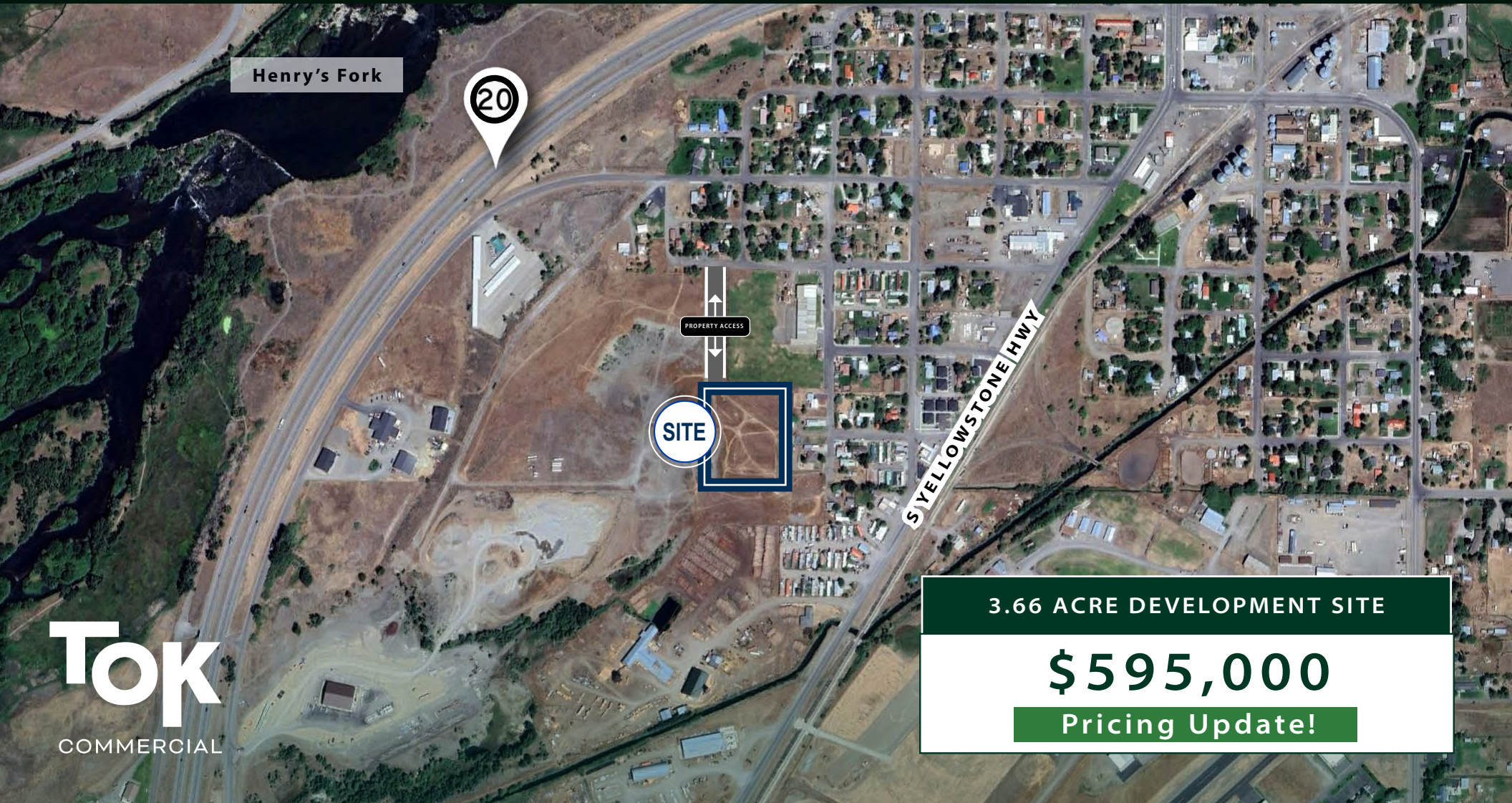


EXCELLENT STORAGE, MULTIFAMILY OR INDUSTRIAL OPPORTUNITY

ST. ANTHONY MULTIPURPOSE LAND

TBD 8TH STREET S | SAINT ANTHONY, ID 83445



TOK
COMMERCIAL

3.66 ACRE DEVELOPMENT SITE

\$595,000

Pricing Update!

