

REXBURG DEVELOPMENT LAND

FOR SALE



SITE

PROPERTY DETAILS

TBD University Boulevard, Rexburg, ID 83440

- 37.5 acres with water and sewer on University Blvd
- Currently zoned commercial business center, potential to be zoned multi family
- Flexible parceling available — minimum 9-acre divisions
- Ideal for developers- In the path of growth and expansion for city utilities and services
- Next to Madison High School in Rexburg
- Immediate access to Hwy 20 and only minutes from BYU-I and downtown Rexburg
- Sales Price: Contact Agent

SURROUNDING TENANTS



2025 DEMOS

EST. POPULATION



1 MILE » **1,874**
3 MILE » **41,089**
5 MILE » **49,887**

EST. HOUSEHOLDS



1 MILE » **574**
3 MILE » **9,022**
5 MILE » **11,601**

EST. AVERAGE HH INCOME



1 MILE » **\$124,879**
3 MILE » **\$93,904**
5 MILE » **\$95,379**



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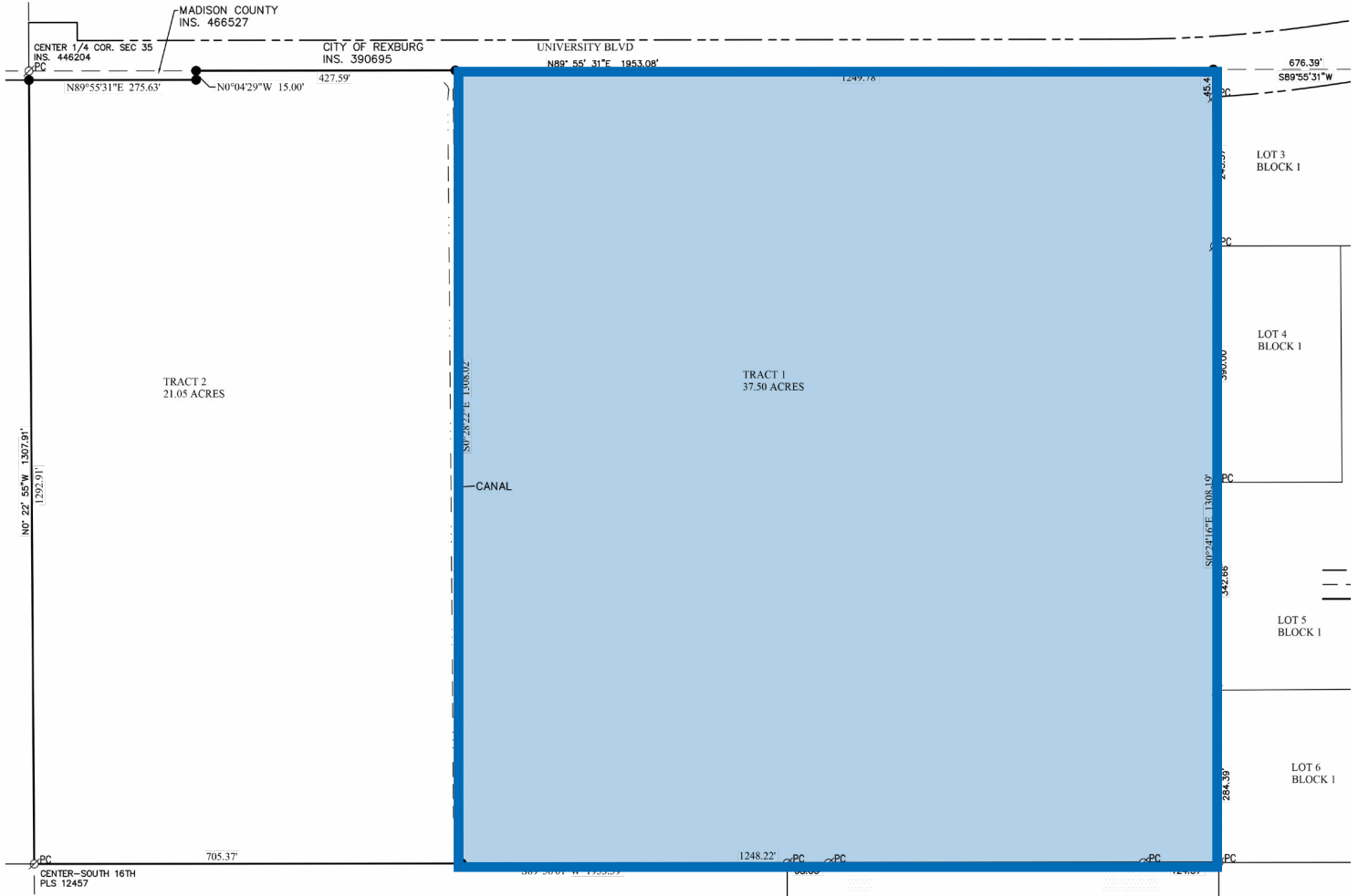
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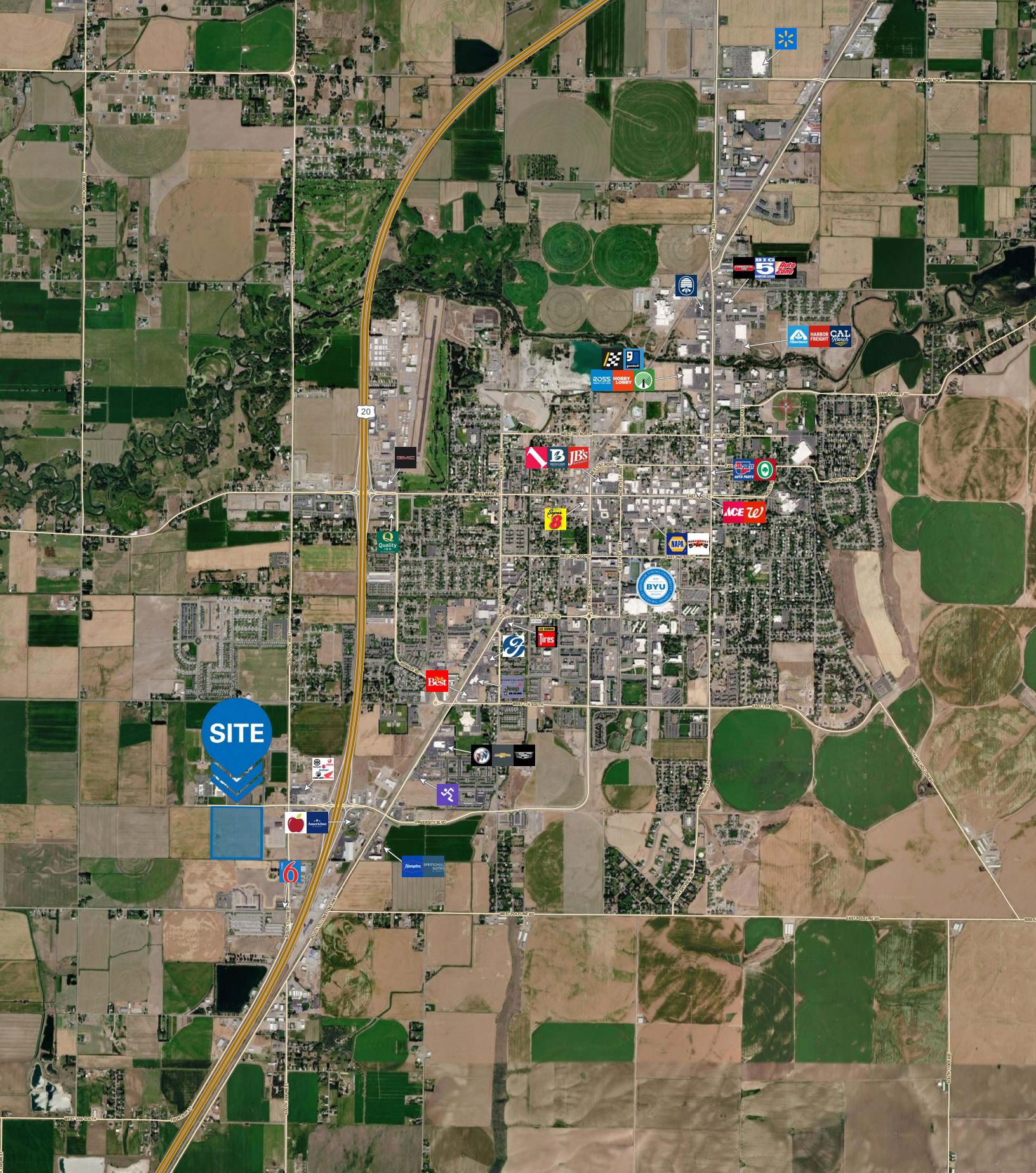
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SITE PLAN



