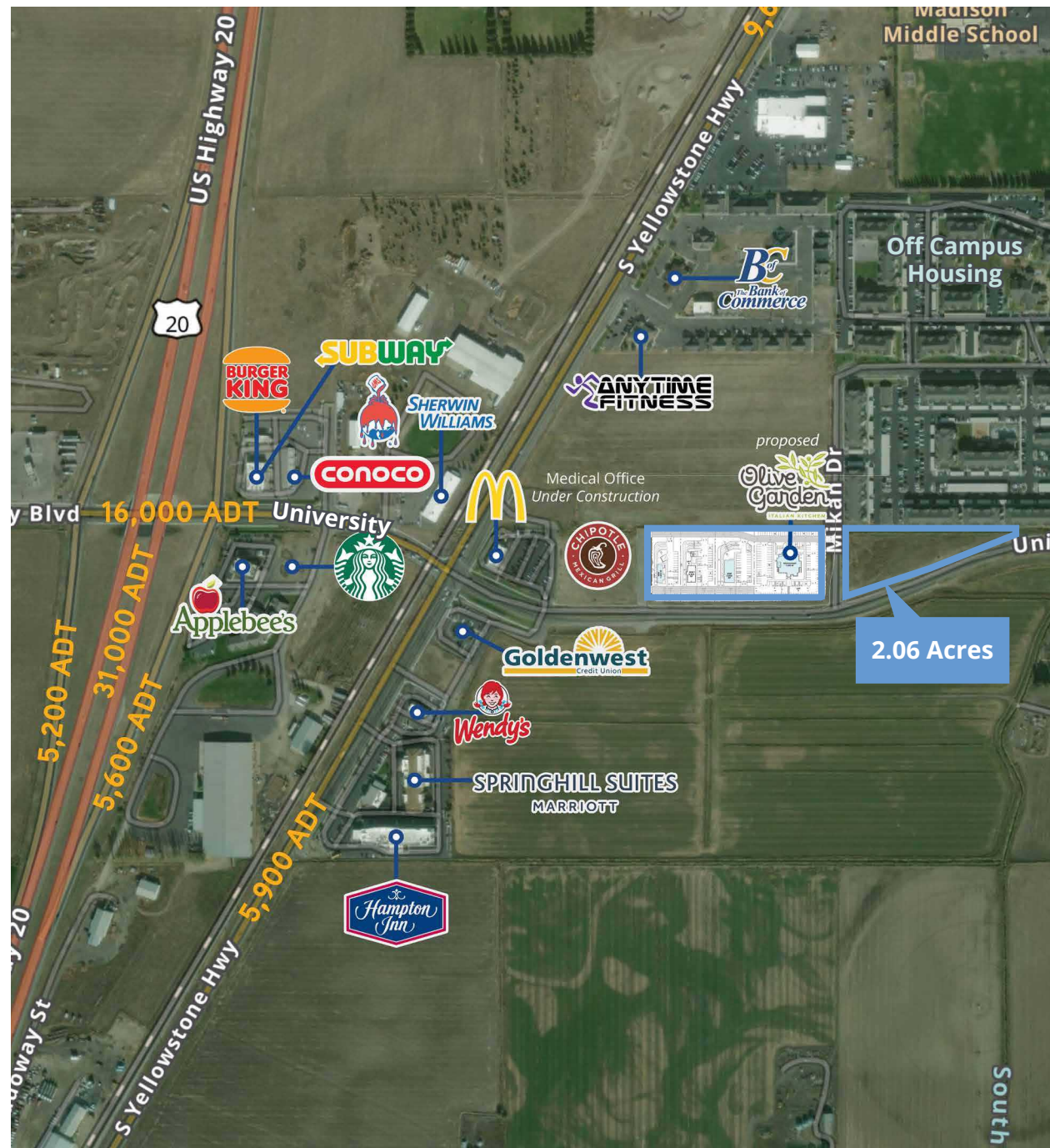
Jared Zebe
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Property Overview

Property Type	Commercial/Retail
Land Size	Pad A - 0.76 Acres Pad B - 0.92 Acres Pad C - 1.04 Acres 2.06 Acres
Location	Rexburg, Idaho: Mikan Drive & University Blvd; First Rexburg Exit
Parcel No.	APN(s) 0010090, 0010071, 0010071, 0010090
Zoning	Commercial
Price	Call Agent

Demos

	1 Miles	3 Miles	5 Miles
Population			
2024 Estimated	11,183	42,871	49,685
2029 Projected	11,292	43,816	51,461
Households			
2024 Estimated	3,602	10,345	12,213
2029 Projected	3,816	11,157	13,344
Income			
2024 Average HH	\$44,338	\$71,386	\$75,543
2024 Median HH	\$34,332	\$48,867	\$53,562



Property Aerial



Brigham Young University-Idaho

LDS Temple

Off Campus Housing

Olive Garden (Proposed)

