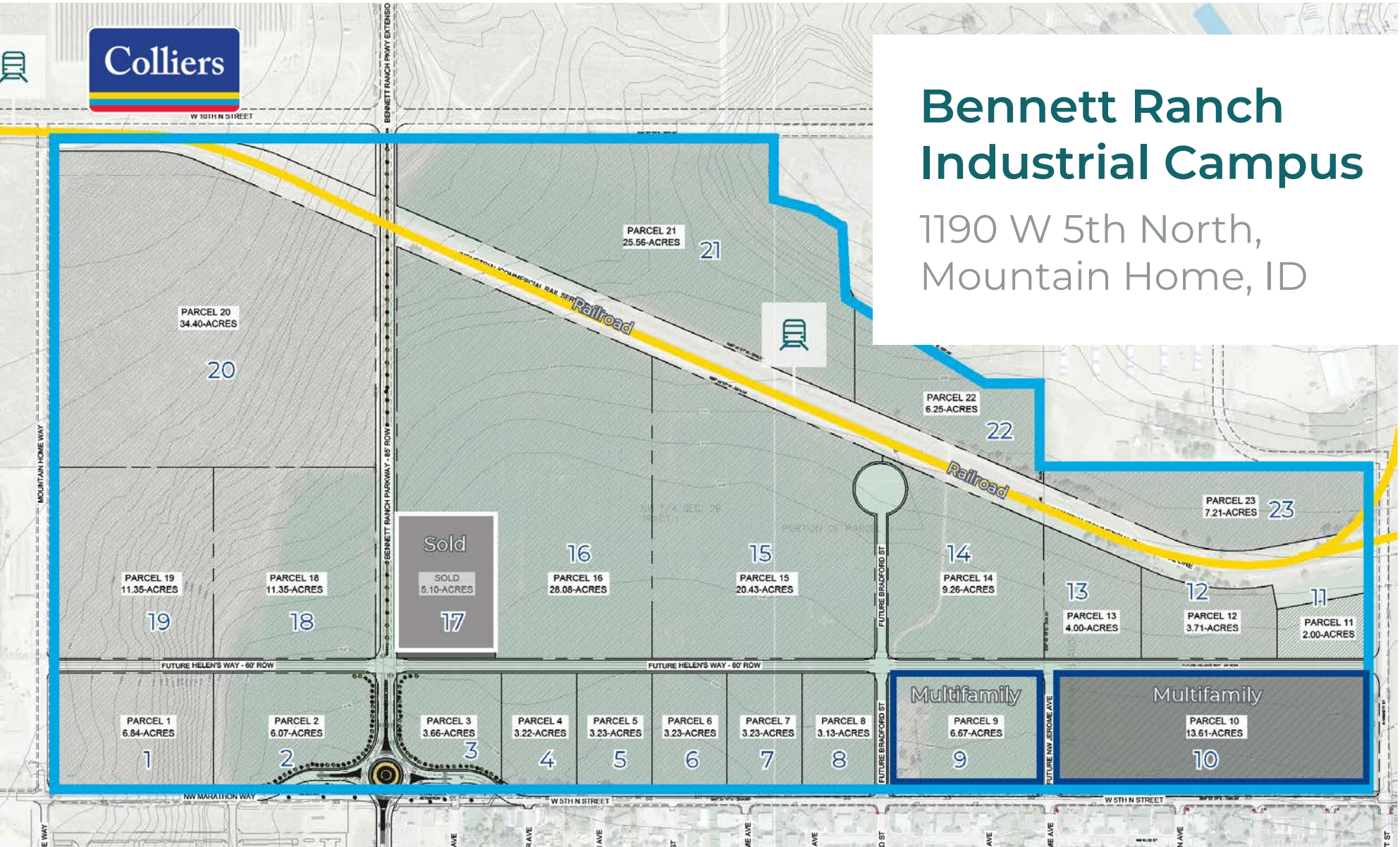


Colliers

Bennett Ranch Industrial Campus

1190 W 5th North,
Mountain Home, ID



Highlights



Industrial Land

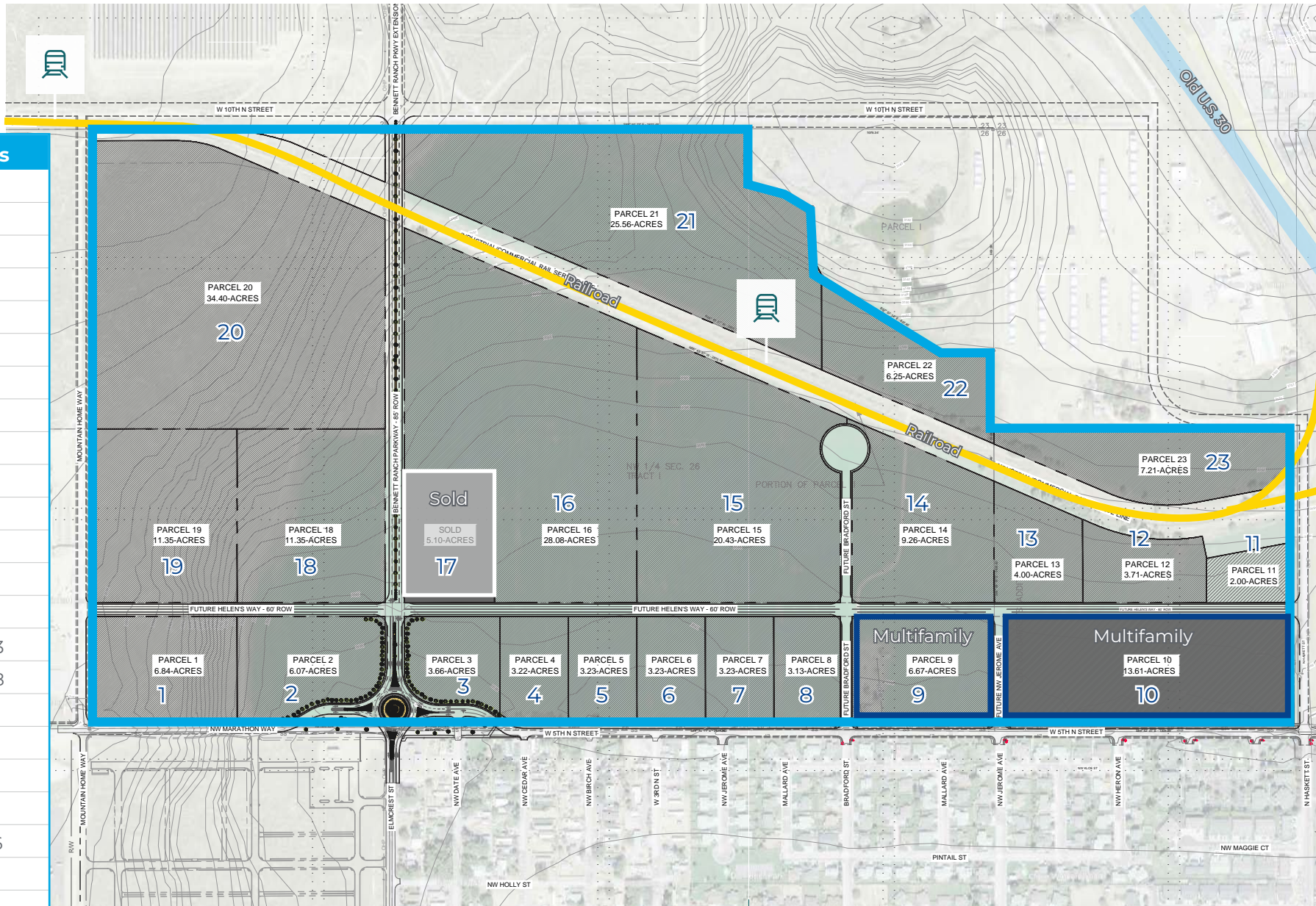
- Flexible plat format with across the counter permitting for industrial projects under 25 acres
- New road to be constructed to the north connecting to US-30 making freeway access easy (road location is being determined but will start in Spring 2023)
- Ample power available with substation and 28.5 megawatt solar power on site
- Ample rail frontage
- Foreign Trade Zone
- 196 acres available
- Minimum parcel size is 3.27 acres
- All utilities are at the site including fiber