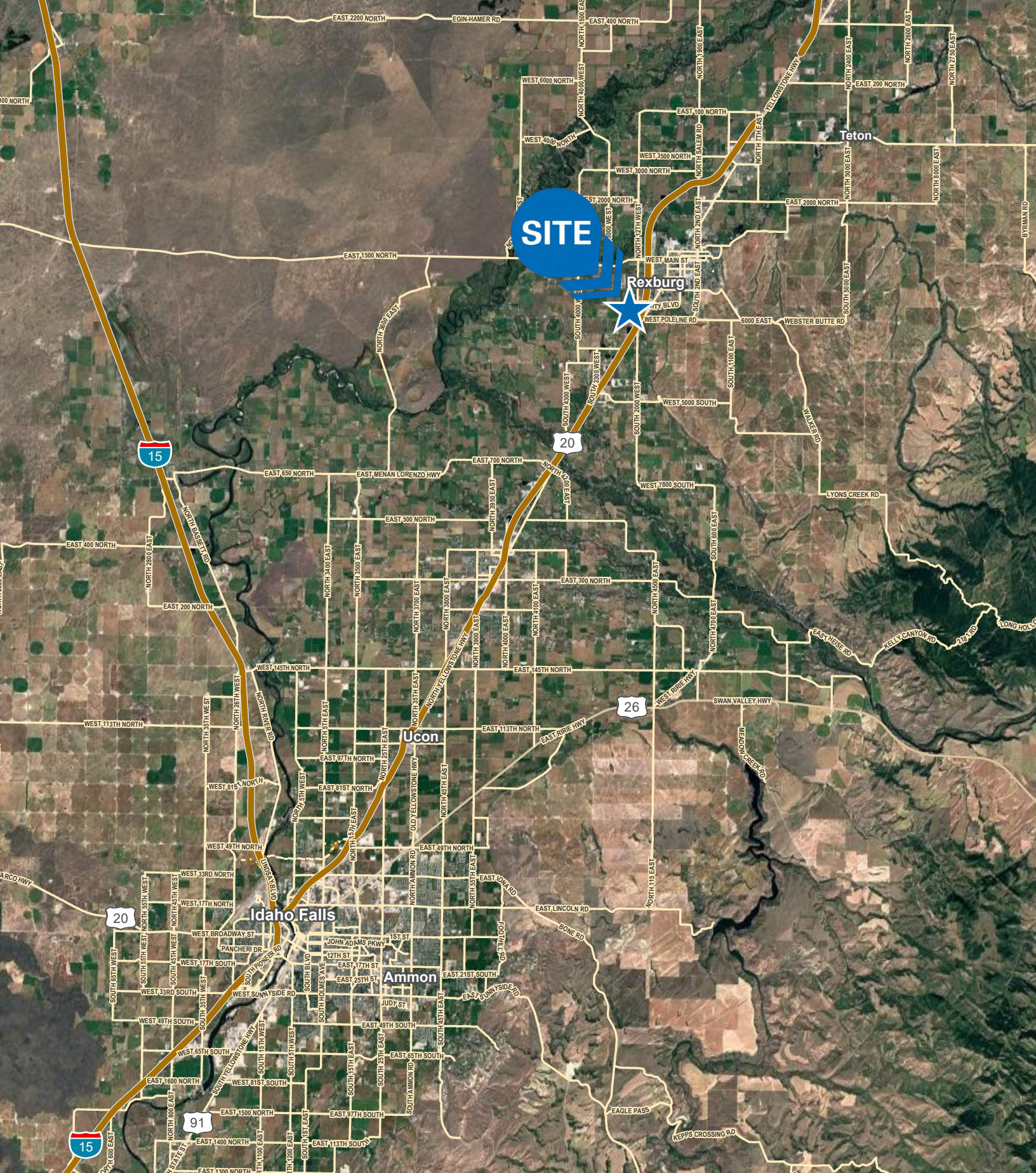
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