



COMMERCIAL LAND READY FOR DEVELOPMENT

3200 -3400 S. 5th Avenue
Pocatello, ID 83204



PROPERTY HIGHLIGHTS

- Commercial general zoning
- Near I-15 ingress/egress
- Excellent interstate visibility
- All utilities near and ready
- 3 phase power at property
- Phone poles can be removed for a nominal investment
- South 5th - 5 Lane Highway
- 300'+ Property Frontage per Lot
- Newly energized area with existing businesses as well as future development plans in progress
- Freeway signage accessibility
- Clean environmental study
- Beautiful location with views of mountains and cliffs
- Easy to excavate
- Easements in place for future site functionality and versatility
- Recently surveyed and subdivided

LOCATION OVERVIEW

- Pocatello is known as the "Gate City" because it's on the way to major destinations in the west, including Yellowstone National Park
- Home to Idaho State University, which offers more than 250 programs of study
- Plenty of recreation opportunities nearby, including aquatic center, multiple golf courses, nordic center, hiking and biking trails, Portneuf Health Trust Amphitheatre and an extensive green way
- Ranked by Forbes.com as a Best Small Place for Business seven years in a row
- Rated by the Milken Institute as third in growth rate of high-tech manufacturing companies
- Listed in Financial Times' fDi Magazine among the Top 10 Micro Cities of the Future and ranked it second in Best Economic Potential





PRIME TIME AUCTIONS
 • BID ONLINE & LIVE •

Wolverine
 ROCKS & RUBBER
 IDAHO FALLS & POCATELLO
 LANDSCAPE SUPPLY

PRE FEED & RENTALS

0.7' 16 MM FULL-COLOR ENG
 (MATRIX TO BE CONFIRMED)
 5' X 10' RESOLVE AREA
 8' X 2' 16" CHIMNEY



Parcels make up a large property site that expands directly to the corner intersection of Exit 67 and 5th Avenue. Easy interstate access and high visibility makes this parcel a great location!

The City of Pocatello is currently researching the probability for need of a traffic light at the intersection at this site to handle the increased traffic to the area since the completion of the South Valley Connectors.

Parcel 9 has also undergone an environmental assessment during which it was determined to be no-risk under REM-P guidelines. Documentation about testing done is available upon request.