NICK TERRY / 208.357.4678 / nickt@tokcommercial.com

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OFFERING SUMMARY

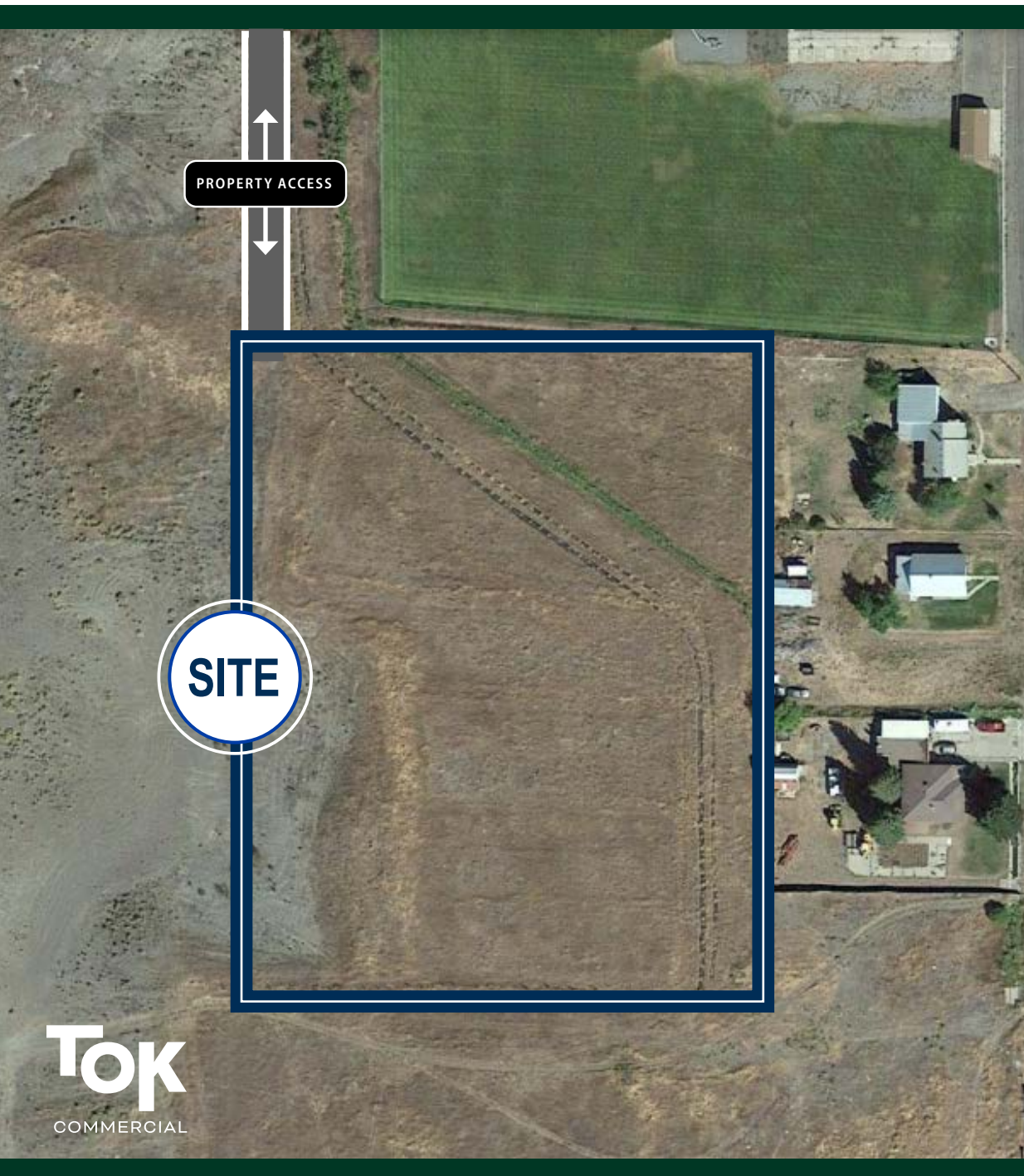
TOK Commercial is pleased to present the opportunity to purchase St. Anthony's Land, a 3.66 acre multipurpose development site.

