

# I-84/HW 93 DEVELOPMENT LAND

LAND FOR SALE OR BUILD-TO-SUIT | ARLEN DRIVE | JEROME, ID 83338



**CONTACT**

**DAVE NIXON**

208.432.7000  
dave@tokcommercial.com

**JOSH WEINSTEIN**

208.927.3456  
joshw@tokcommercial.com

**HIGHLIGHTS**

- 4-acre site visible from I-84 and Highway 93.
- Located in a development corridor with 21,000 vehicles per day (VPD) traveling north-south and 20,000 VPD traveling east-west.
- Across the street from the largest planned industrial development in Southern Idaho, Northbridge Junction.
- Nearby businesses include Amazon, Tilson, Hempitecture, Commercial Creamery, and North Cayone Medical.
- Zoning supports a wide variety of businesses with high traffic.
- Sewer and water available.

**DETAILS**

<b>PROPERTY TYPE:</b>	Development Land
<b>LOT SIZE:</b>	4.623 Acres
<b>TOTAL SALE PRICE:</b>	\$2,114,469 (\$10.50/SF)
<b>ZONING:</b>	IND-COM

UPDATED: OCTOBER 28, 2025

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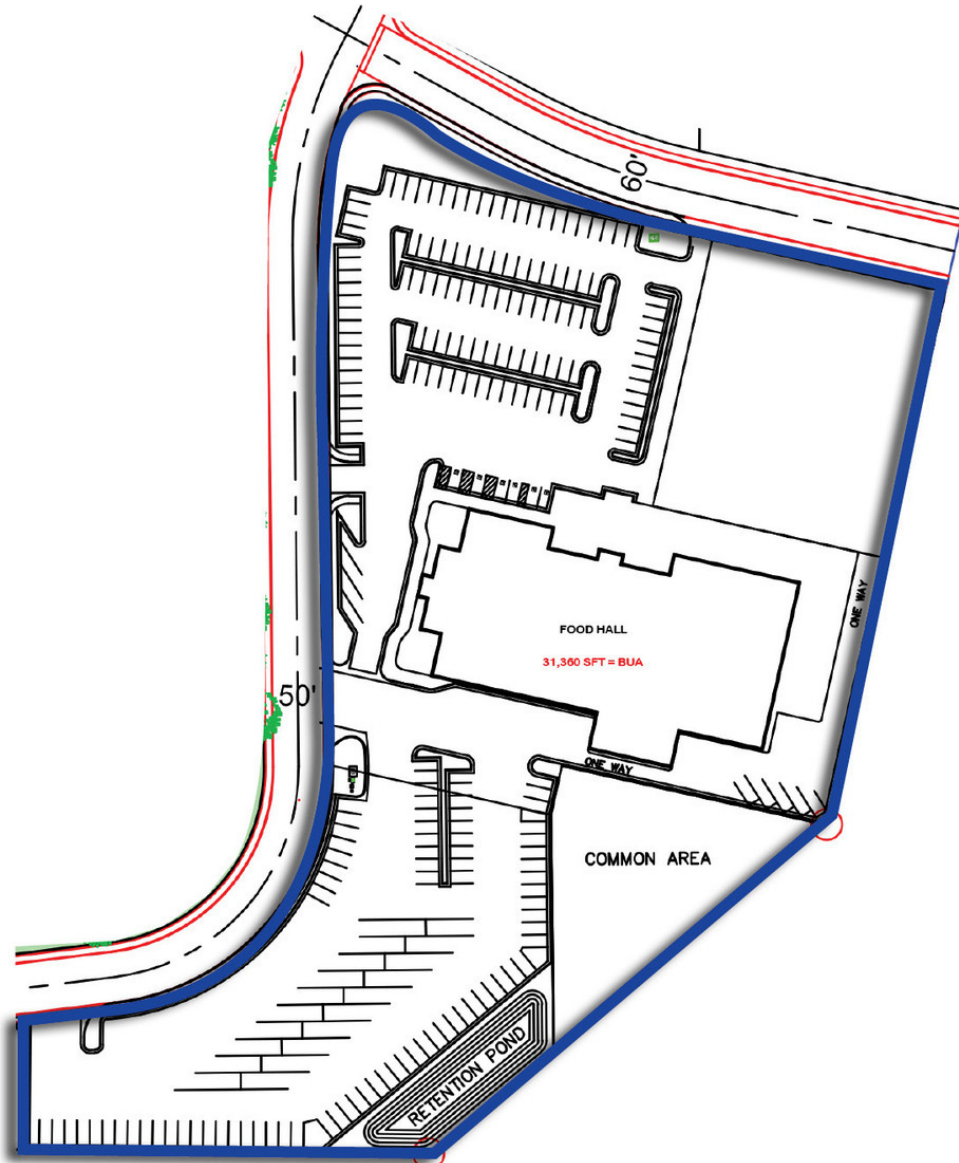


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## CONCEPTUAL SITE PLAN FOR ARLEN DRIVE



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**LOCATED ALONG MAJOR INDUSTRIAL MANUFACTURER & TRANSPORTATION CORRIDOR!**

**Jerome County Airport**  
↑ DIRECT CONNECTION NORTH TO SUN VALLEY

**SITE**

**Twin Falls**

**Magic Valley Regional Airport**

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