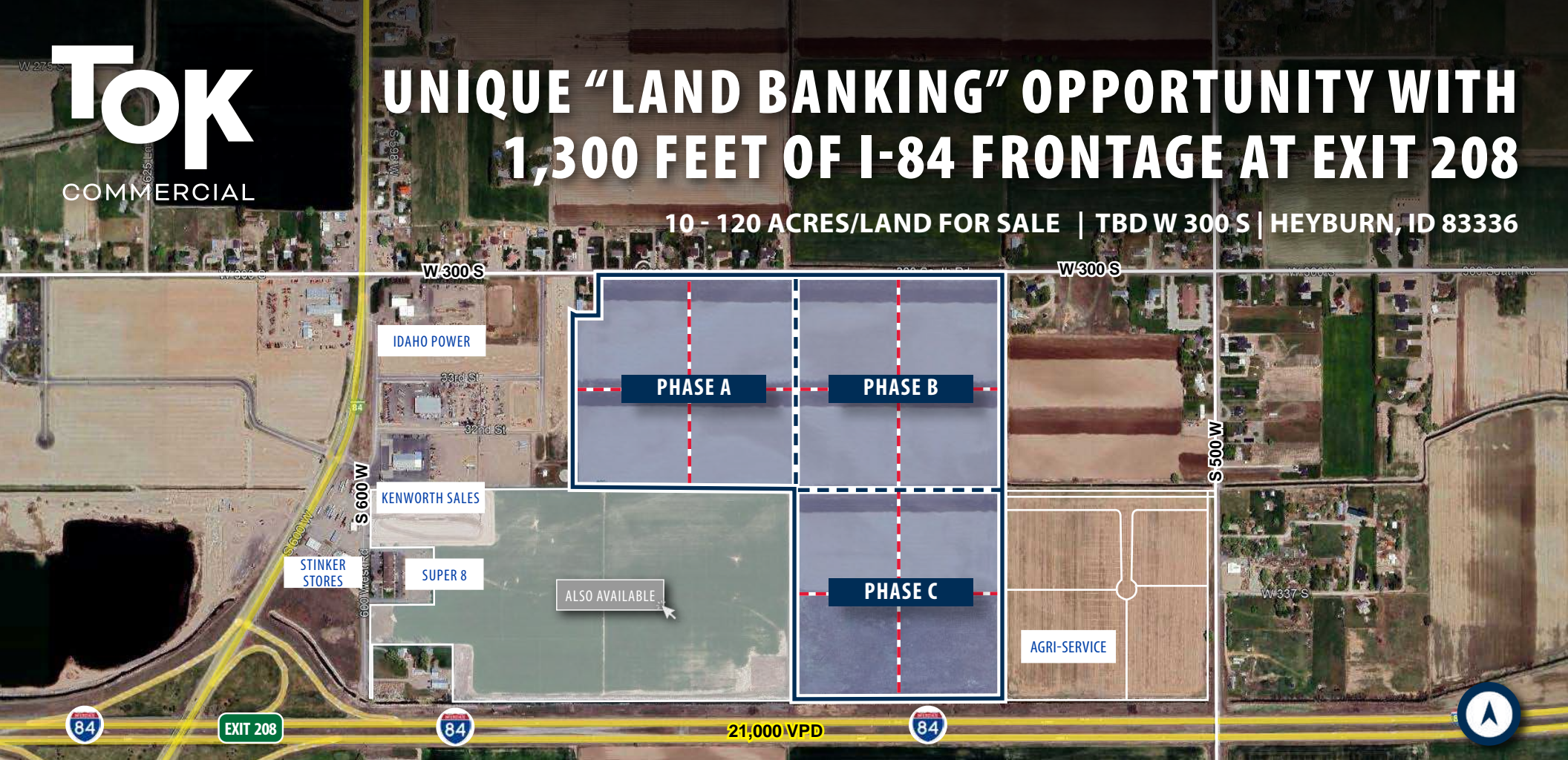


UNIQUE "LAND BANKING" OPPORTUNITY WITH 1,300 FEET OF I-84 FRONTAGE AT EXIT 208

10 - 120 ACRES/LAND FOR SALE | TBD W 300 S | HEYBURN, ID 83336



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HIGHLIGHTS

Three (3), forty (40) acre phases which can be subdivided down to 10 acre lots.

Located at Exit 208, fully rebuilt interchange expected to be completed in early 2026, with 21,000 vehicles a day.

Located in a URA zone allowing for all commercial infrastructure reimbursement.

General Commercial zoning allowing for a variety of uses.

Center point between Salt Lake City and Boise.

DETAILS

PROPERTY TYPE:	Commercial Land
LOT SIZE:	±119 Acres (May Be Subdivided to 10 Acres, Contact Agent For Pricing)
SALE PRICE:	\$4,400,000
PARCEL NO:	RPH00000090600
ZONING:	CG Commercial General
UTILITIES:	All to Site

UPDATED: 12.12.2025

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

C-G

CITY OF HEYBURN, COMMERCIAL GENERAL ZONE

The purpose of this zone or district to provide for and encourage the grouping together of business, retail, public, quasi-public, and other related uses with minimal light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land around them that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. The light industrial uses permitted in this zone are manufacturing and wholesale business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare operated entirely within enclosed structures which generate little industrial traffic. This zone or district is further designed to accent a transitional use between industrial uses and other less intense business and residential uses.

For additional zoning information, click the links below.

[ZONING MAP](#)

[LAND USE TABLE](#)

TBD W 300 S
RPH00000090600
±119 Acres

PHASE A

PHASE B

PHASE C



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TOK

COMMERCIAL

1 MINUTE / 0.8 MILES
TO INTERSTATE 84
ACCESS!

SITE

PHASE A

PHASE B

PHASE C

AGRI-SERVICE

ALSO AVAILABLE

DIRECT CONNECTION WEST TO

TWIN FALLS, JEROME,
BOISE AND MORE

DIRECT CONNECTION SOUTH TO

BURLEY CORE, MAJOR RETAILERS,
SERVICES, AND EMPLOYERS

DIRECT CONNECTION EAST TO

IDAHO FALLS, SALT LAKE CITY
AND MORE



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