

SPACE FOR LEASE/BUILD-TO-SUIT

East Market Village

South 45th East & 17th | Ammon, ID

Colliers

Don Zebe
+1 208 403 1973
don.zebe@colliers.com

Mike Zebe
+1 208 705 6453
mike.zebe@colliers.com

Jared Zebe
+1 208 709 7311
jared.zebe@colliers.com

EAST MARKET VILLAGE

Property Information

PROPERTY DETAILS

Location	East side of Crowley Rd, (45 E) & 17th Street.
Parcel #	RPB00000246006
Rates	*Contact agent*

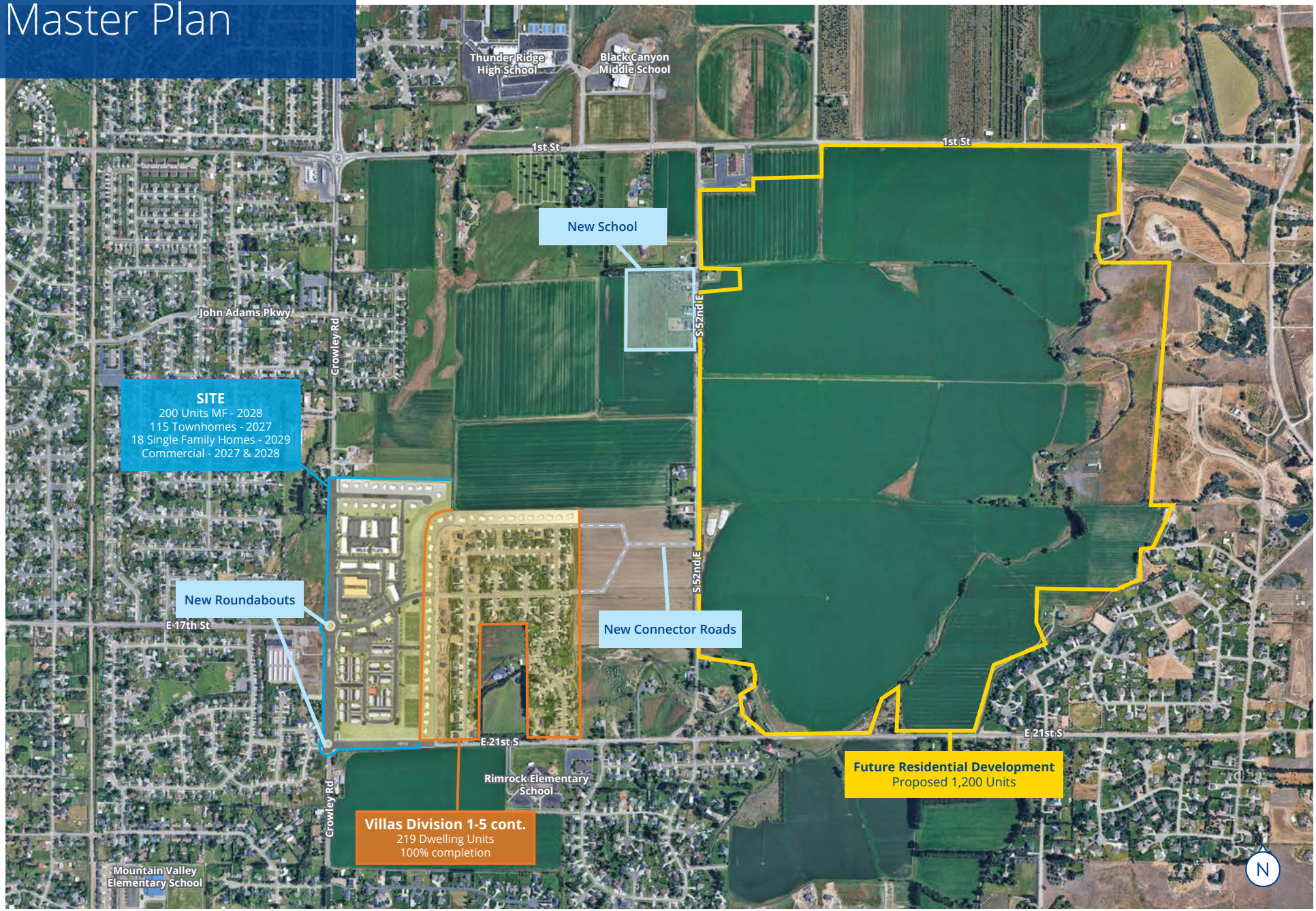
HIGHLIGHTS

- **AVAILABILITY:**
  - Pad Site Build-to-Suit
  - Drive-Thru Pad Site Available
  - In-line Space Available - 1200SF Minimum
- Over 3700 New Residential Dwellings in immediate area
- Planned New School
- Close to Thunder Ridge School
- Easy access to Highway 26
- Crowley Road Five Lanes
- Available Spring/Summer 2027



