

# Development Land - \$4,446,000 TBD Rose Rd Blackfoot, ID 83221



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

SILVERHAWK  
REALTY

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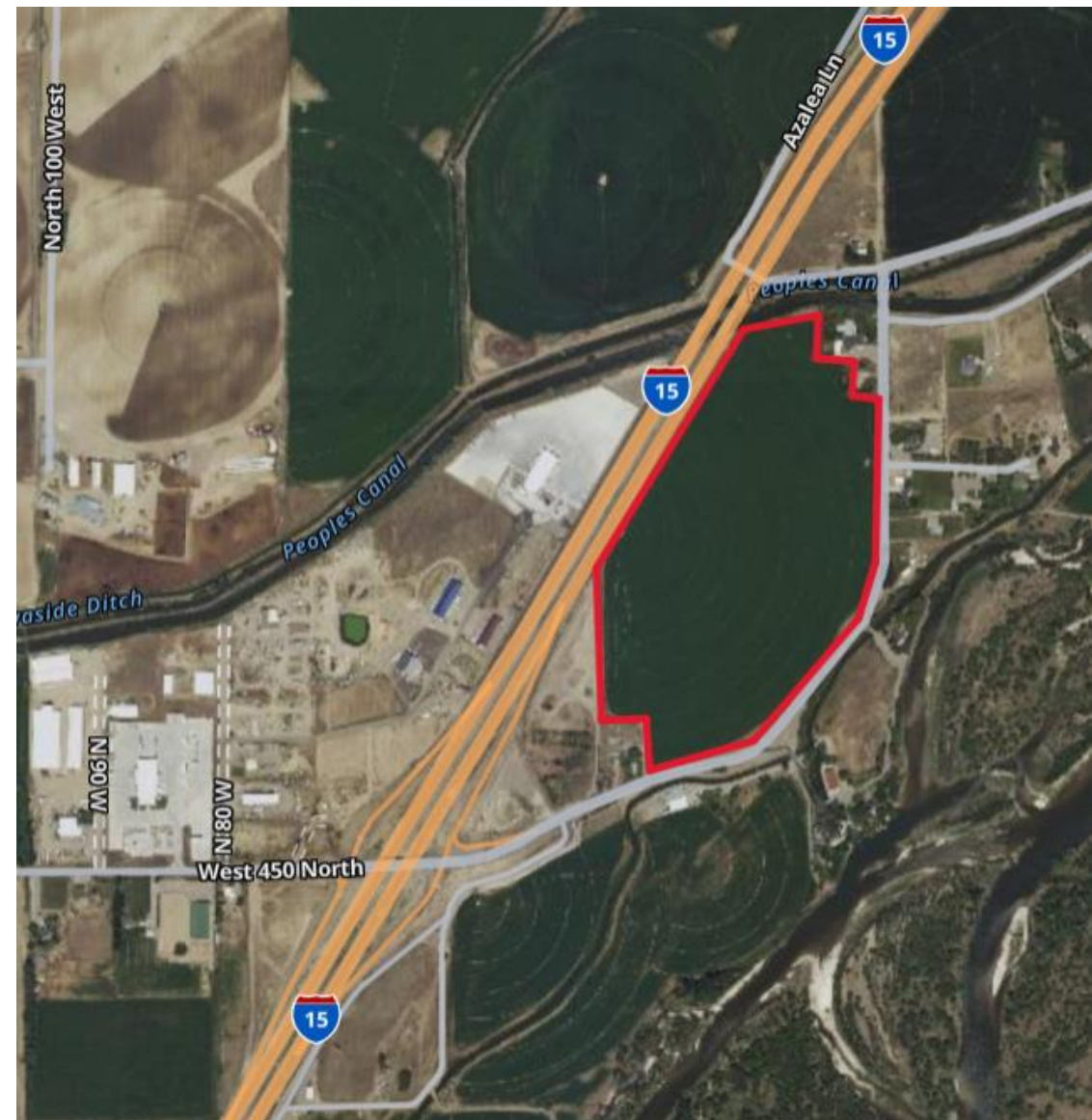
473 S. Capitol Blvd. Boise, ID 83702

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## TBD Rose Rd

- 57.31 acres north of Blackfoot, ID off Hwy 15.
- Current zoning: Agriculture
- Future zoning: Commercial/Industrial.
- Irrigated via center pivot and hand lines from a well on the east side of the property.
- Over 1,300ft of highway frontage.
- Utilities would be well and septic.
- Power is available.
- Bingham Industrial Park is on the other side of the freeway where FedEx and Old Dominion Freight are located.



