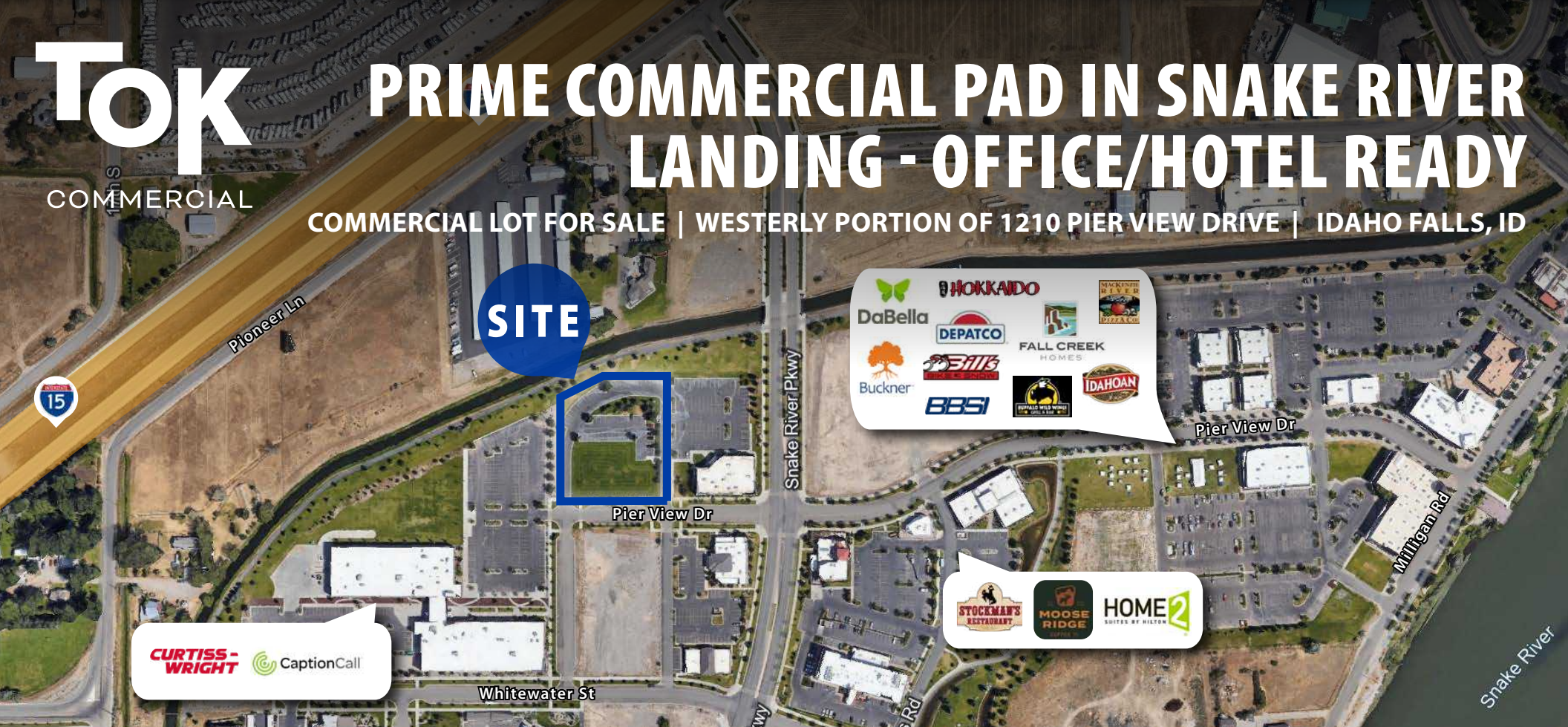


TOK

COMMERCIAL

PRIME COMMERCIAL PAD IN SNAKE RIVER LANDING - OFFICE/HOTEL READY

COMMERCIAL LOT FOR SALE | WESTERLY PORTION OF 1210 PIER VIEW DRIVE | IDAHO FALLS, ID



CONTACT



LENNY NELSON
 208.947.0806
 lenny@tokcommercial.com

PETER OLIVER
 SIOR, CCIM
 208.947.0816
 peter@tokcommercial.com

HIGHLIGHTS



Unique opportunity to purchase a fully improved pad with parking and landscaping in place.

Prime commercial pad between I 15 / Veteran's Memorial Highway and US 26 / Yellowstone Highway within Snake River Landing.

Strong connectivity to major transportation routes and local draws including the Snake River, Greenbelt, and scenic walking and biking trails.

Surrounded by a mix of Class A office, restaurant, retail, and residential uses in a growing mixed use district.

Concentrated trade area with approximately 88,700 residents within 5 miles and continued population growth in Idaho Falls.

Ideal for office, restaurant, medical, or service users seeking a high quality environment and strong area demographics.

DETAILS



PROPERTY TYPE: Commercial Lot

LOT SIZE: 1.76 AC (Approximation)*

PRICE REDUCED!

