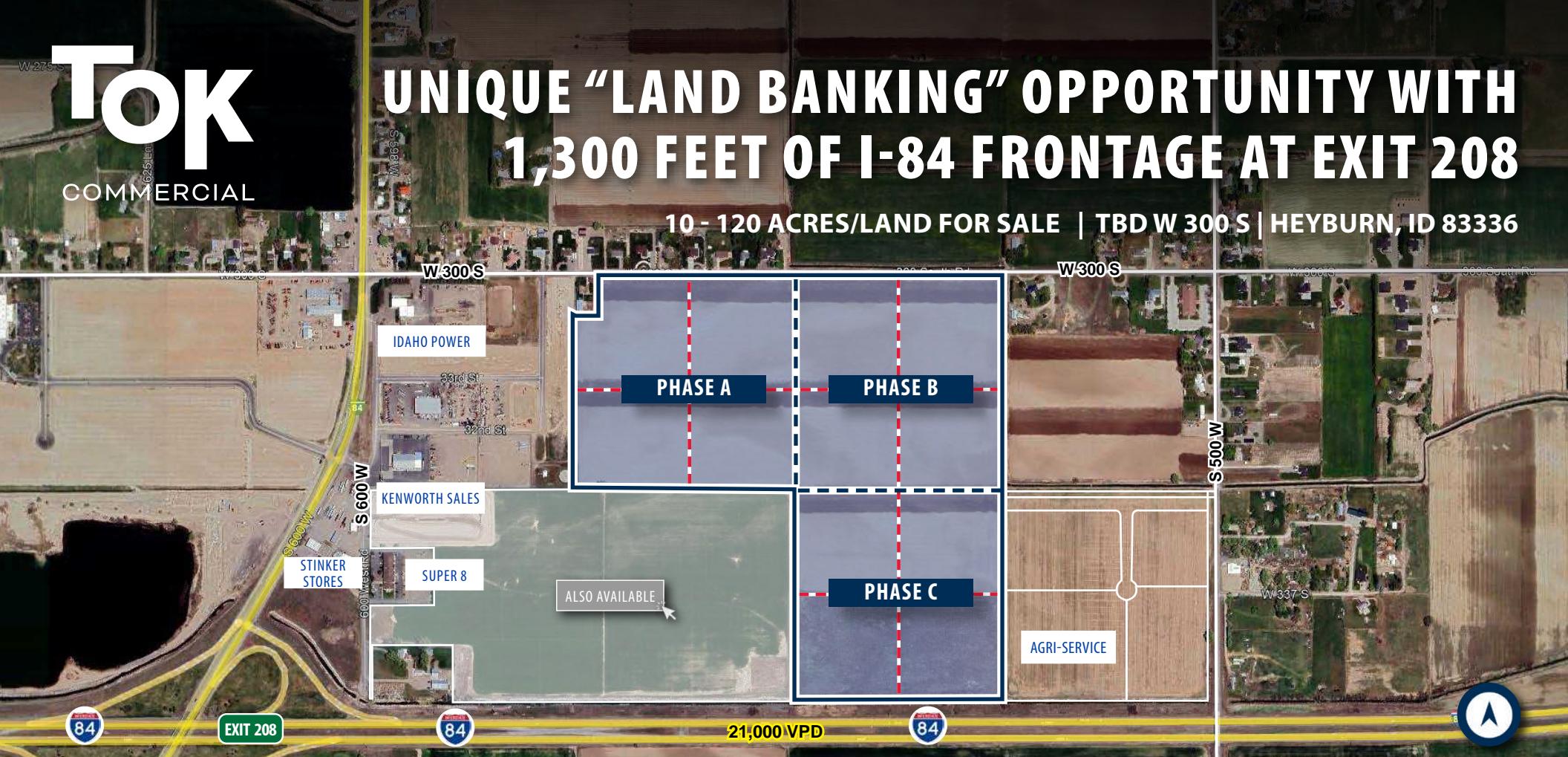


# UNIQUE "LAND BANKING" OPPORTUNITY WITH 1,300 FEET OF I-84 FRONTRAGE AT EXIT 208

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



## CONTACT

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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

W 300 S

W 300 S

300 South Rd

TBD W 300 S  
RPH00000090600  
±119 Acres

33rd St.

32nd St

84

C-G

**PHASE A**

**PHASE B**

**PHASE C**

#### 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](#)



UPDATED: 12.12.2025

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COMMERCIAL

1 MINUTE / 0.8 MILES  
TO INTERSTATE 84  
ACCESS!

SITE

← DIRECT CONNECTION WEST TO  
TWIN FALLS, JEROME,  
BOISE AND MORE

84

84

EXIT 208

21,000 VPD

AGRI-SERVICE

84



↓ DIRECT CONNECTION SOUTH TO  
BURLEY CORE, MAJOR RETAILERS,  
SERVICES, AND EMPLOYERS

400 South Rd

400 South Rd

400 South Rd

W 5TH N

21st St

W 5TH N



OVERLAND AVE

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