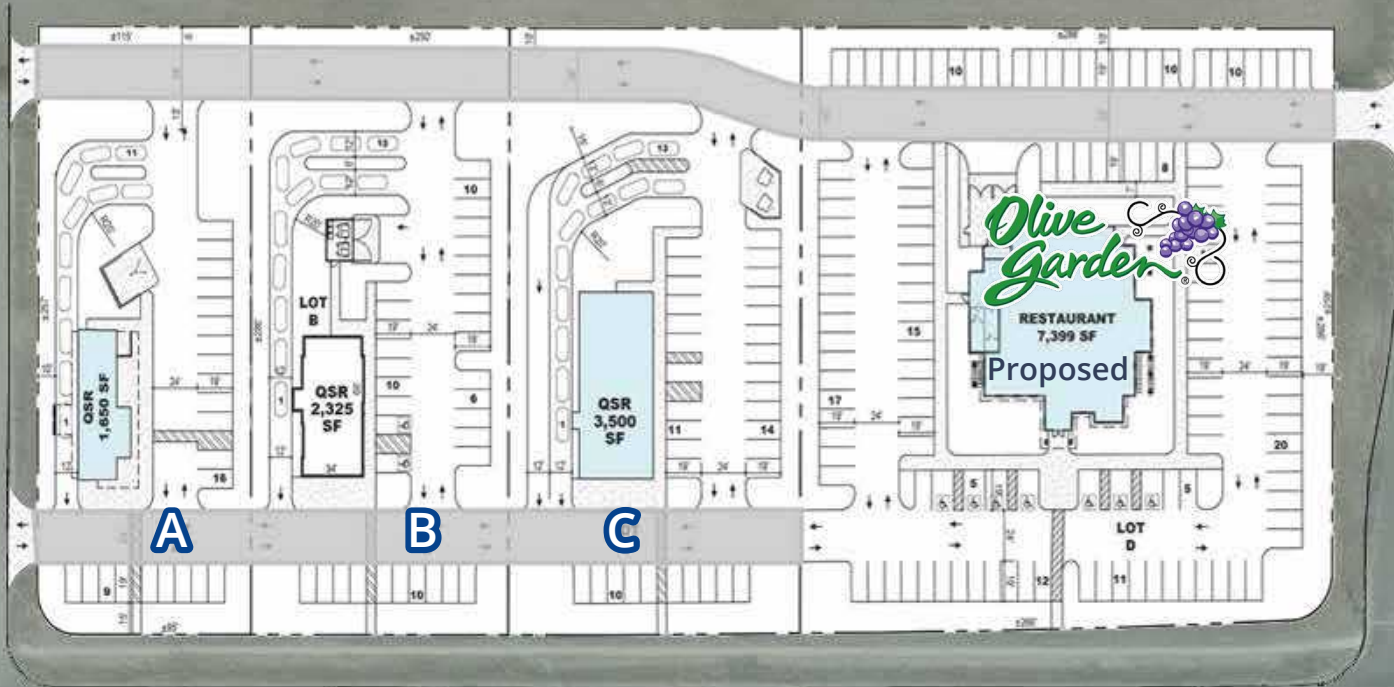




Tamana Drive



2.06 AC  
For Sale

University Boulevard

Site Plan - Conceptual

For Ground Lease  
or For Sale

University Boulevard &  
Mikana 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