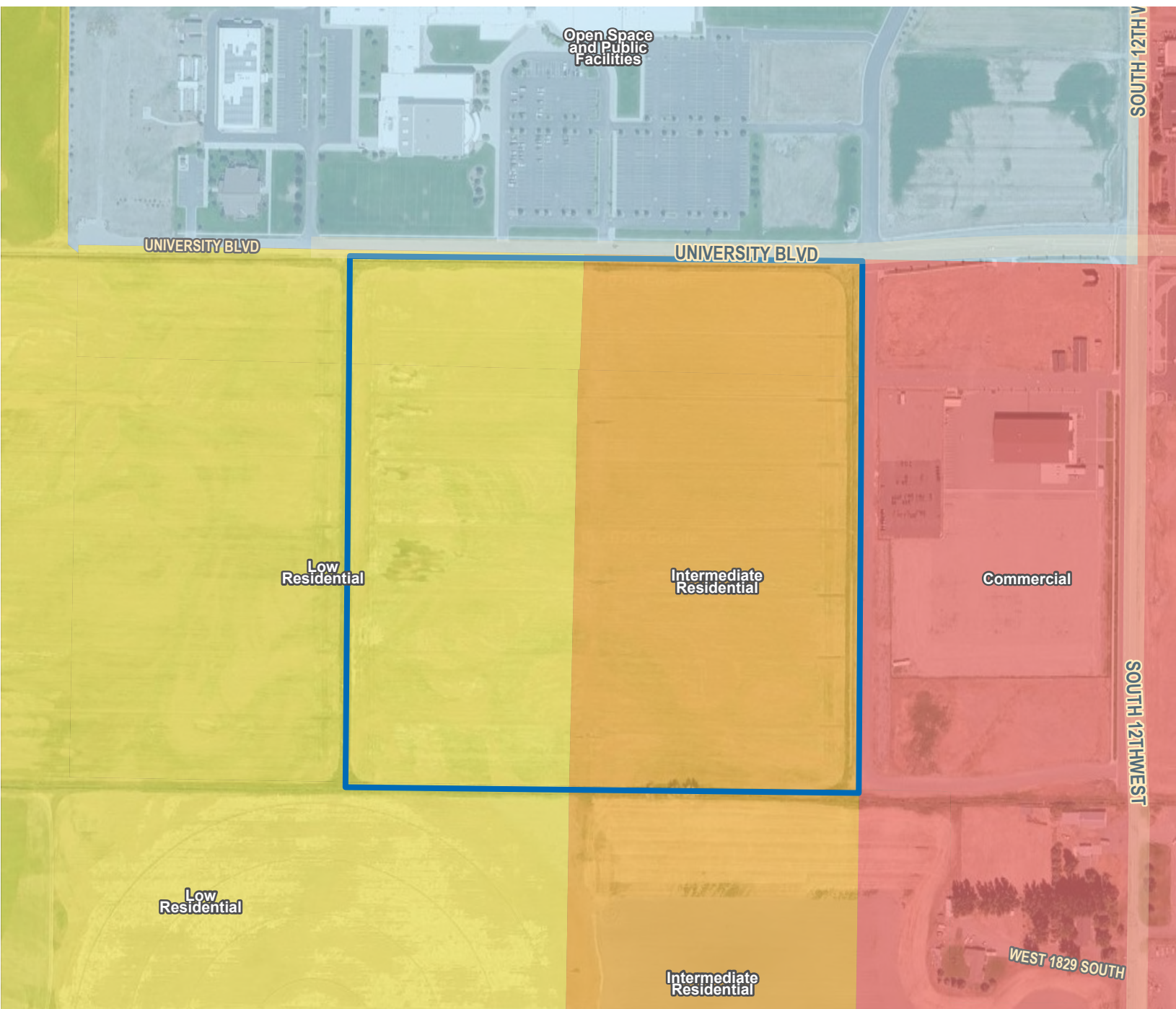
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COMPREHENSIVE PLAN ZONING MAP

