



# SUGAR CITY DEVELOPMENT

COMMERCIAL DEVELOPMENT LAND FOR SALE | PRO PEAT DRIVE | SUGAR CITY, ID 83448



## CONTACT



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## HIGHLIGHTS



25+ acre, prime commercial development opportunity on Highway 20.

Exceptional exposure with approximately 0.62 miles of highway frontage!

Visible to over 15,000 vehicles per day.

Regional Commercial zoning allows for a mixture of land uses, including commercial, residential, recreational, and/or business park.

## DETAILS



PROPERTY TYPE:	Commercial Land
LOT SIZE:	25.8 Acres
SALE PRICE:	\$2,027,000
ZONING:	Regional Commercial
UTILITIES:	At Site

UPDATED: NOVEMBER 12, 2024

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TBD Pro Peat Dr.  
RPS6N40E042409  
25.8 Acres

**C4**

**SUGAR CITY, C4 REGIONAL COMMERCIAL ZONE**

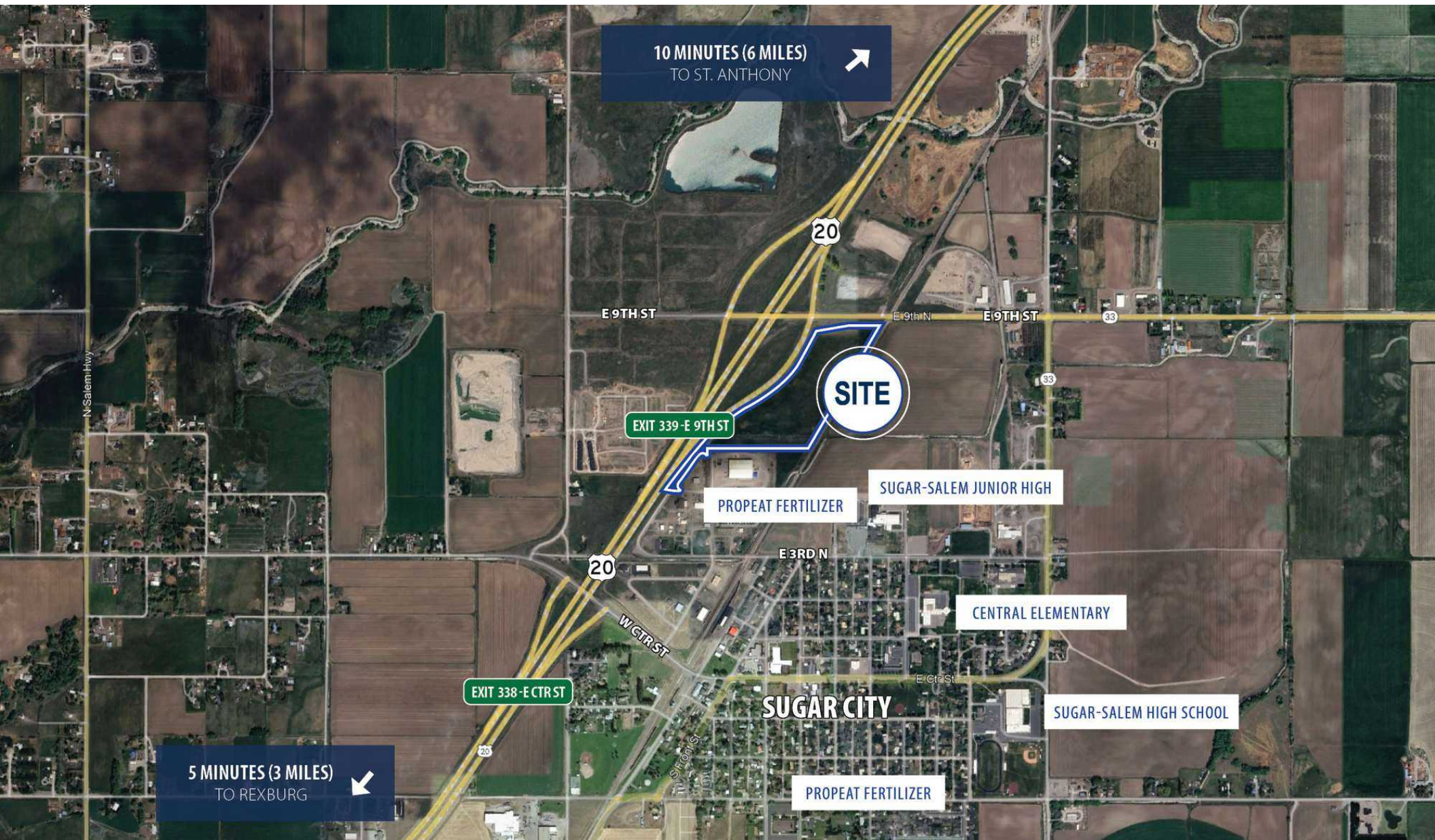
Provides for a Regional Commercial Zone that includes a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. A Regional Commercial Zone shall largely include facilities and venues that have a destination orientation and encourage use by tourists and visitors from outside the City. Uses should focus on services for tourists, visitors, and the local community. A unifying design and operating theme should unite the varied and mixed uses. Developments should promote creative property configuration with usable public and private recreation areas, parks, pedestrian areas, and open space. Developments within the Regional Commercial Zones shall comply with the development standards in Section 9-3-8.2