2043 E Center Street  
Pocatello, Idaho 83201  
208 951 2100  
colliers.com/idaho

**Don Zebe**  
208 403 1973  
don.zebe@colliers.com

**Mike Zebe**  
208 705 6453  
mike.zebe@colliers.com

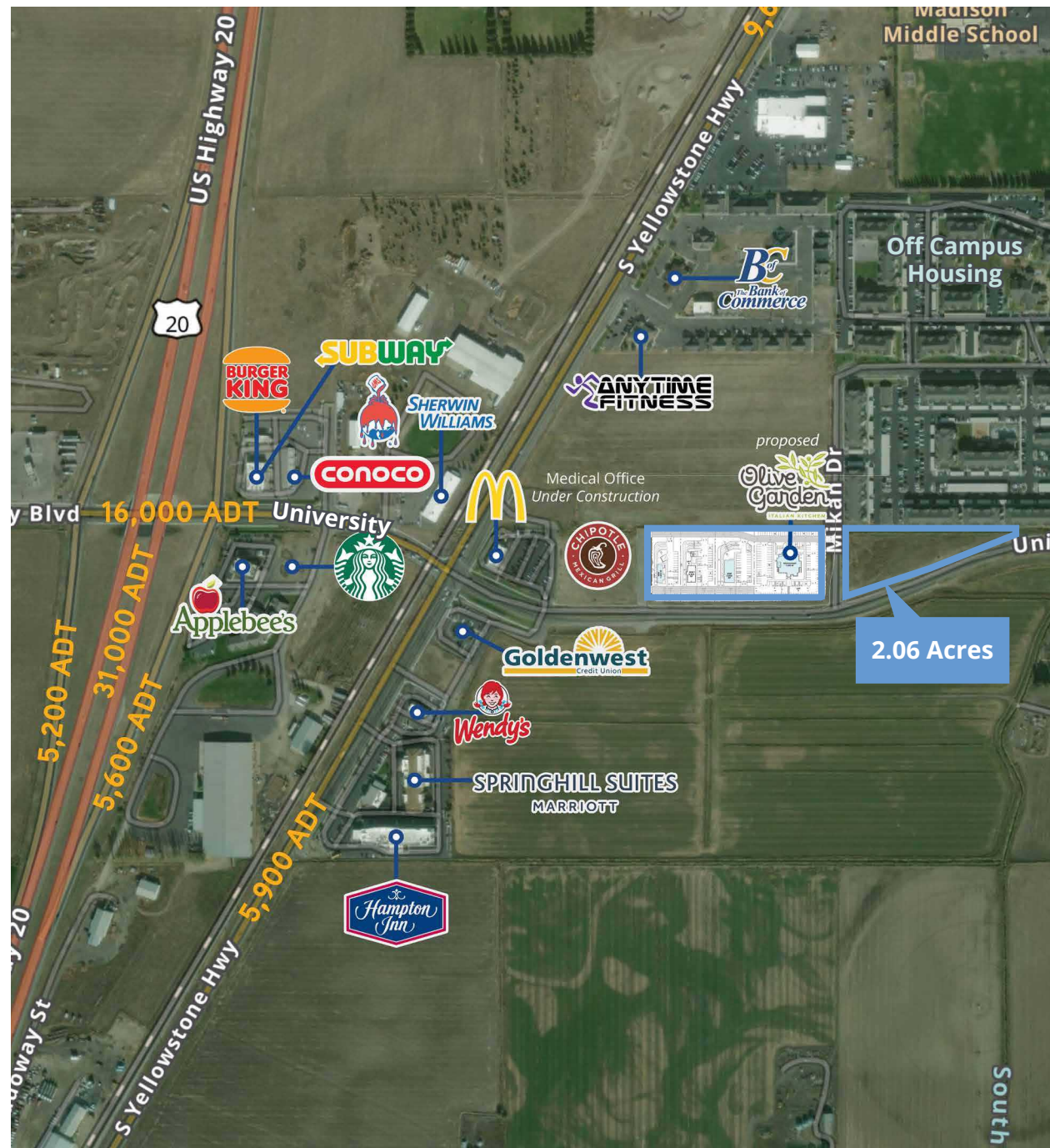
**Jared Zebe**  
208 709 7311  
jared.zebe@colliers.com

# Property Overview

|               |  |
|---------------|--|
| Property Type | Commercial/Retail  |
| Land Size     | Pad A - 0.76 Acres<br>Pad B - 0.92 Acres<br>Pad C - 1.04 Acres<br>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  |
|-------------------|----------|----------|----------|
| <b>Population</b> |          |          |          |
| 2024 Estimated    | 11,183   | 42,871   | 49,685   |
| 2029 Projected    | 11,292   | 43,816   | 51,461   |
| <b>Households</b> |          |          |          |
| 2024 Estimated    | 3,602    | 10,345   | 12,213   |
| 2029 Projected    | 3,816    | 11,157   | 13,344   |
| <b>Income</b>     |          |          |          |
| 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