INTERMEDIATE RESIDENTIAL (IR)

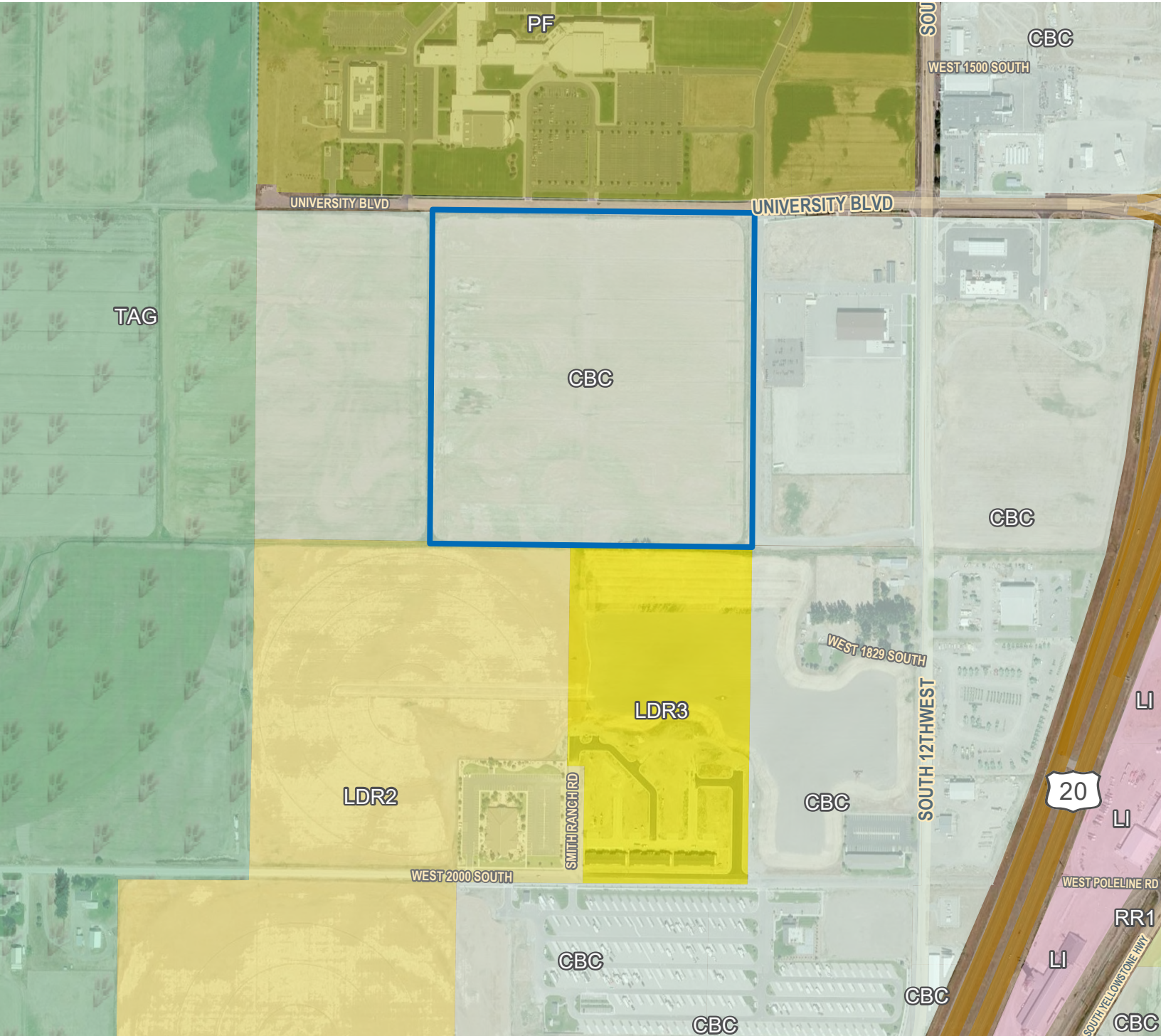
The Intermediate Residential areas are intended to develop as complete neighborhoods, with small-scale services and public amenities within walking distance. IR areas are characterized by a wider mix of housing typologies incorporated detached and single-unit homes, townhomes, duplexes, fourplexes, and courtyard apartments. Secondary uses may include businesses, daycares and other small-scale services compatible with the character of the area.



CURRENT ZONING MAP

COMMUNITY BUSINESS CENTER (CBC)

A property zoned as "Community Business Center (CBC)" is intended for commercial uses, including business and professional offices, medical facilities, governmental and cultural facilities, and other semi-commercial activities



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REXBURG, ID

A college town close to Yellowstone National Park, Rexburg is a beautiful city located in eastern Idaho. Rexburg is home to Brigham Young University–Idaho, which has approximately 45,000 students. The city was founded in 1883 by Thomas Ricks, a prominent Mormon pioneer, who also participated in the founding of the academy that would eventually evolve into BYU–Idaho. Rexburg is frequently ranked as a top college town for being safe, affordable and heavily influenced by the university's student population and religious culture.

The city has experienced massive growth over the past few decades, doubling its permanent population over the past 20 years. Besides being home to a major university, the city is a gateway to numerous recreational opportunities with Yellowstone and Teton National Parks within a short drive and many other attractions in the surrounding area. From low property taxes to a highly educated workforce, low cost of living, and amazing surroundings, Rexburg is an ideal city to build, grow or expand a business.



42,429

Population



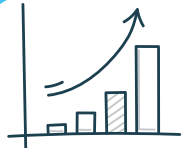
\$51,838

Median Household
Income



\$91,783

Average Household
Income



1.4%

Historical Annual
Growth Rate



859

Total Businesses



8,451

Total Employees



\$3,573

Monthly HH Consumer
Retail Expenditures