

FOR SALE



PROPERTY DETAILS

6408 S. 5th W., Idaho Falls, ID 83402

- Approximately 5.5 Acres of Development Potential – Two parcels offering a substantial land opportunity for future development
- Limited Commercial (LC) Zoning – Currently zoned LC, offering flexibility for a variety of commercial development opportunities, with potential for future redevelopment of the existing residential structure
- Utilities Available – Water, sewer, and power are available to the site or located at the street, providing convenient access for future development
- Rare Land Opportunity – Large acreage with significant potential for redevelopment and long-term investment.
- Sales price: \$1,350,000

2026 DEMOS



EST. POPULATION

1 MILE » 2,720
3 MILE » 20,632
5 MILE » 81,762



EST. HOUSEHOLDS

1 MILE » 885
3 MILE » 7,349
5 MILE » 31,191



EST. AVERAGE HH INCOME

1 MILE » \$204,411
3 MILE » \$152,169
5 MILE » \$110,208

NEWMARK**MOUNTAIN WEST**

DUSTIN MORTIMER

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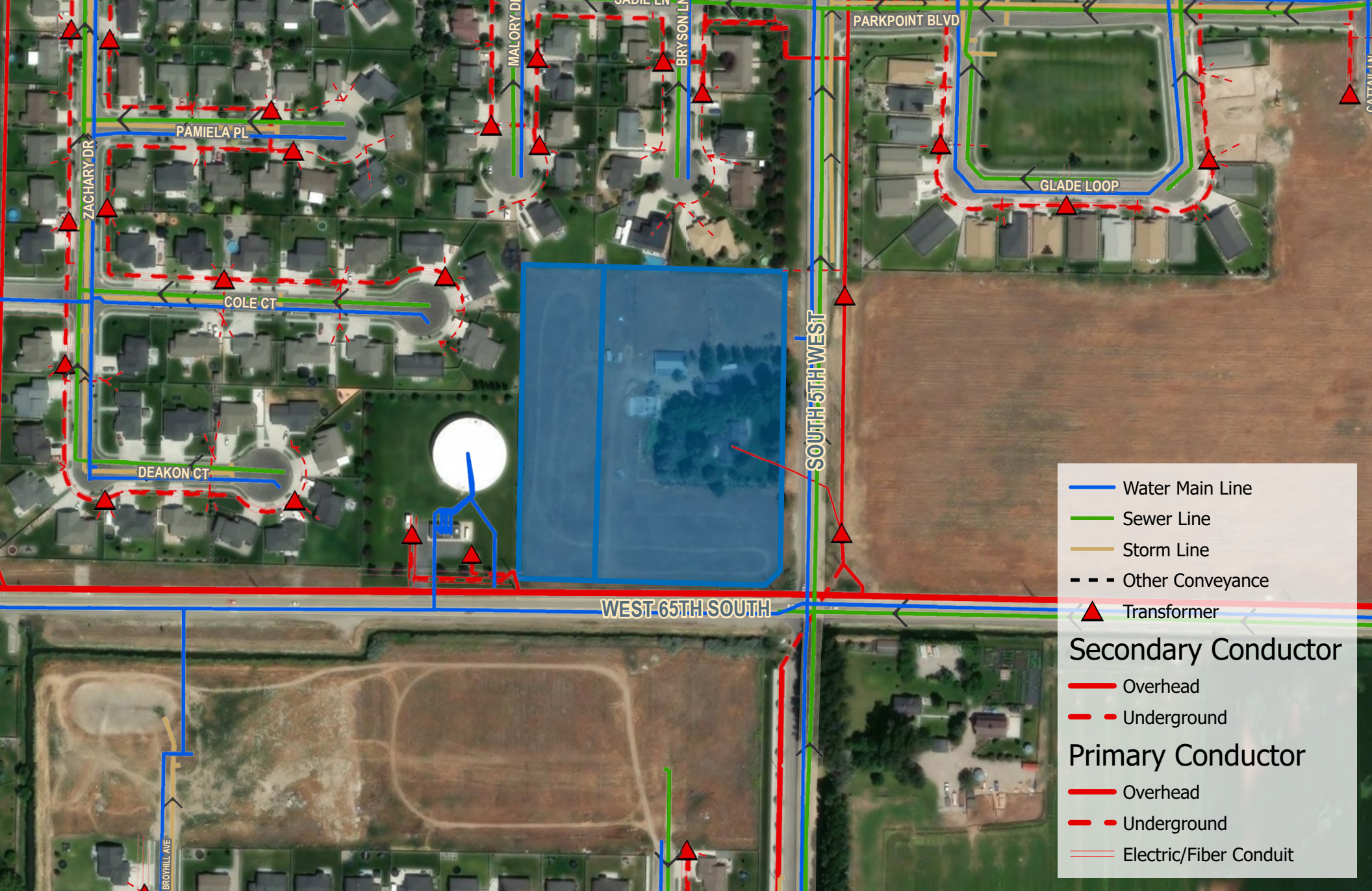
SOUTH 5TH WEST