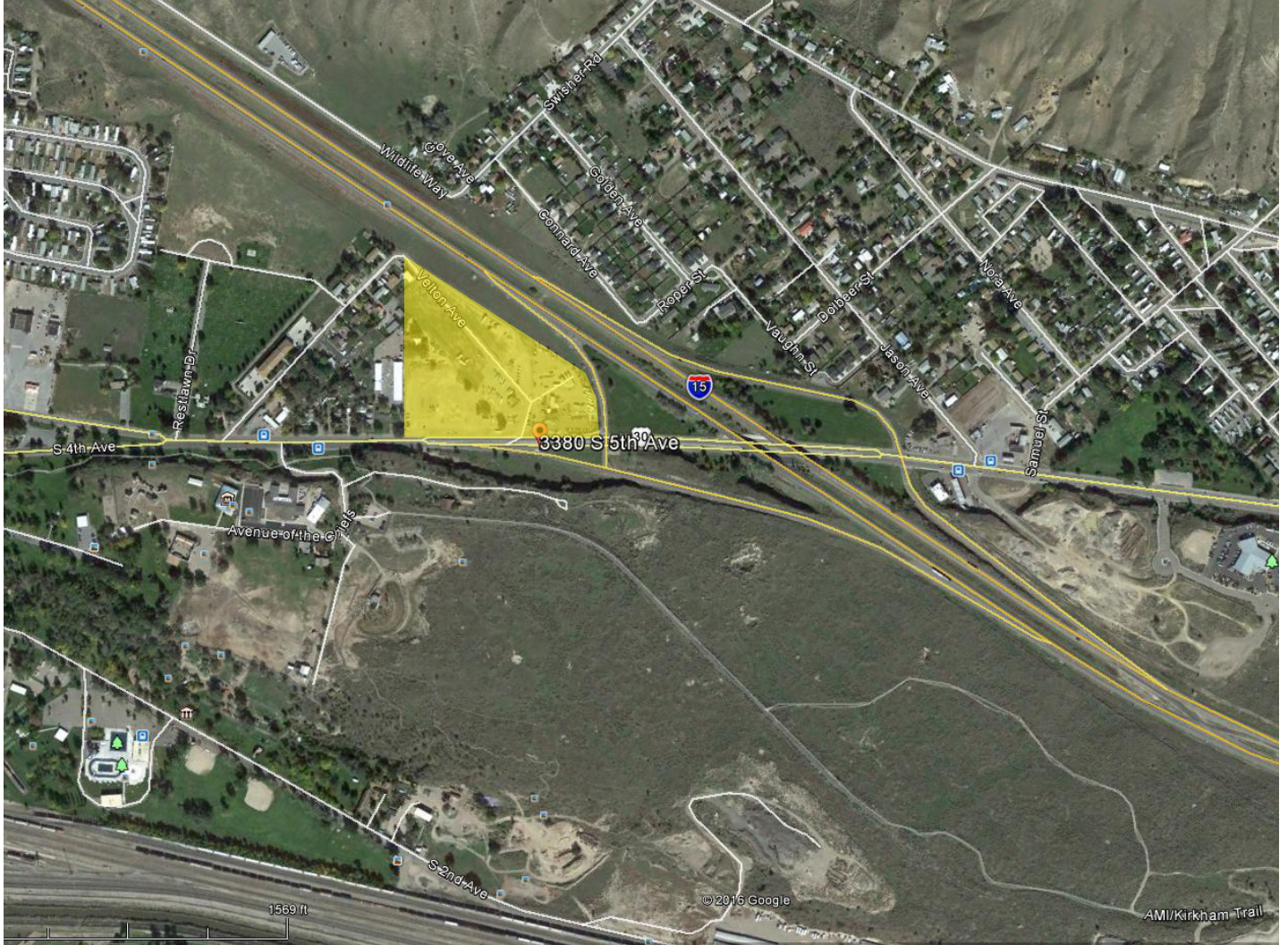


PROPERTY

ACRES	PRICE PER SQUARE FOOT
.83 - 1.81	\$2.50 - \$6.00 BASED ON LOCATION

SIGN WITH DIGITAL SCREEN

\$8,000 - \$49,000 based on location on sign.



3380 S 5th Ave

S 4th Ave

S 2nd Ave

1569 ft

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AMI/Kirkham Trail

STEPHENS PERFORMING
ARTS CENTER



PRIME TIME
AUCTIONS

3200 S 3th Ave



SOUTH VALLEY
CONNECTOR



3200 S 3th Ave

W Vasilibus Pl



CENTURY
HIGH SCHOOL

S 5th Ave

Mink Creek Rd

Barrack Hwy

W Point





PROPERTY AERIAL - LOCAL DEVELOPMENT

As shown in the photo on page five, many services are not yet provided to this growing and expanding area. The photo to the left shows possible pad development options.



AREA DEMOGRAPHICS

POPULATION

3 MILES: 24,539
5 MILES: 53,386

MEDIAN AGE

3 MILES: 31
5 MILES: 32

HOUSEHOLDS

3 MILES: 9,543
5 MILES: 20,091

AVERAGE INCOME

3 MILES: \$51,666
5 MILES: \$54,977





RETAIL SALES VOLUME

CONVENIENCE STORES

3 MILES: \$11,028,863
5 MILES: \$23,620,474

GAS STATIONS WITH CONVENIENCE STORES

3 MILES: \$34,465,491
5 MILES: \$74,478,869

GROCERY STORES AND SUPERMARKETS

3 MILES: \$40,426,849
5 MILES: \$87,298,070

RESTAURANTS

3 MILES: \$10,030,166
5 MILES: \$21,802,700





AVERAGE DAILY TRAFFIC

SOUTH 5TH AVENUE: 11,000 • I-15: 25,000 - 30,000



FOR MORE INFORMATION CONTACT:

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