

SALE

Master Planned Subdivision Idaho Falls

6001 N 5TH E

Idaho Falls, ID 83401

PRESENTED BY:

OMAR SADAOU, CCIM
Advisor

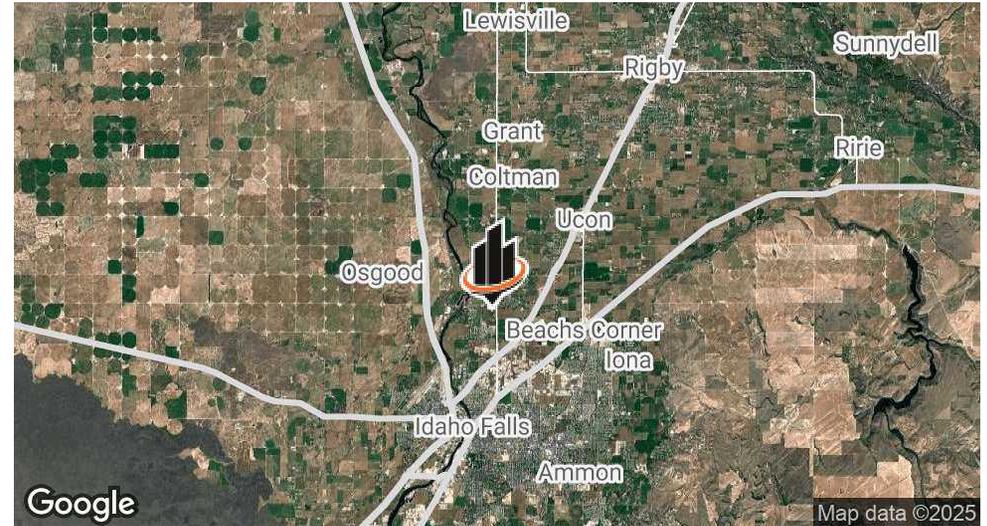
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,495,000
LOT SIZE:	19.5 Acres
PRICE / DOOR:	\$24,696
YEAR BUILT:	1996
ZONING:	R3
MARKET:	Idaho Falls
APN:	RPO3N38E311943

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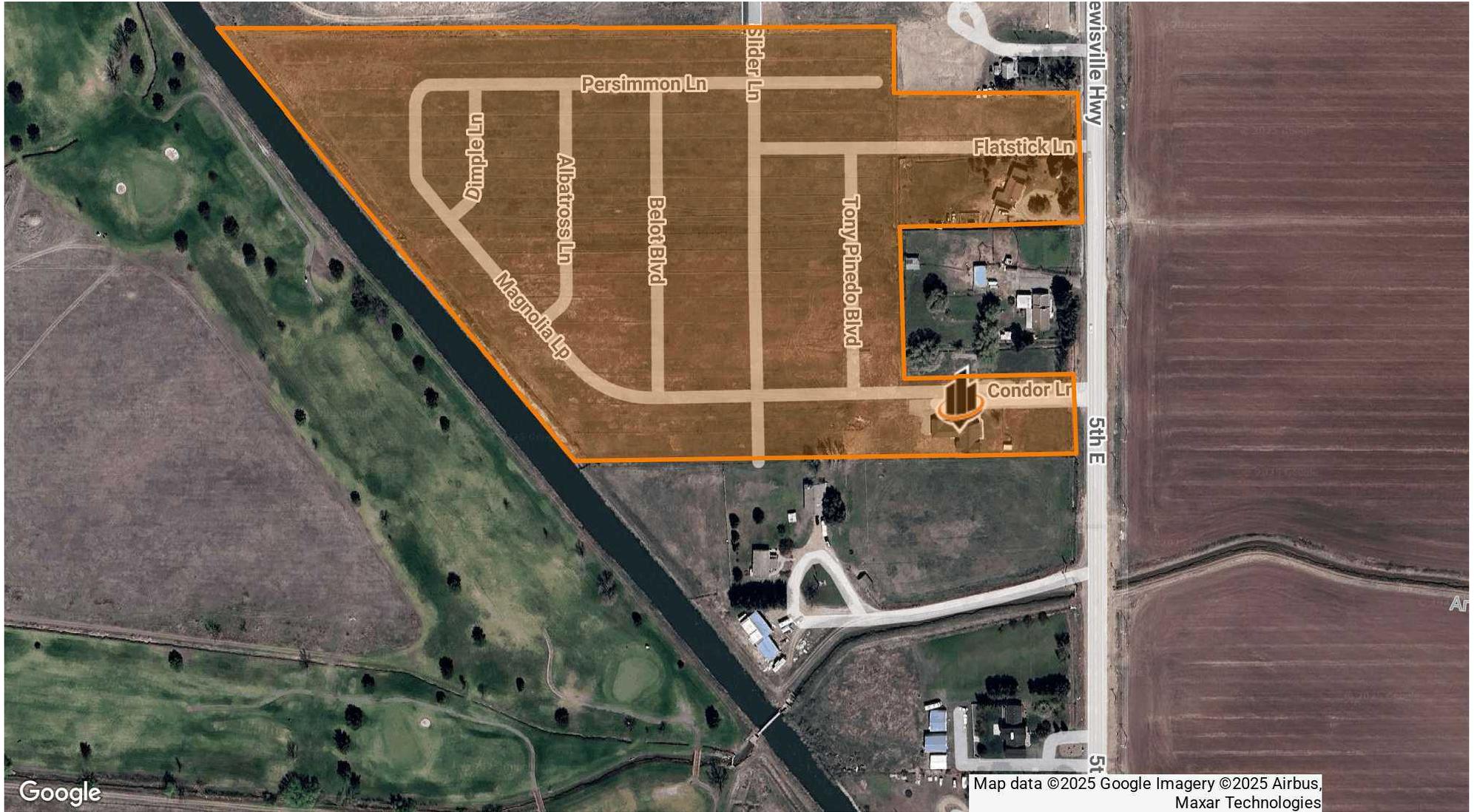
PROPERTY OVERVIEW

