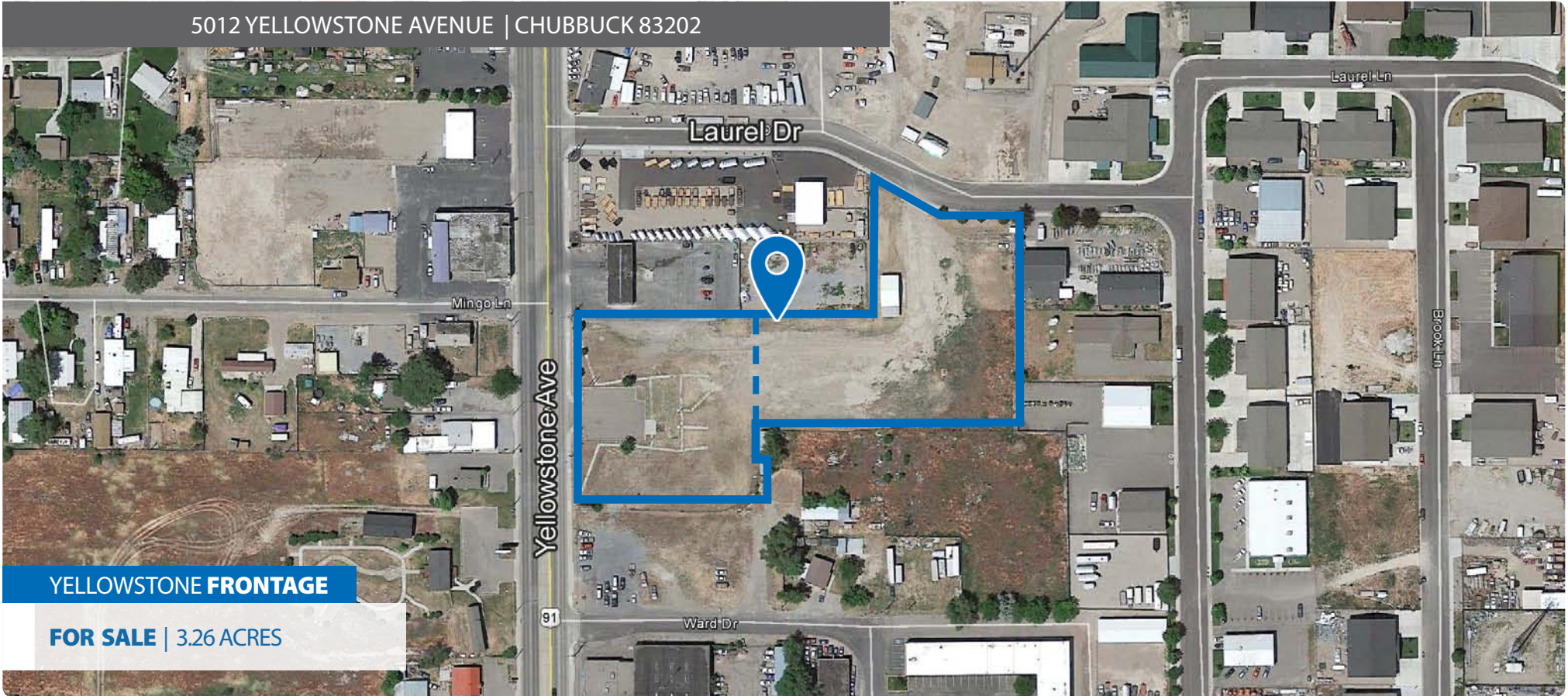


# PRIME YELLOWSTONE HIGHWAY SITE

5012 YELLOWSTONE AVENUE | CHUBBUCK 83202



**YELLOWSTONE FRONTAGE**

**FOR SALE | 3.26 ACRES**

**CONTACT:**

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**Ph: 208.227.8148**

**PROPERTY INFORMATION:**

<b>Size:</b>	3.26 AC
<b>Price:</b>	\$474,325
<b>Price/SF:</b>	\$3.34/SF
<b>Zoning:</b>	General Commercial
<b>Utilities:</b>	At Site

**LISTING COMMENTS:**

Near the planned Northgate Parkway (Siphon Rd) & I-15 interchange.

Zoned General Commercial.

Approximately 200' of frontage on Yellowstone.

# PRIME YELLOWSTONE HIGHWAY SITE



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# PRIME YELLOWSTONE HIGHWAY SITE



## NORTHGATE INTERCHANGE

Excerpts from: Shelbie Harris sharris@journalnet.com  
August 5, 2018

.....Once the interchange is completed and connected to Pocatello and Chubbuck via Olympus and Siphon, respectively, local officials say that a wave of commercial and residential development will hit the interchange area the likes of which Southeast Idaho has never seen. Pocatello Mayor Brian Blad has previously said the Northgate project could double the Gate City's population.

But for that to happen the Interstate 15 Northgate interchange needs to be completed. The interstate access is needed for the industrial parks that are being planned for the interchange area and those industrial parks will create so many jobs that thousands of houses will need to be built in the same area for the workers.....

.....The Northgate project partnership includes the cities of Chubbuck and Pocatello, Bannock County, ITD and two private development groups, the Chubbuck-based Portneuf Development and Utah-based Millennial Development.....Much of that work remains right on schedule and the delay in constructing the actual interchange where Siphon and Olympus will connect to Interstate 15 doesn't seem to be fazing any of those involved in the project.

.....The Northgate project has encountered delays in the past and the most recent setback regarding ITD's construction of the interchange itself doesn't seem to be negatively impacting the optimism of the project's organizers. "Chubbuck is right on target and executing their part of the commitment," Swany said. "Our working relationship with the Idaho Transportation Department remains stellar and positive and we appreciate their partnership immensely."

*Siphon and Olympus Roads extensions in progress; I-15 interchange scheduled for late 2019*

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