

RETAIL & MULTIFAMILY DEVELOPMENT LAND | INVESTMENT OPPORTUNITY

WILLOW CREEK

TBD N HOLMES AVE | IDAHO FALLS, IDAHO 83401



TOK
COMMERCIAL

Lot 2 | 8.2 Acres

Lot 3 | 8.4 Acres
LIHTC Apartments

SALE PENDING
Lot 1 | 10.5 Acres

Lot 4 | 2.3 Acres

WILLOW CREEK WAY
INSTALLED BY SELLER AT
NO COST TO BUYER

OFFERING PRICE
CONTACT AGENT

NICK TERRY

208.357.4678 | nickt@tokcommercial.com

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SALE PENDING
Lot 1 - Zoned LC
\$3,200,000 | 10.5 Acres

Lot 4 - Zoned HC
\$720,000 | 2.3 Acres

Lot 2 - Zoned LC
\$2,500,000 | 8.2 Acres

Lot 3 - Zoned LC
LIHTC Apartments
Contact Agent | 8.4 Acres

WILLOW CREEK WAY

HOLMES AVE

WILLOW CREEK WAY
INSTALLED BY
SELLER AT NO
COST TO BUYER

PROPERTY INFORMATION

Property Address	TBD N Holmes Ave Idaho Falls, ID 83401
Property Type	Retail & Multi-Family
Utilities	Power, gas, water and sewer to site
Zoning	LC = Limited Commercial HC = Highway Commercial

OFFERING DETAILS

Lot 1-Zones LC	10.5 Acres \$3,200,000
Lot 2-Zones LC	8.2 Acres \$2,500,000
Lot 3-Zones LC	8.4 Acres Contact Agent
Lot 4 -Zones HC	2.3 Acres \$720,000

PROPERTY HIGHLIGHTS



- n **EXCELLENT COMMERCIAL LAND OPPORTUNITY WITH STRONG ACCESS** – Conveniently located with easy ingress and egress, providing strong visibility and accessibility for future commercial or mixed-use development.
- n **±27 ACRES ZONED LIMITED COMMERCIAL (LC)** – Zoning allows for up to 35 residential units per acre, creating an excellent opportunity for higher-density multifamily or mixed-use residential development.
- n **±2.3 ACRES ZONED HIGHWAY COMMERCIAL (HC)** – Ideal for retail, service, hospitality, or other highway-oriented commercial uses that benefit from strong traffic exposure.

UPDATED: 4.17.2026

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ZONING – IDAHO FALLS

● LC – LIMITED COMMERCIAL

Intended for lower-intensity commercial uses compatible with surrounding areas

Allows a range of uses such as small retail, office, personal services, and neighborhood restaurants

Also allows for up to 35 residential units per acre for residential or mixed-use purposes

● HC – HIGHWAY COMMERCIAL

Designed for higher-intensity commercial uses along major corridors and highways

Suitable for high-traffic retail and service businesses

Typical uses include hotels, gas stations, drive-thrus, auto services, and larger retail establishments

All uses subject to City of Idaho Falls zoning regulations and approvals.



CLICK HERE FOR MORE ZONING INFORMATION





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3 MINUTES / .8 MILES
FROM SITE TO HWY 20

LINCOLN & HOLMES

- Fred Meyer
- DOLLAR TREE
- Starbucks
- Carls Jr.
- Sonic Drive In
- McDonald's
- Great Clips
- Shell
- U-Haul
- GMC
- Builders FirstSource
- AutoZone
- NAPA
- GREASE MONKEY