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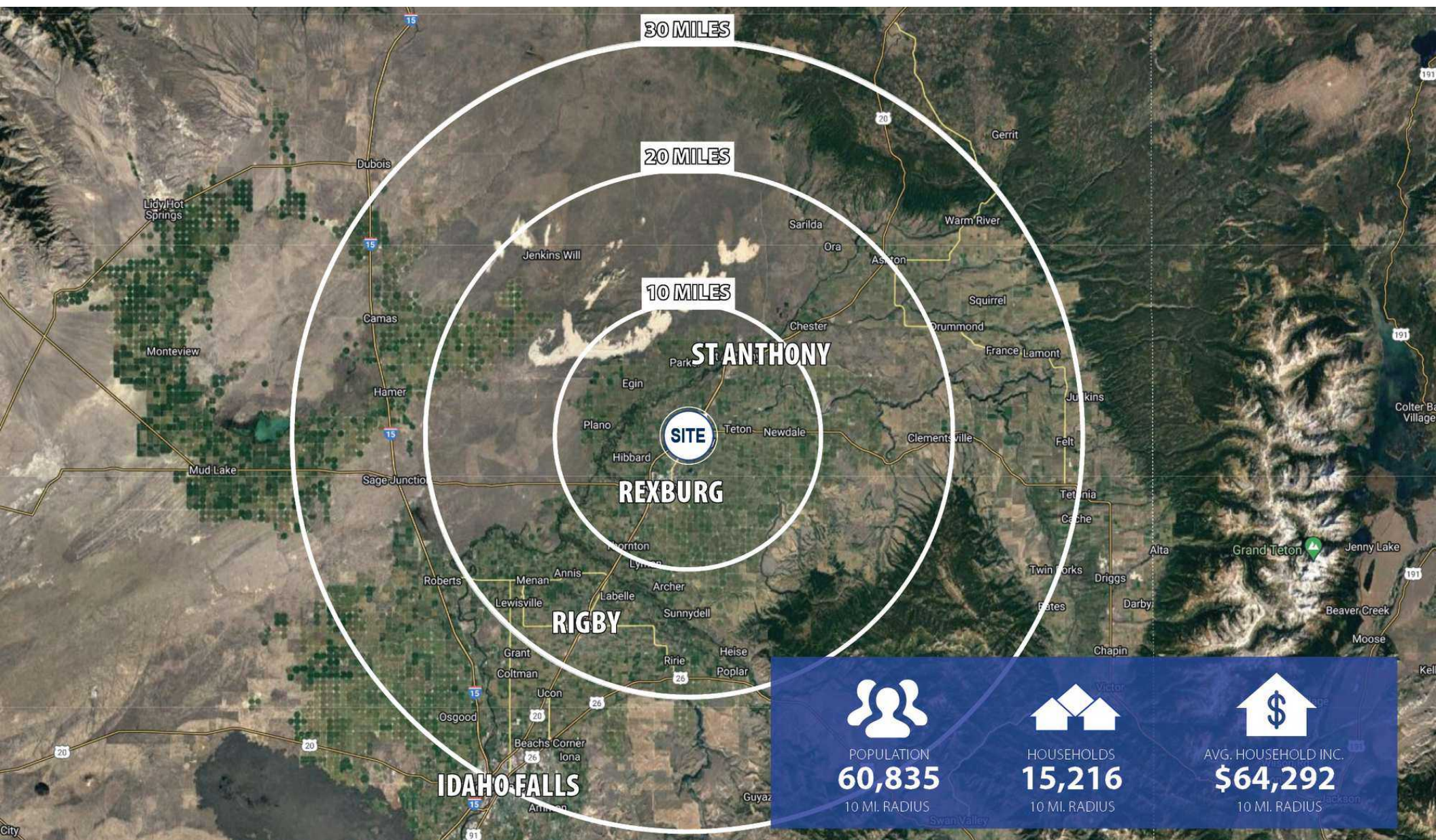


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