CHEVROLET

ANYTIME FITNESS

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

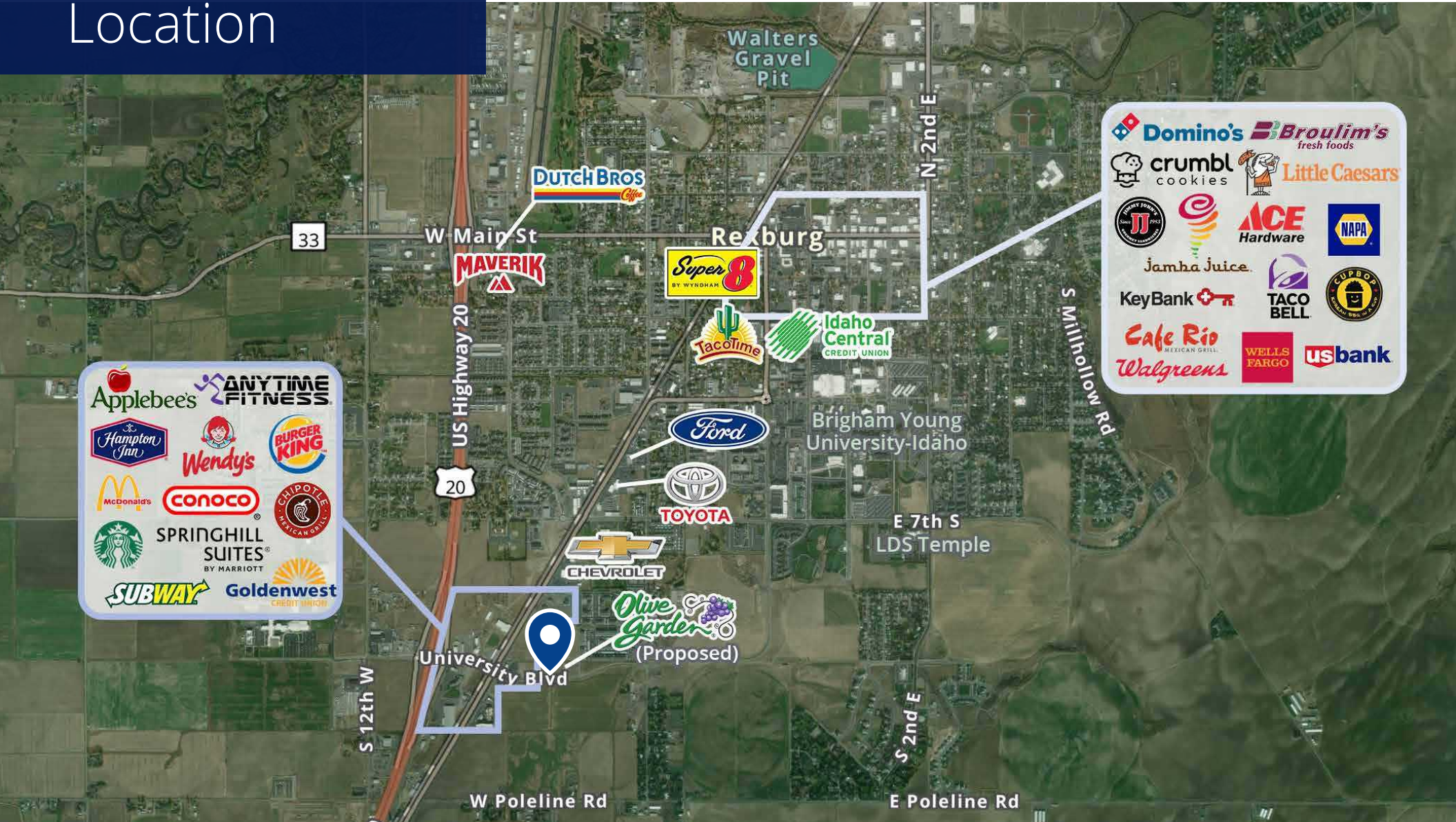
Applebee's

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



2043 E Center Street  
Pocatello, Idaho 83201  
208 951 2100  
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Portneuf Valley, LLC.