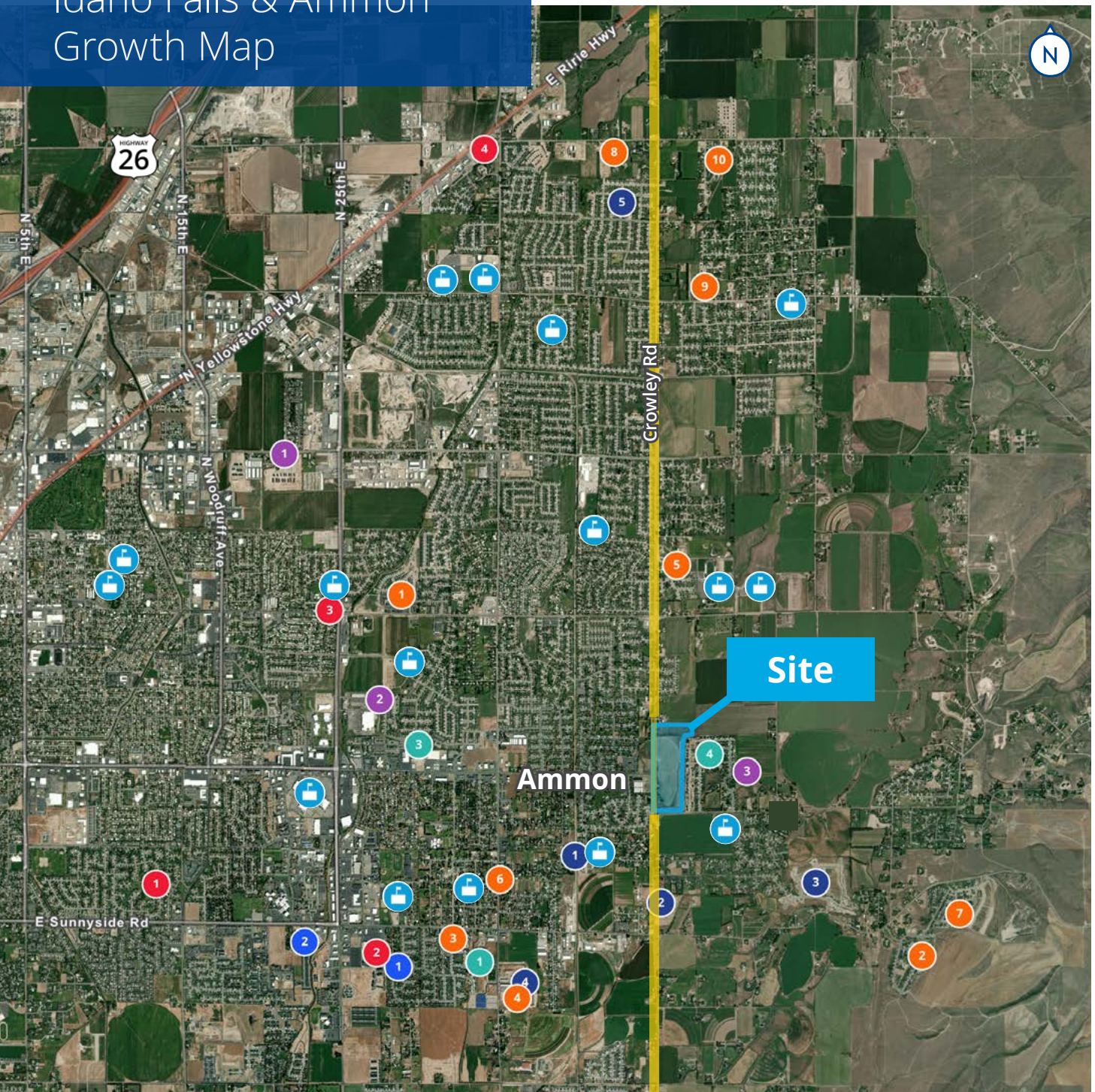
EAST MARKET VILLAGE

Master Plan



EAST MARKET VILLAGE

Idaho Falls & Ammon Growth Map



Schools

Single Family | Under Development

	Subdivision Name	Units/Lots
1	1st Street Community	425
2	Founder's Pointe	119
3	Hazen's Dream	2
4	Hillcrest Ranch Phase 2	80
5	Ridgeview Division	25
6	Shangrila Homes	4
7	Hawk's Landing	64
8	Badger Creek	57
9	Elim Estates	18
10	Sunrise Acres	32

Single Family | Newly Completed

	Subdivision Name	Units/Lots
1	Hidden Valley	49
2	Brogan Creek	96
3	Rocking R Ranch	53
4	Hillcrest Ranch Phase 1	17
5	Hatch Hollow	44

Single Family | Planned

	Subdivision Name	Units/Lots
1	Lincoln Parkway	19
2	Curlew Bend	63
3	Future Development	1,200

Multi-Family | Under Development

