

PRIME DEVELOPMENT LAND

# SOUTH JEROME LAND

196 S 100 E | JEROME, IDAHO 83338

153 ACRES | FOR SALE

**TOK**  
COMMERCIAL



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# THE OFFERING



## PROPERTY INFORMATION

<b>Submarket:</b>	Jerome
<b>Parcel Size:</b>	153.28 Acres   May Be Demised
<b>No. of Lots:</b>	2 Lots
<b>Zoning:</b>	Jerome County   IL, Light Industrial City of Jerome Impact Area   Industrial
<b>Parcel No.:</b>	RP08S17E294803, RP08S17E296300A
<b>Pricing:</b>	<b>\$28,000.00/Acre</b>   \$0.643/SF

## LISTING HIGHLIGHTS

- Exclusive offer of 153 acres of light industrial land, across two parcels.
- Ability to buy in demised parcels. Contact agents for options.
- Excellent opportunity for development at the corner of E 200 S and S 100 E.
- Convenient South Jerome location, 3 minutes from I-84 and with direct access to Highway 93.
- Located in an established area.

Updated: 11.17.2020

[CLICK TO VIEW GOOGLE MAPS VIEW](#) 

## PARCEL 1

**RP08S17E294803**

ADDRESS TBD

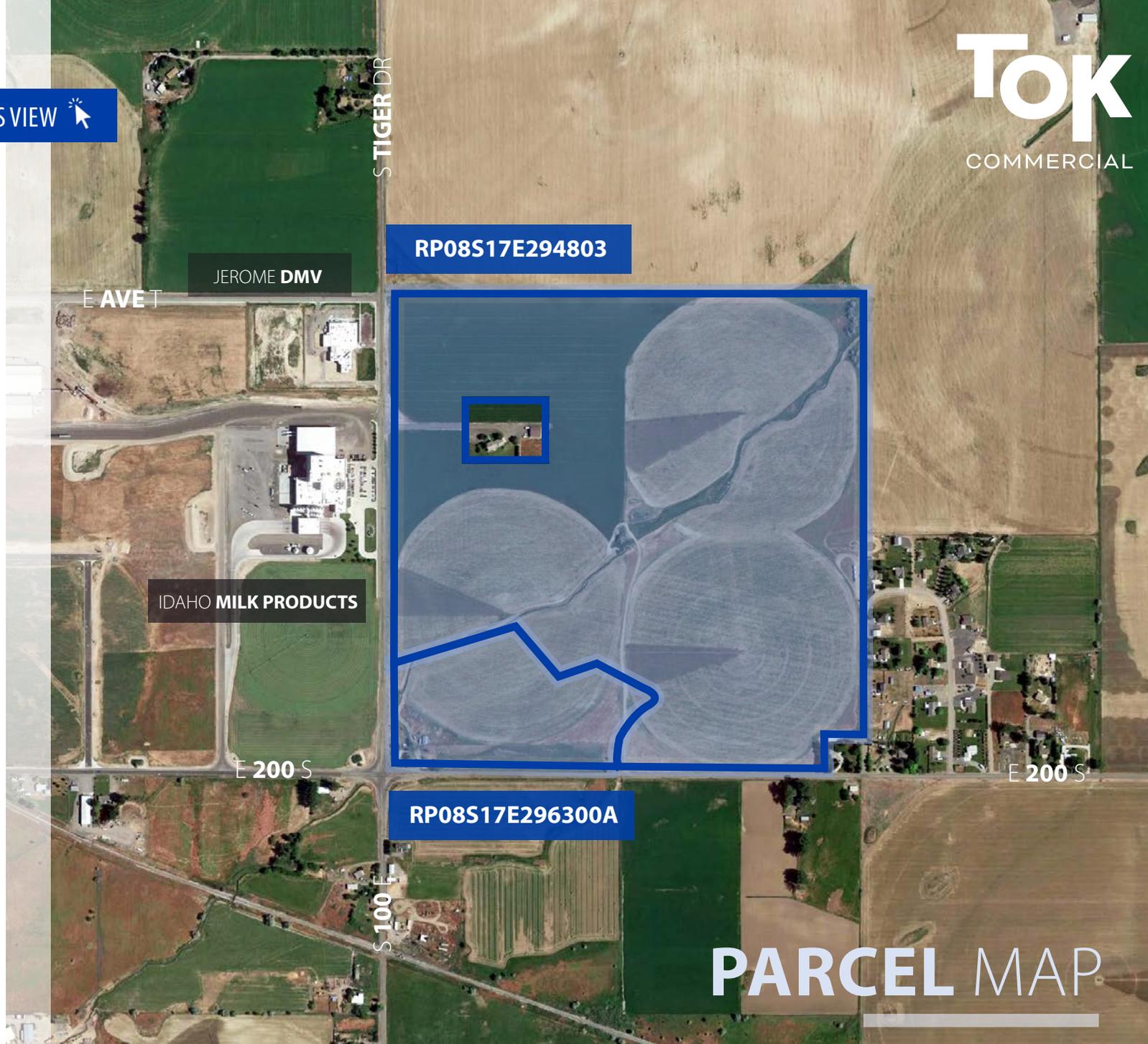
133.69 ACRES

## PARCEL 2

**RP08S17E296300A**

196 S 100 E, JEROME ID

19.59 ACRES



**LIGHT INDUSTRIAL** | CITY OF JEROME

The purpose of the Industrial Light Zone is to provide for the location of manufacturing or other industrial uses which are duly controlled operations that do not generate smoke, noise, vibration, dust, odor, glare, gas, light, air pollutants, or water pollutants beyond the district boundary.