Property Details

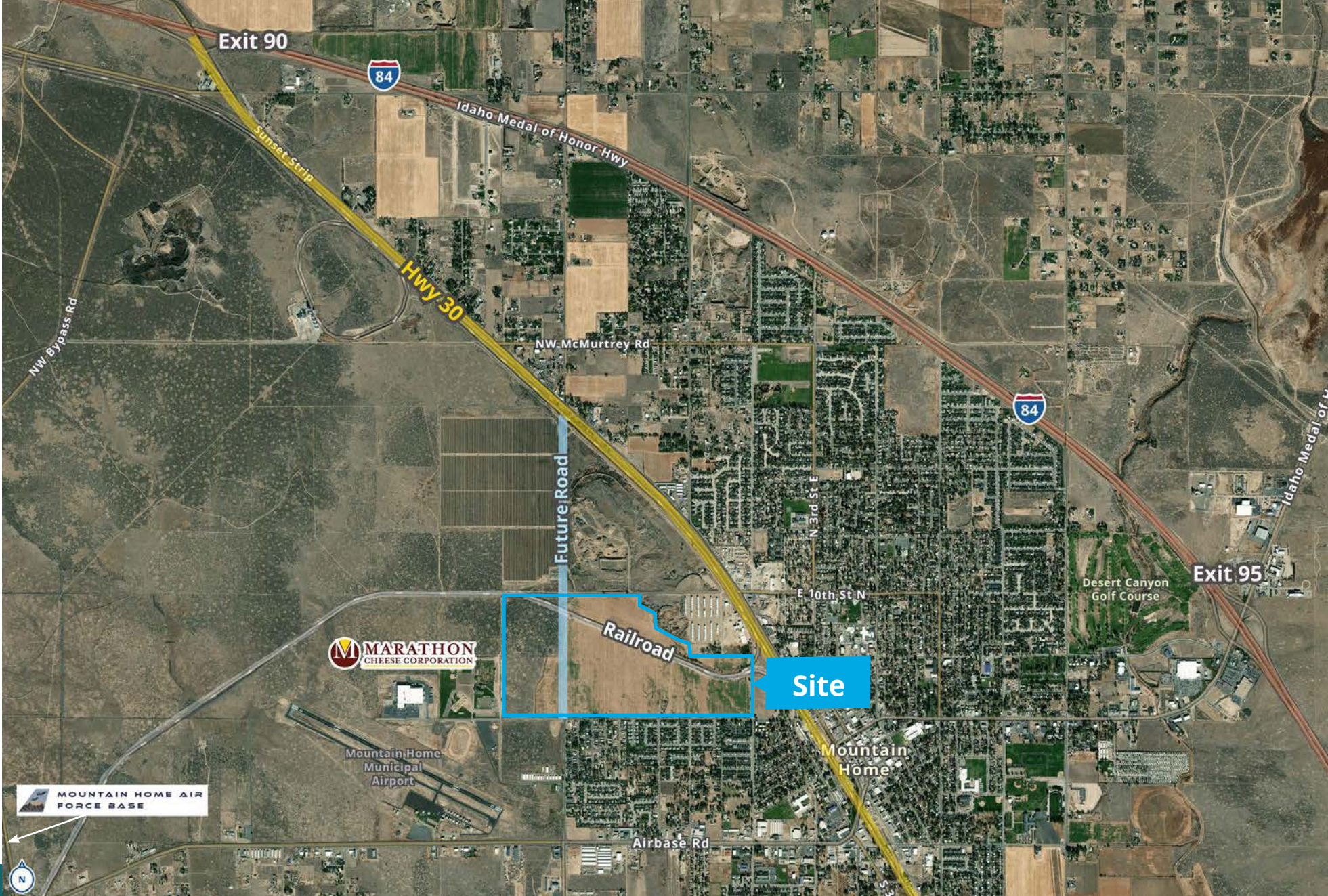
Property Type	Land
Total Land Size	± 196 acres
Minimum Parcel Size	3.27 acres
Price	Contact agent
Zoning	Light industrial