Fully entitled development site presenting a rare opportunity to capitalize on Idaho Falls' surging demand for quality housing. With approvals in place for 263 townhomes and duplexes and construction drawings already more than halfway complete, the project is primed for a streamlined path to groundbreaking. Located just minutes from downtown and major employment centers, this site offers investors a scalable, strategically positioned asset in one of the nation's fastest-growing housing markets.

PROPERTY HIGHLIGHTS

- Development-ready property with full entitlements secured for 263 townhome and duplex units.
- Ideally situated close to major job hubs and everyday conveniences.
- Located near abundant outdoor and recreational opportunities.
- A limited housing supply continues to push high demand across the local market.
- Steady population increases and a resilient economy contribute to investor optimism.

LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

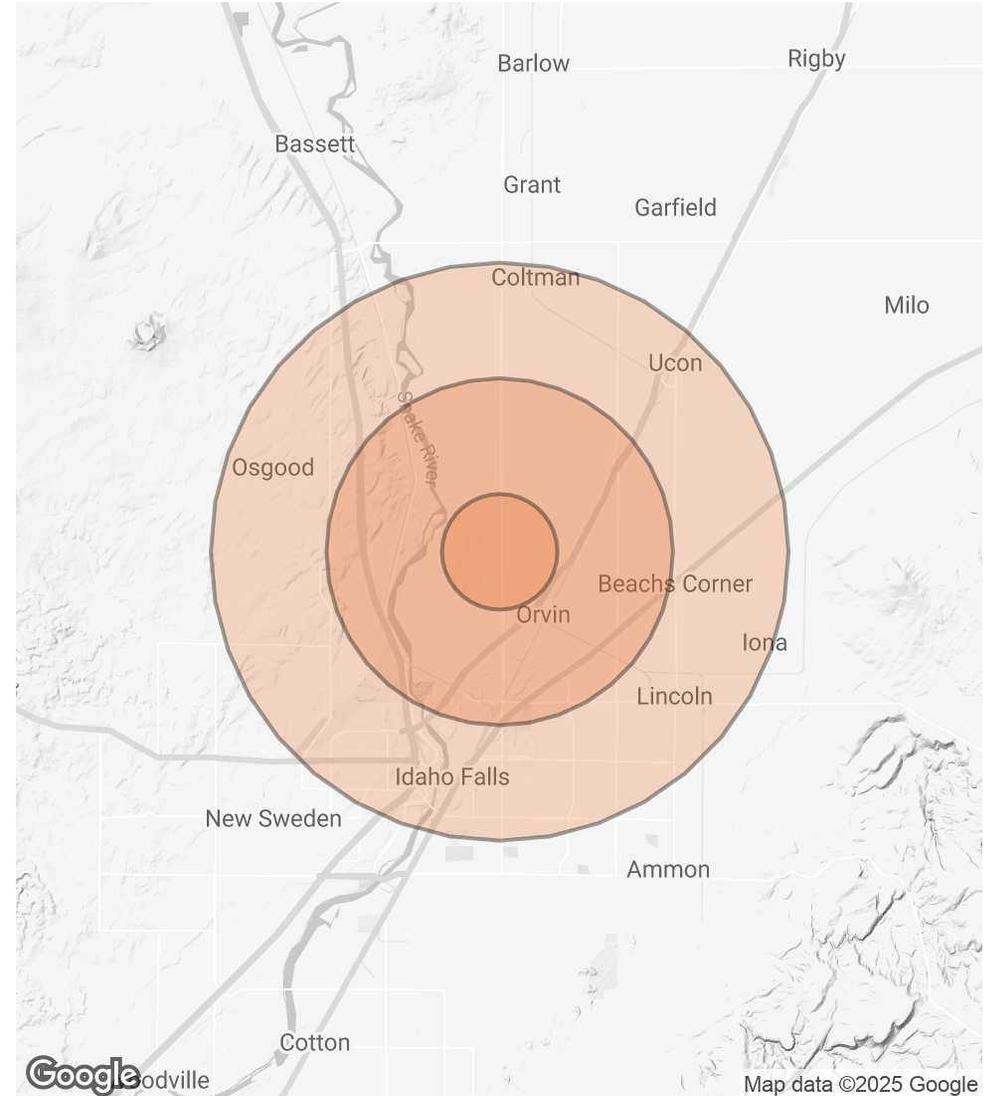
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,052	9,893	83,246
AVERAGE AGE	40	36	35
AVERAGE AGE (MALE)	40	36	34
AVERAGE AGE (FEMALE)	40	37	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	682	3,396	29,297
# OF PERSONS PER HH	3	2.9	2.8
AVERAGE HH INCOME	\$161,647	\$113,409	\$95,214
AVERAGE HOUSE VALUE	\$588,096	\$428,763	\$354,807

Demographics data derived from AlphaMap



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