This offering provides a unique multipurpose development opportunity — well-suited for storage, multifamily or industrial — in the beautiful community of St. Anthony.

St. Anthony's Multipurpose Development Land is well located directly south of Highway 20. The property is within a few minutes drive time to major nearby metro Rexburg, national retailers like Walmart, and large area traffic

drivers such as BYU Idaho. This location is excellently poised for college family or potential "off campus" housing. The property is also within walking distance to recreational walking paths along Henry Fork, with a walking path also included in the current building plans.

When assessing the connectivity to employment, services, retail, and outdoor recreation, there is no better site primed for development.



OFFERING DETAILS

PROPERTY ADDRESS TBD 8th Street S
Saint Anthony, ID 83445

PROPERTY TYPE Development Site

LOT SIZE 3.66 Acres

PARCEL NO. RPS0171006758

ZONING Mixed-Use Commercial 2

EXAMPLES OF POTENTIAL UNIT MIXES

STORAGE ~ 300-400 Units

APARTMENTS ~78 Units
(Second Access Required)

STORAGE + APTS 30 Apt. Units +
~200-300 Storage Units

PRICING UPDATE!

SALE PRICE **\$595,000**

TOK
COMMERCIAL

UPDATED: 1.26.2026

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ST. ANTHONY MULTIPURPOSE LAND