Site Plan- Conceptual

Parcel	Acres
1	6.84
2	6.07
3	3.66
4	3.22
5	3.23
6	3.23
7	3.23
8	3.13
9	6.67
10	13.61
11	2.0
12	3.71
13	4.0
14	9.26
15	20.43
16	28.08
17	Sold
18	11.35
19	11.35
20	34.4
21	25.56
22	6.25
23	7.21
Total	196.49

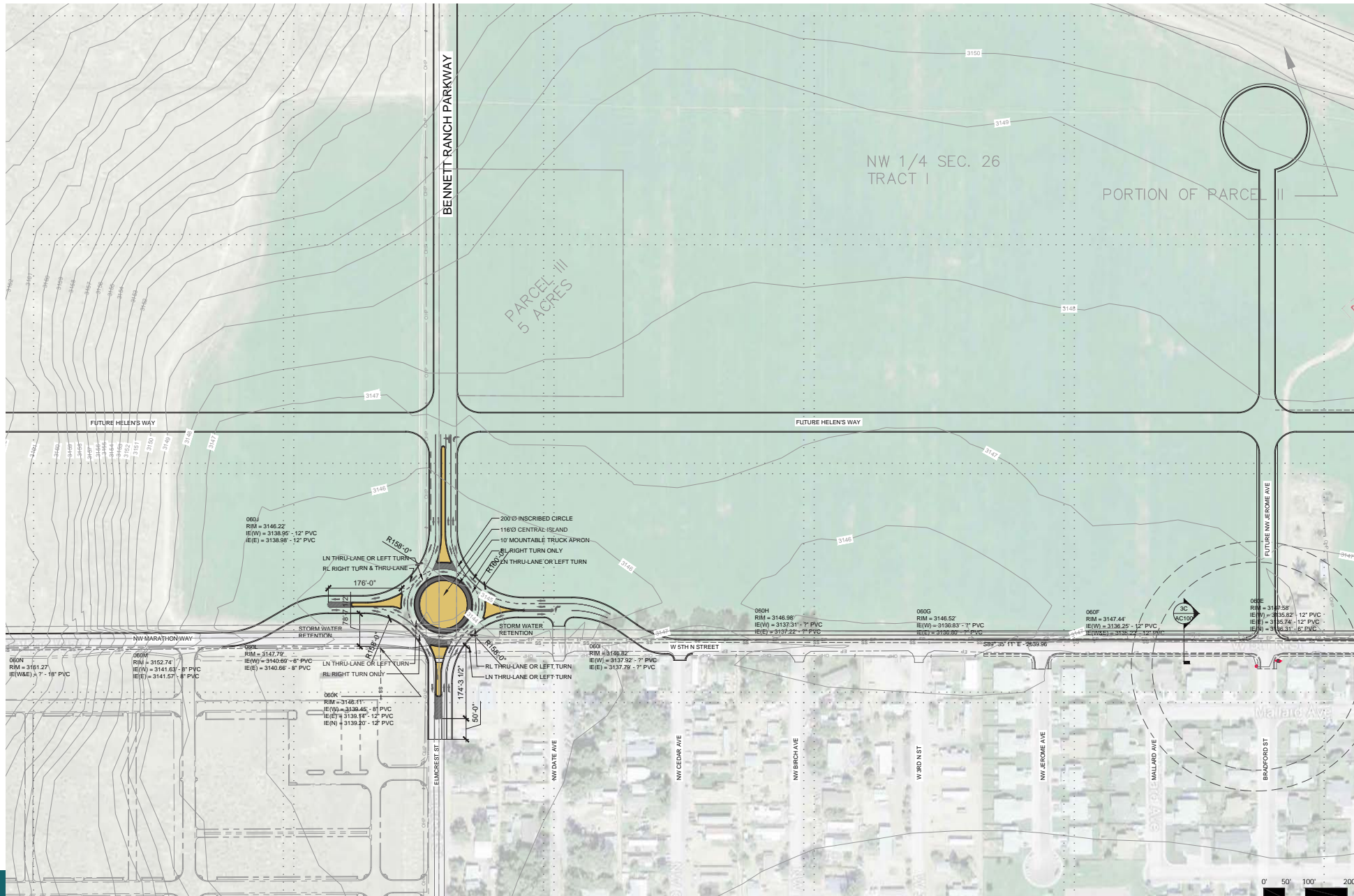


Site Plan 2.7 MILES TO EXIT 90



Road Improvements- Conceptual