WEST 65TH SOUTH



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Water Main Line

Sewer Line

Storm Line

Other Conveyance

Transformer

Secondary Conductor

Overhead

Underground

Primary Conductor

Overhead

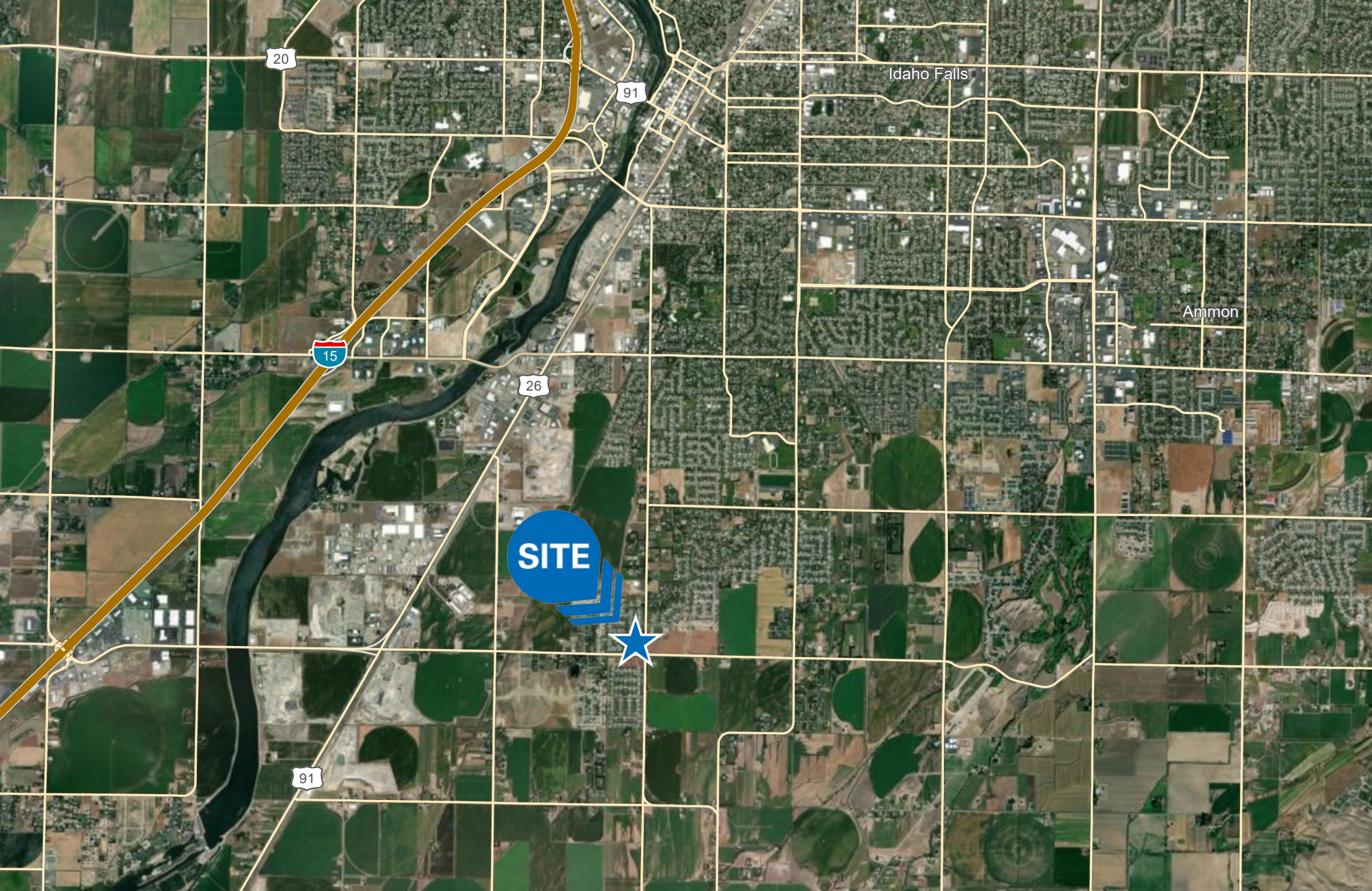
Underground

Electric/Fiber Conduit



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