

**FOR  
SALE**

# 175 ACRES WEST BENCH DEVELOPMENT LAND

8353 NORTH GATHE ROAD | POCATELLO, ID



## PROPERTY INFORMATION

<b>Property Type:</b>	Development Land
<b>Land Size:</b>	175 Acres
<b>Parcels:</b>	R3853020701, R3853027902, RPCPP045710, RPCPP045711, R3853027800
<b>Zoning:</b>	RCP Residential High Density
<b>Infrastructure:</b>	Yes
<b>Sale Price:</b>	Please Contact Agent

## HIGHLIGHTS

- » 175-Acres of prime development ground on the west bench of Pocatello for sale.
- » ±65 Acres has been annexed into the city with approximately \$3,800,000 worth of infrastructure completed, which includes paved road, sidewalk curb, storm drains, water and sewer lines all completed ready to build.
- » The property is zoned RH/RCP, single family homes, townhomes or multifamily dwellings up to 30 units per acre.
- » 175-Acres with infrastructure mostly completed on 65-Acres for a price lower than the completed infrastructure cost.

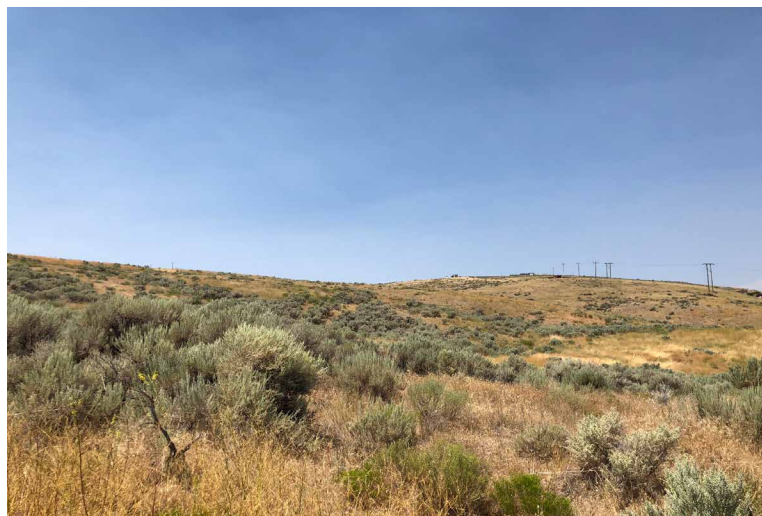


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