



2864 E 700 N  
6.04 ACRES

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HIGHLIGHTS



- Well-positioned for Residential 1–3 rezoning, creating strong development potential
- Centrally located near downtown Roberts, ID
- Adjacent to Roberts Elementary School and established single-family and multifamily neighborhoods
- Just 1 mile from the I-15 interchange, which sees +6,000 vehicles per day
- Approximately 20 minutes from Idaho Falls Regional Airport
- Ideal for residential or mixed-use development with close proximity to schools, services, and local amenities

DETAILS



LOT	SIZE	SALE PRICE
2864 E 700 N	6.4 Acres	\$300,000

<b>PRICE PER ACRE:</b>	\$46,875/Acre
<b>SUBMARKET:</b>	Roberts
<b>PROPERTY TYPE:</b>	Land
<b>ZONING:</b>	Quasi-Public

**6.4 ACRES**

**NORTH VIEW**



**EAST VIEW**



**SOUTH VIEW**



**WEST VIEW**



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+6,000 VPD



**SITE**

**DOWNTOWN ROBERTS**

48

48

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26 MINUTES FROM SITE  
(22 MILES)

REXBURG

SITE ROBERTS

19 MINUTES FROM SITE  
(14.3 MILES)

RIGBY

LESS THAN 20 MINUTES  
FROM SITE (17.3 MILES)



IDAHO FALLS