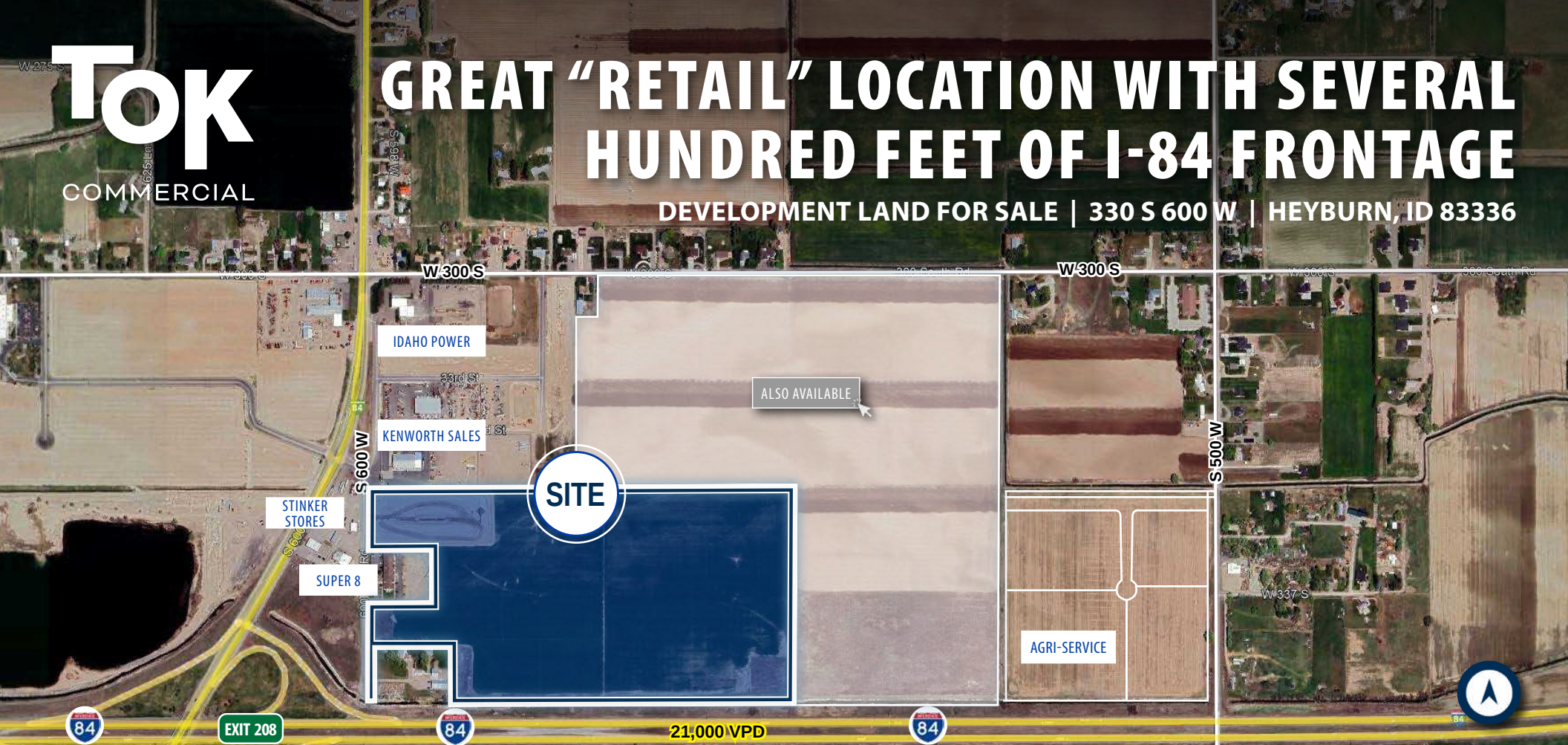


TOK
COMMERCIAL

GREAT "RETAIL" LOCATION WITH SEVERAL HUNDRED FEET OF I-84 FRONTAGE

DEVELOPMENT LAND FOR SALE | 330 S 600 W | HEYBURN, ID 83336



DARREN PUETZ

208.656.2273

darren@tokcommercial.com

GRAYSON STONE

208.948.0808

grayson@tokcommercial.com

MARK BOUCHARD

208.357.4995

mark@tokcommercial.com

BLAKE PHIPPEN

208.357.4996

blake@tokcommercial.com

HIGHLIGHTS

High traffic corridor with an average of 21,000 +/- vehicles daily.

Located at exit 208, fully rebuilt interchange expected to be completed in early 2026.

Located in a URA zone allowing for all commercial infrastructure reimbursement.

General Commercial zoning allowing for a variety of uses.

PROPERTY TYPE: Commercial Land

LOT SIZE: 73.24 Acres

SALE PRICE: \$3,999,000

PARCEL NO: RPH00000094205

ZONING: CG | Commercial General

UTILITIES: On or In Close Proximity (Water, Sewer, Gas)

DETAILS

CONTACT



UPDATED: 6.20.2025

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

CITY OF HEYBURN, COMMERCIAL GENERAL ZONE

The purpose of this zone or district to provide for and encourage the grouping together of business, retail, public, quasi-public, and other related uses with minimal light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land around them that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. The light industrial uses permitted in this zone are manufacturing and wholesale business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare operated entirely within enclosed structures which generate little industrial traffic. This zone or district is further designed to accent a transitional use between industrial uses and other less intense business and residential uses.

For additional zoning information, click the link below.

[ZONING MAP](#)

[LAND USE TABLE](#)

330 S 600 W
RPH00000094205
73.24 Acres



UPDATED: 6.20.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.