



MULTIFAMILY DEVELOPMENT SITE NEXT TO BYU-IDAHO

RESIDENTIAL LAND FOR SALE | TBD W. 7TH S | REXBURG, ID 83440



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HIGHLIGHTS

Last remaining large parcel, suitable for single or multifamily infill, in the Pedestrian Emphasis District.

Directly adjacent the BYU-Idaho campus — with an enrollment of over 41,000 students.

No density cap and substantially reduced parking requirements in the Pedestrian Emphasis District.

Located in an area of substantial growth, with an impressive historical growth rate of 7.5% in a 1-mile radius over the past 10 years.

Strong, long-term location in the path of continual growth.

DETAILS

PROPERTY TYPE:	Residential Land
SALE PRICE:	\$3,500,000
LOT SIZE:	5.0 Acres
ZONING:	HDR-2, See pg. 3
UTILITIES:	Available Immediately to Site

UPDATED: SEPTEMBER 01, 2026

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HDR-2

CITY OF REXBURG, HDR-2 HIGH DENSITY RESIDENTIAL 2

The HDR2 Zone is established for multiple-family housing units, which fill housing needs for families at affordable rates. Construction will be done on larger tracts of ground, with a common owner, as larger apartment complexes, and not sold as individual units. Maximum density is based upon bedroom capacities with parking and landscaping adjusted proportionally in accordance with types of units.

TBD W 7TH S
RPR6N40E306616
5.0 Acres

S 2ND W

W 7TH S

W 7TH S

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POPULATION
50,667
5 MI. RADIUS


HISTORIC ANN. GROWTH
7.5%
1 MI. RADIUS


AVG. HOUSEHOLD INC.
\$93,719
5 MI. RADIUS

GMC MAVERIK  **Mobil**

 **MADISON HIGH SCHOOL**

 **PEDESTRIAN EMPHASIS DISTRICT**

 **BRIGHAM YOUNG UNIVERSITY - IDAHO**

SITE

 **RAM**  **Jeep** 
  
     
    

U-HAUL **cricket** **Exxon** **HARBOR FREIGHT**
   
   
   

     
    
    
     
    
   