	Subdivision Name	Units/Lots
1	Hidden Bridge	27
2	Sage Point Village	2
3	Virlow Village	18
4	Beaches Corner	116

Multi-Family | Newly Completed

	Subdivision Name	Units/Lots
1	Manchester United Homes	96
2	Trailwood Village Townhomes	1
3	Village Green	18
4	The Villas	219

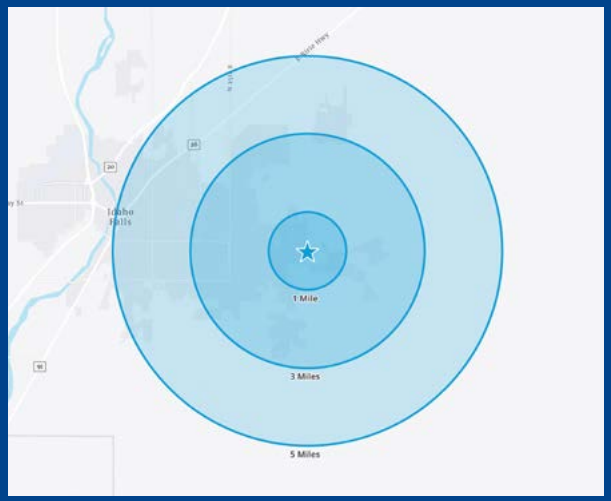
Multi-Family | Planned

	Subdivision Name	Units/Lots
1	Wasatch Apple	28
2	Good Harbor Subdivision	3

EAST MARKET VILLAGE

Property Location

Google Map Street View



Demos	1 Mile	3 Miles	5 Miles
Population	11,978	60,347	98,054
Households	4,520	22,601	34,019
Avg. Income	$116,780	$104,571	$104,972

Colliers

2043 E Center Street
Pocatello, Idaho 83201
+1 208 951 2100
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.