Site

Pads A, B, C Available

ANYTIME FITNESS

CHEVROLET

Medical Office Under Construction
S Yellowstone Hwy

McDonald's

CHIPOTLE MEXICAN GRILL

Goldenwest CREDIT UNION

University Blvd

Wendy's

SPRINGHILL SUITES BY MARRIOTT

conoco

SUBWAY

BURGER KING

To US Highway 20

Starbucks

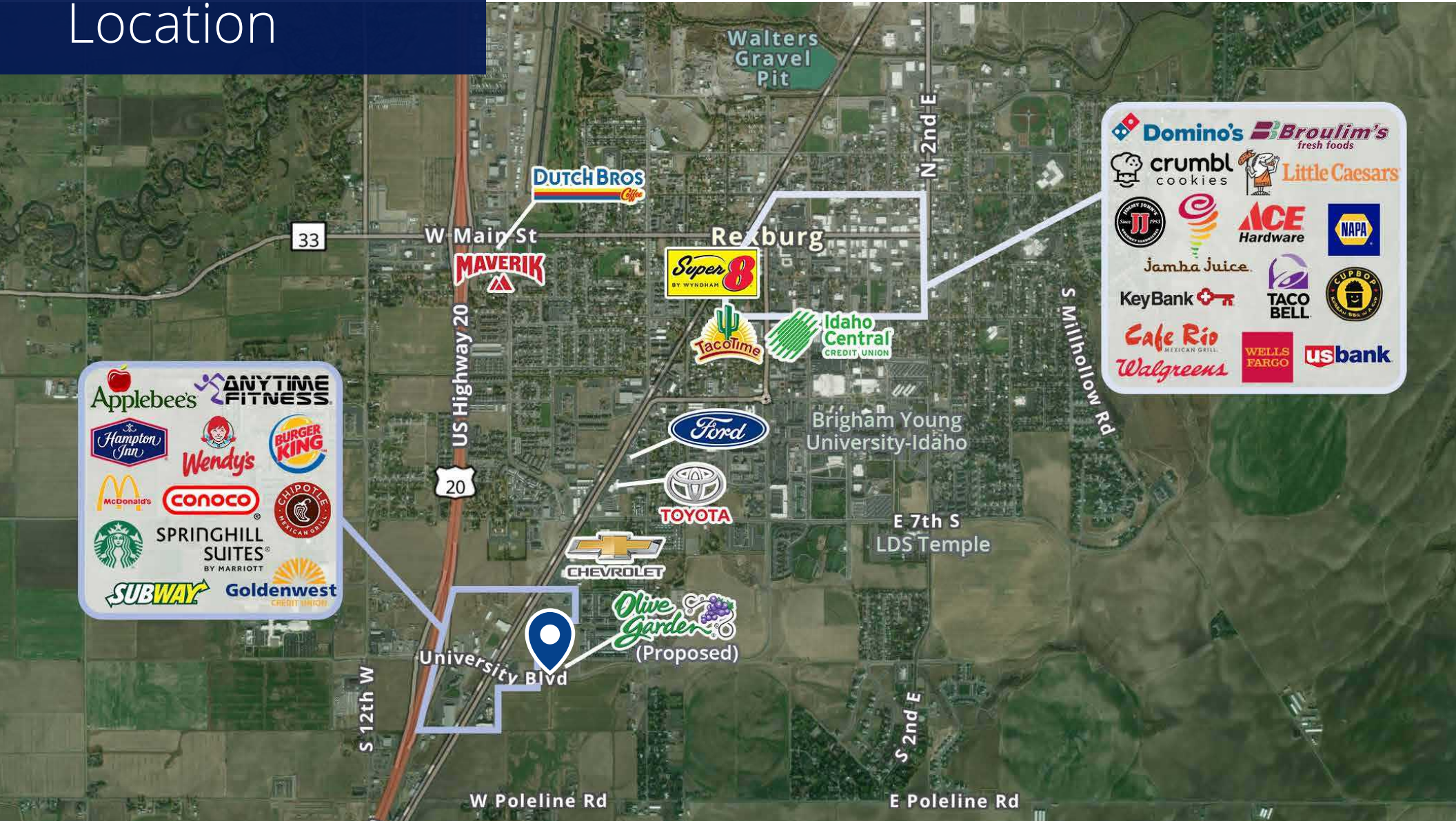
Applebee's

AmericInn BY WYNDHAM

Location

Google Map

Street View



Callout box listing businesses on the left side of the map:

- Applebee's
- ANYTIME FITNESS
- Hampton Inn
- Wendy's
- BURGER KING
- McDonald's
- CONOCO
- CHIPOTLE MEXICAN GRILL
- STARBUCKS
- SPRINGHILL SUITES BY MARRIOTT
- SUBWAY
- Goldenwest CREDIT UNION

Callout box listing businesses on the right side of the map:

- Domino's
- Broulim's fresh foods
- crumbl cookies
- Little Caesars
- JJ (Jiffy Lubes)
- ACE Hardware
- NAPA
- Jamba Juice
- KeyBank
- TACO BELL
- CUBOP
- Cafe Rio MEXICAN GRILL
- WALGREENS
- WELLS FARGO
- usbank



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