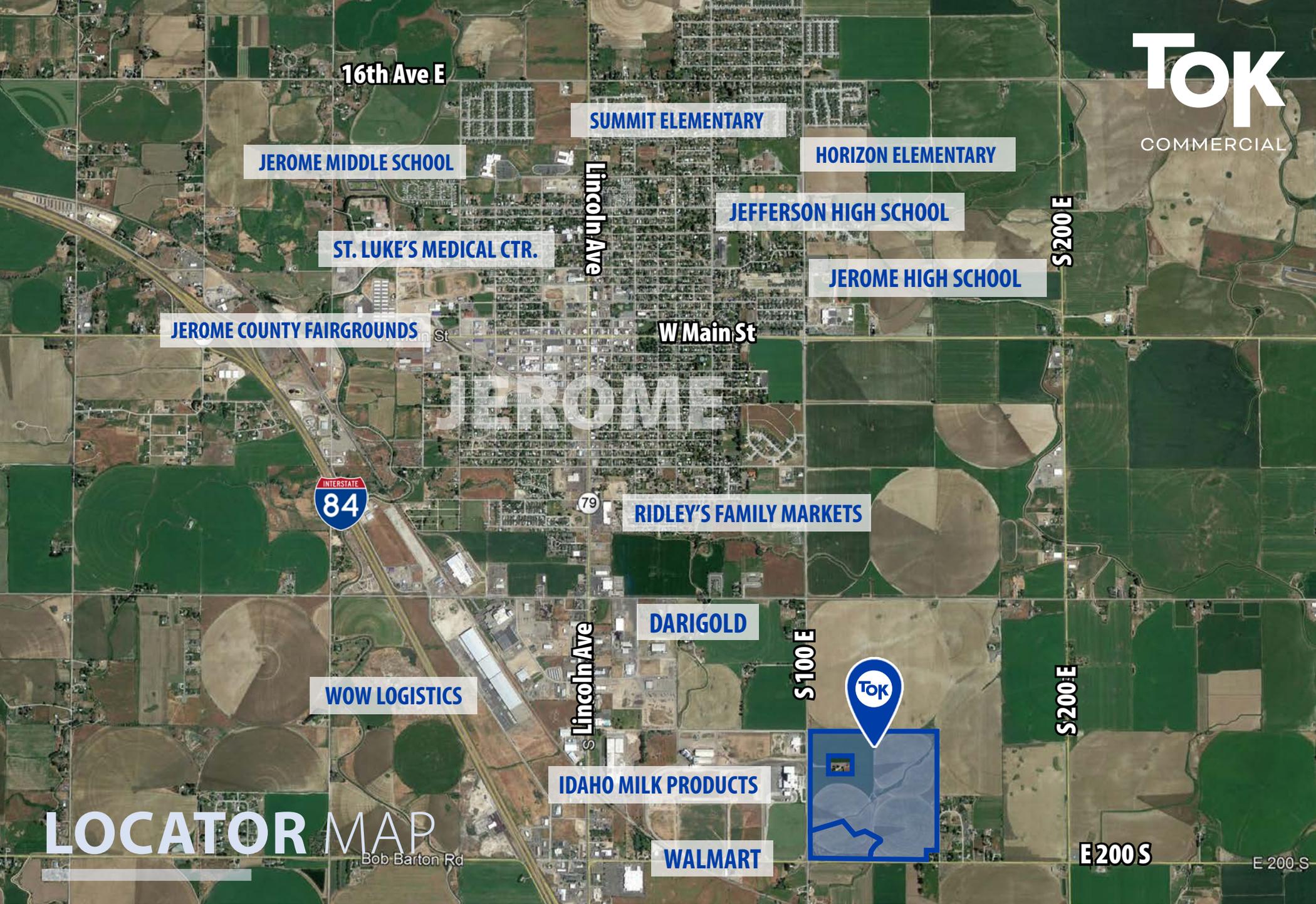
This zone is characterized by warehouses, wholesale storage areas, packaging plants, and assembly plants. The district is further designed to be a transitional zone between heavy industrial uses and less intense general, commercial uses.

IDAHO MILK PRODUCTS

S 100 E

E 200 S

**ZONING INFO**



**LOCATOR MAP**

# PROPERTY PHOTOS



SOUTH JEROME LAND



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