2

A COMMUNITY WITH 15 CITY PARKS



CLICK FOR
EXPANDED VIEW



BOY'S TOWN PARK



KEEFER PARK

ST. ANTHONY SANDBAR



AMERICAN LEGION PARK



HENRY'S FORK GREENWAY



RALPH LITTON PARK



JAYCEE'S PARK



SKATER'S HAVEN PARK



ST. ANTHONY SOUTH PARK



HARRY WORRELL MEMORIAL PARK



15 MINUTE WALK
TO THE HENRY FORK
GREENBELT SYSTEM ACCESS.

SITE

TOK
COMMERCIAL

UPDATED: 1.26.2026

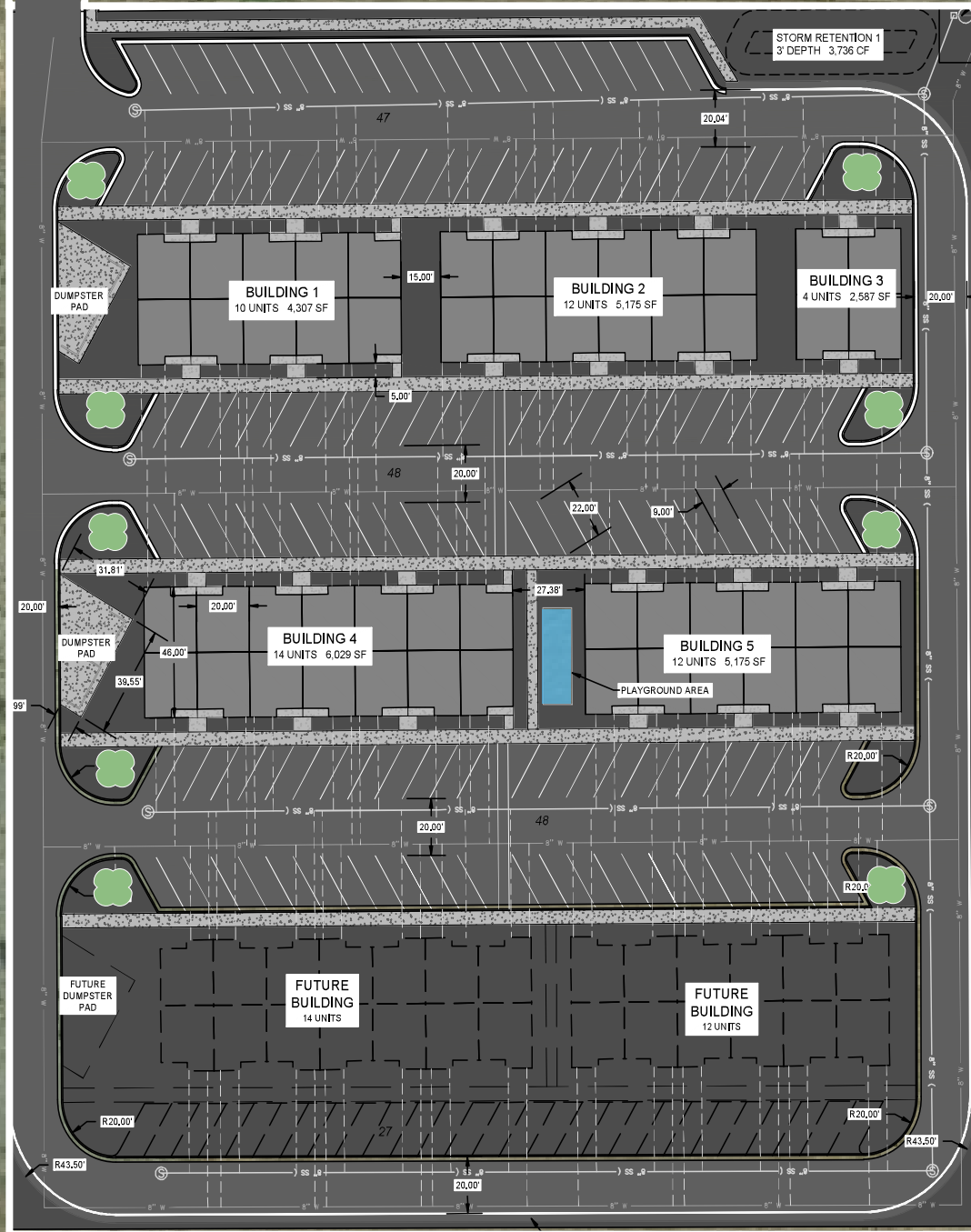
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ST. ANTHONY MULTIPURPOSE LAND

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POTENTIAL MULTIFAMILY LAYOUT



EXAMPLES OF POTENTIAL UNIT MIXES

STORAGE ~ 300-400 Units

APARTMENTS ~78 Units
(Second Access Required)

STORAGE + APTS 30 Apt. Units +
~200-300 Storage Units

TOK
COMMERCIAL

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ST. ANTHONY MULTIPURPOSE LAND

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RETAILERS & SERVICES

TOK
COMMERCIAL

EAST IDAHO CREDIT UNION

BROULIMS SUPERMARKET

HENRY'S FORK

HENRY FORK INN

MAVERICK

SITE

STORAGE UNITS

STRAIGHTEDGE AUTO RESTORATION

RUSTIC LUMBER CO.

THE IDAHO ART LAB

ST. ANTHONY AIRPORT

CRAPO FARMS

HENRY'S FORK

HIGHWAY ACCESS

13 MILES
15 MINUTES
TO **REXBURG**



POPULATION
6,843
5 MI. RADIUS



POP. MEDIAN AGE
34.7
5 MI. RADIUS



MEDIAN HOUSEHOLD INC.
\$59,100
5 MI. RADIUS

UPDATED: 1.26.2026

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ST. ANTHONY MULTIPURPOSE LAND

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