SITE

2 MINUTES / 0.7 MILES
FROM SITE TO HWY 26

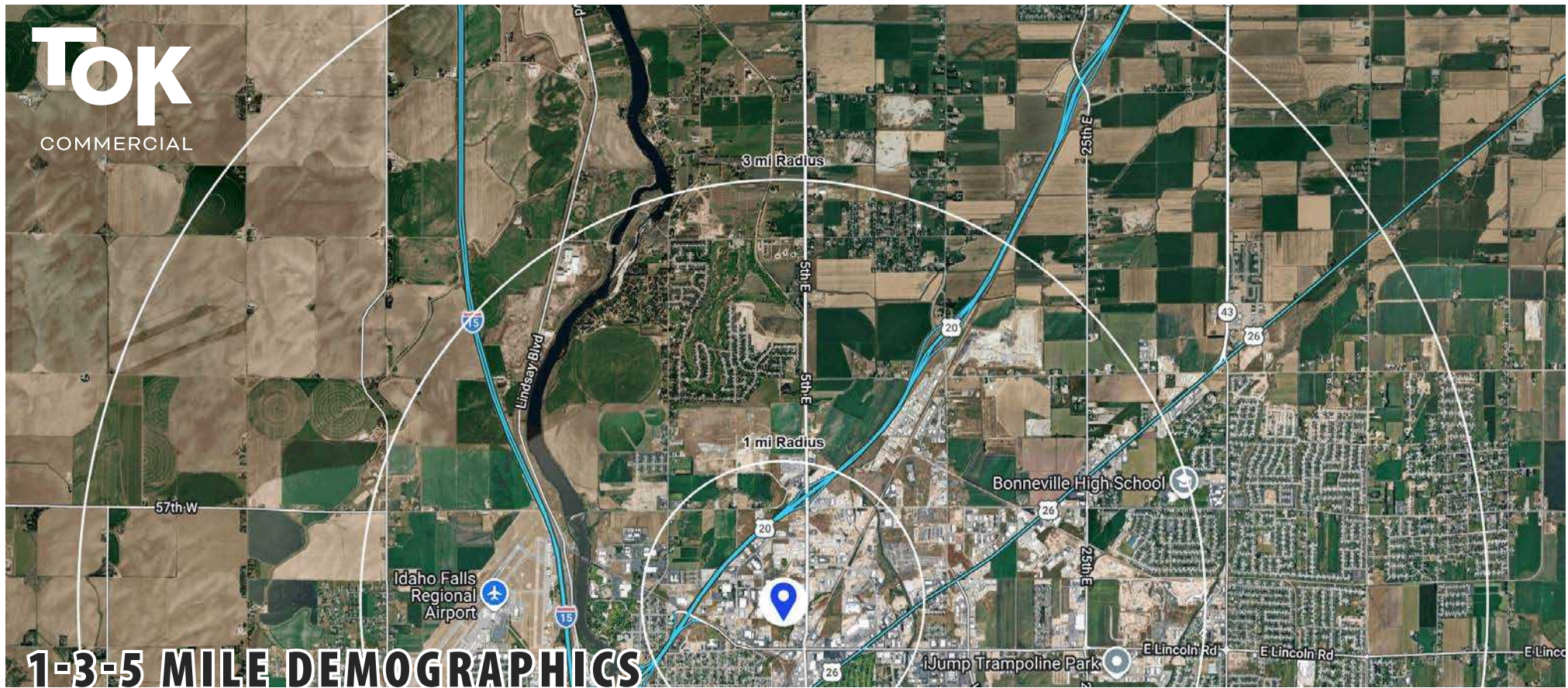
UTAH & BROADWAY

- GameStop
- Quality
- Walmart
- Subway
- Cricket
- Deseret Book
- Residences
- Great Clips
- Carls Jr.
- Starbucks
- Wendy's
- McDonald's
- Domino's
- Jack-in-the-Box
- Arby's
- Chick-fil-A
- Harold's
- Cricket
- GameStop
- Quality
- Walmart
- Subway
- Cricket
- Deseret Book
- Residences
- Great Clips
- Carls Jr.
- Starbucks
- Wendy's
- McDonald's
- Domino's
- Jack-in-the-Box
- Arby's
- Chick-fil-A
- Harold's
- Cricket

8 MINUTES / 3.7 MILES
FROM SITE TO AIRPORT

WOODRUFF & 1ST

- Dutch Bros
- Jiffy Lube
- Freddy's
- MAVERIK
- Subway
- metro
- Great Clips
- Jack-in-the-Box
- WinCo Foods
- Wingreens
- FAMILY DOLLAR
- O'Reilly
- Pizza Hut
- PAPA JOHN'S



POPULATION	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Est. Population	3,966	32,206	87,941
2030 Projected Population	4,462	34,542	92,761
Projected Annual Growth	2.5%	1.5%	1.1%
Historic 10 Year Growth	9.8%	3.5%	1.6%

INCOME	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Average HH Income	\$124,362	\$106,276	\$96,772
2025 Per Capita Income	\$35,892	\$33,926	\$34,622
Historic 5 Year Growth	4.4%	5.1%	4.2%

HOUSEHOLDS	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Est. Households	1,145	10,278	31,352
2030 Projected Households	1,339	11,342	34,094
Projected Annual Growth	3.4%	2.1%	1.7%
2000-2021 Annual Growth	6.8%	2.9%	1.6%

WORKFORCE	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	122	930	3,692
Total Employees	1,158	7,804	32,340
Labor Pool Age ≥16	2,715	23,059	65,183

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