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# Additional Details

- Proximity to cities:
  - Blackfoot – 6.7 miles
  - Idaho Falls – 22.2 miles
  - Pocatello – 30.6 miles
- \*Hwy 15 Traffic:
  - Average Annual Daily Traffic: 25,500
    - Passenger 20,900
    - Commercial 4,600
- \*\*Population
  - Bingham County Population Growth:
    - April 2020 – July 2022: 4%
  - Bingham County Population Estimates:
    - July 1, 2022 – 49,923



\*Information obtained from Idaho Department of Transportation.

\*\* Information obtained form United States Census Bureau

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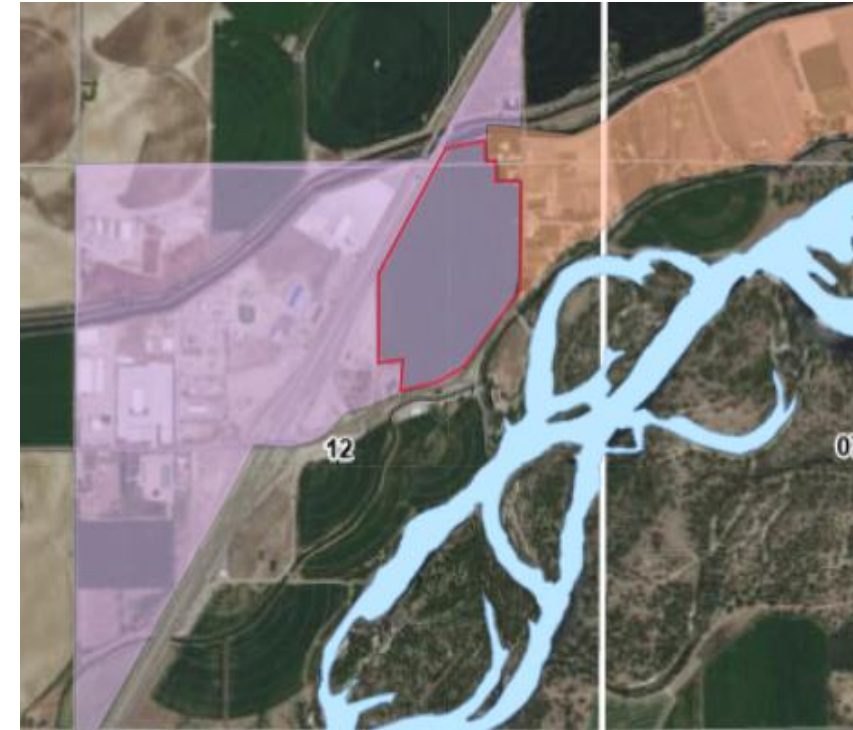
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# The Bingham County comprehensive plan indicates the subject property is zoned for a future use of Industrial/ Commercial.

Allowable zoning per Bingham County Planning & Zoning.

- C1: Light Commercial
  - Permit the location of businesses, offices & service establishments near or convenient to residential areas to encourage community shopping of a primarily retail nature
- C2: Heavy Commercial
  - Provide for the development of businesses and service establishments which are incompatible in community shopping areas. This zone requires relatively large size lots and easy highway access and should be removed from residential areas.
- M1: Light Manufacturing
  - Encourages the development of manufacturing establishments which are relatively clean and free of hazardous or objectionable elements and which are generally operated within enclosed structures and generate little industrial traffic. This zone would be kept substantially free from residential and retail commercial activities.
- M2: Heavy Manufacturing
  - Provides for the development of heavy manufacturing. This zone should be located where it will have minimum impact on surrounding land uses, be removed from residential uses and have ready access to adequate transportation arterials
- Link to Bingham County Zoning Code - <https://codelibrary.amlegal.com/codes/binghamcoid/latest/overview>



-  Industrial/Commercial
-  Natural Resource Area/Agriculture
-  Residential/Residential Agriculture

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