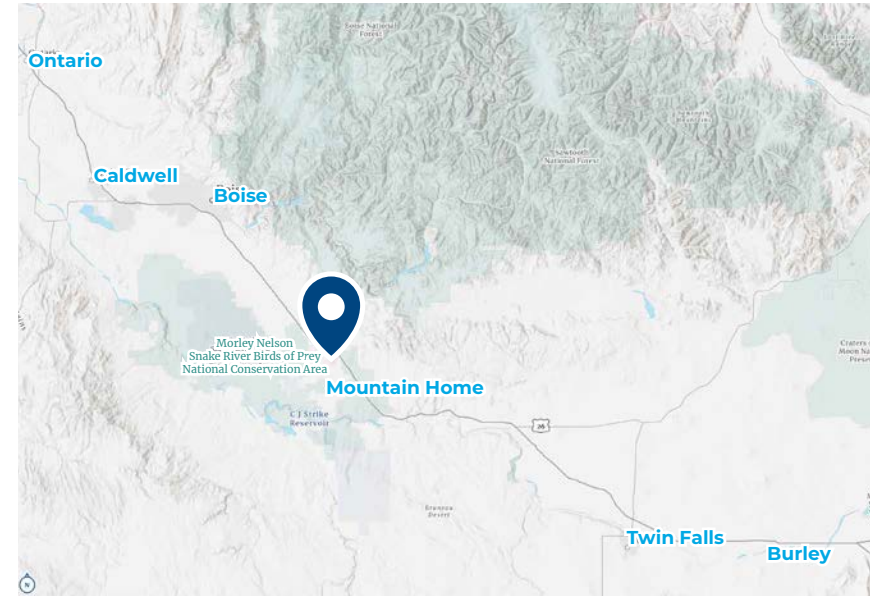
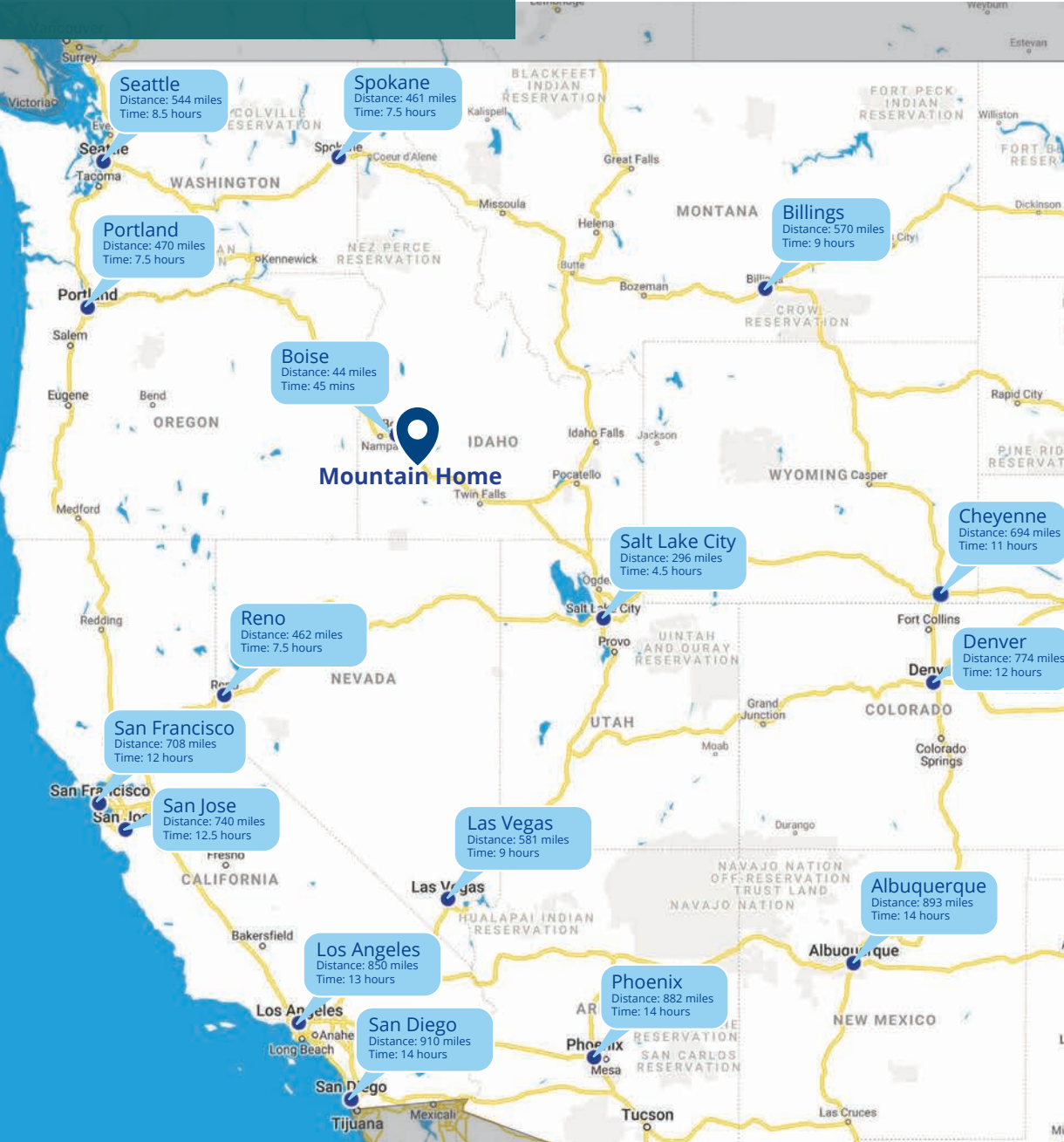
To Start Spring 2023



Location

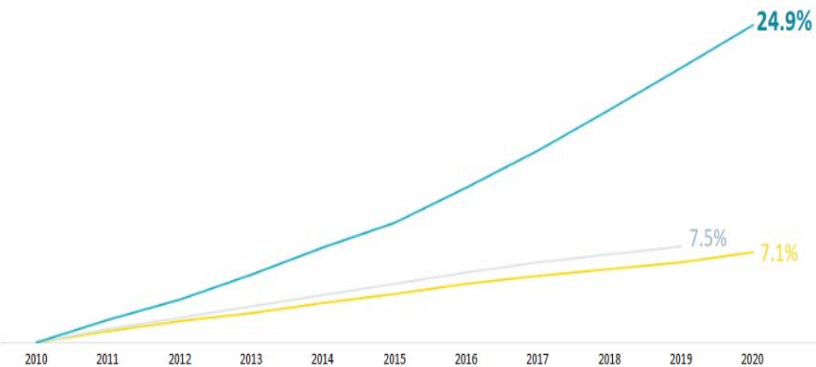
 [Google Map](#)