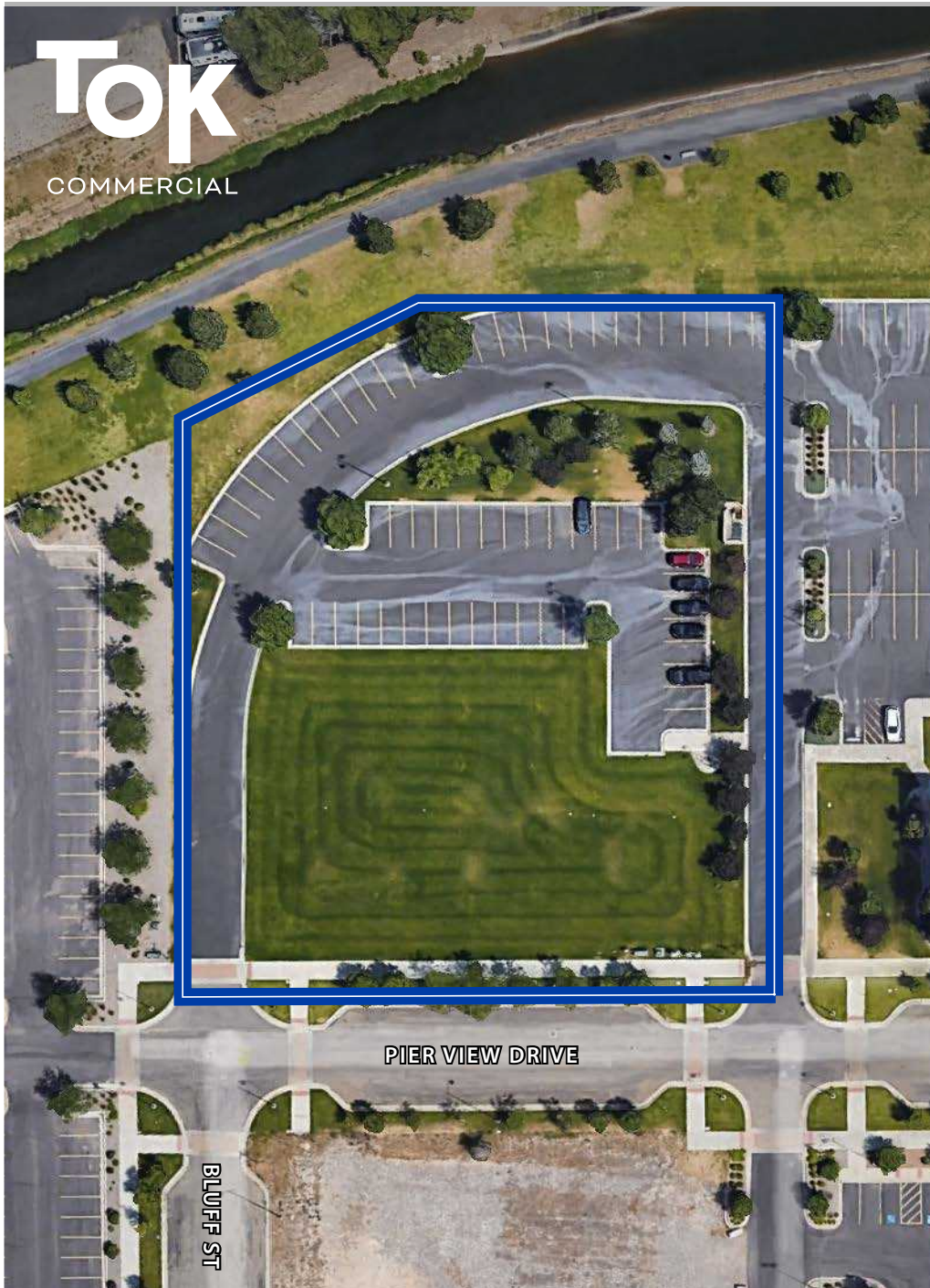
SALE PRICE: \$1,250,000 **\$1,225,000**

ZONING: CC, Central Commercial

UPDATED: 3.16.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
 This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



PROPERTY ZONING

CC, CENTRAL COMMERCIAL ZONE

This zone provides a mixed use zone which includes a variety of housing types and a variety of commercial uses.

For this reason, the Zone is primarily located in the central part of the City where development has already occurred and the street and land use patterns are more densely developed. The CC Central Commercial Zone is characterized by lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Shops, stores, offices and other buildings are also characteristic of this Zone. Uses which tend to create business "dead spots," cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose, are excluded from this Zone.



CLICK FOR MORE INFORMATION 



POPULATION
87,008
5 MI. RADIUS



HISTORIC ANN. GROWTH
1.6%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$99,620
5 MI. RADIUS

IDAHO FALLS REGIONAL AIRPORT ✈️

SKYLINE HIGH SCHOOL

CAMPING WORLD

SITE

Walmart

BROADWAY ST

DOWNTOWN IDAHO FALLS

PANCHERI DR

27,024 VPD

MOUNTAIN AMERICA CENTER

SNAKE RIVER PKWY

SNAKE RIVER LANDING

SNAKE RIVER

THE FALLS APARTMENTS | 324 UNITS

THE WATERFRONT

EVENT CTR DR