



\$ 1,651,000.00

NKA 3300 W REXBURG ID 83440

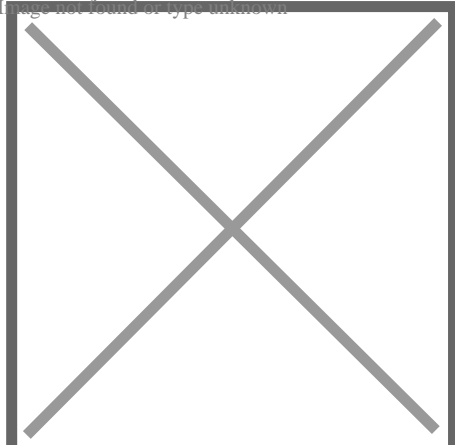
<https://www.archibaldrealestate.com>

Make an offer on this great location along the new Bear World Road with great visibility from US Hwy 20 with traffic counts of 25,000 cars per day. Located just north of Bear World. Madison County has this location on the comprehensive plan designated as commercial zoning.

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- Land
- Commercial, Other
- Active

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BASIC FACTS

Property ID: 63245

Status: Active

MLS #: 2133756

Type: Land

PROPERTY DETAILS

Parcel #: RP05N39E224202

Property Type: Commercial Land
Undeveloped

Terms: Cash,Conventional

Legal Description: See Attached Exhibit A

Subdivision: NONE

Apx Acreage: 16.513

Possible Use: Subdivision,Commercial

Days on Market: 262

LOCATION DETAILS

County: Madison

Elementary School: BURTON 321EL

High School: MADISON 321HS

Zoning-General: AGRICULTURAL

Location: Other-See Remarks,High Traffic
,Interstate Exit/Access

Middle School: MADISON 321JH

Topography/Setting: Flat

Zoning-Specific: MADISON-AGRICULTURAL

PROPERTY FEATURES

Water: None

Sewer: None



View: Other-See Remarks

Landscaping: None

Improvements: power to lot, fiber optic available, frontage on the new Bear World Road

COURTESY OF

Office Name: ERA Archibald Real Estate

MISCELLANEOUS

Irrigation: Surface Water

Irrigation Water: 1

Irrigation Details: surface water

Flood Plain: U

FEES & TAXES

Taxes: \$ 133.64

Tax Year: 2020