 [Street View](#)



Population Growth
2010-2020

Boise Metro, All Metros, and USA



*Out of the Largest 100 Metros

Source: U.S. Census Bureau, Population and Housing Unit Estimates

Bennett Ranch Industrial Campus

Location

- In 2018, Mountain Home was named 9th fastest growing micropolitan city by percent increase by U.S. Census Bureau
- Population 14,562 in the city of Mountain Home, and Elmore County's is 27,511
- Mountain Home median age is 31.3 years old and Elmore County is 31.9 years old
- Boise, the state capital, with a population of 228,959, is within a 45-minute drive
- Mountain Home Air Force Base is located 12 miles from site with a daily base population of 9,193 people including civilian employees and military dependents



Flexibility

Options for land purchase, including build to suit and Fee Simple Ownership



Utilities

Fully equipped with working utilities and ideally positioned to take advantage of clean, renewable energy with commercial and industrial rates that are consistently ranked as some of the Country's lowest.

- Water (14" Line)
- Sewer (10" Line)
- Fiber Optics
- Intermountain Gas
- Idaho Power



Community

Various facilities are located near site, including:

- Mountain Home Air Force Base
- Marathon Cheese Corporation
- Wolfe Pac Pellets
- Mountain Home Solar 1



Incentives

Idaho Department of Commerce: Tax Reimbursement Incentive, Opportunity Fund, Business Advantage, 3% investment tax credit, and property tax exemption

Elmore County Board of Commissioners: May exempt certain business property from property taxation for up to five years, based on investment in new plant and building facilities meeting tax incentive



Accessibility

Close to every form of transportation, including:

- Union Pacific Rail
- Mountain Home Municipal Airport (1 mile off-site)
- Boise Airport (40 miles off-site)
- Close Access to I-84

2021

The Idaho Power Impact

For more than 100 years, Idaho Power has been a trusted partner to the communities we serve. Our employees are part of your communities. Every day we strive to support local economies and give back through both volunteer time and financial support to make Idaho and eastern Oregon an even better place. You can count on us for reliable, affordable, clean energy to power your homes and businesses — all while providing an outstanding customer experience and engaging with the communities where we live and work.

CLEAN HYDROPOWER

IS OUR LARGEST ENERGY SOURCE.

and we've set a goal to provide **100% CLEAN ENERGY BY 2045.**



IN 2021, ENERGY EFFICIENCY PROGRAMS SAVED

143,971 MWh.

That's enough energy to power nearly 12,600 average-sized homes for a year.



©2022 Idaho Power CID#58624



BUSINESS PRICES

30% BELOW

THE NATIONAL AVERAGE.

12 MAJOR METROS
WITHIN AN 800 MILE RADIUS.

Large commercial and industrial customers reported a **98% SATISFACTION SCORE.**

WE SERVE MORE THAN **600,000** CUSTOMERS IN A **24,000-SQUARE-MILE** SERVICE AREA.

In 2021, Idaho Power purchased over **\$133.8 MILLION** in goods and services from Idaho businesses, of which **72.8% WENT TO SMALL BUSINESSES.**

Approximately **2,000 EMPLOYEES** who live and give back to 85 communities.

\$978,689 **TOTAL GIVING IN 2021** (Community Contributions, Employee Community Funds and Vehicle Donations).

WE KEEP THE LIGHTS ON **99.9%** OF THE TIME.

Idaho is the **FASTEST GROWING STATE IN THE NATION.** In 2021, our customer base grew **2.8%.**

\$12.1 MILLION IN INCENTIVES awarded to business customers who participated in energy-saving programs in 2021.

We're moving at the speed of business®

Contact us today to discuss your energy needs:

Email: econdev@idahopower.com
Phone: 208-388-2606
Web: idahopower.com/econdev





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Bennett Ranch Industrial Campus

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