

TOK

MOUNTAIN HOME LAND

COMMERCIAL LAND FOR SALE / MOUNTAIN HOME, ID 83647



CONTACT

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HIGHLIGHTS

Excellent visibility near Interstate 84, Old US Highway 30, and the Exit 90 interchange.

Robust C-2 Highway Commercial zoning allows for a variety of commercial, retail, service, and development uses.

Adjacent to established national retailers including Chevron and Burger King, providing convenient nearby food and fuel services.

Quick access to Exit 90 and I-84 with approximately 40-minute access to Downtown Boise and the greater Treasure Valley.

Located within the City of Mountain Home Impact Area and positioned to benefit from continued regional growth, including Micron's expansion in the Boise market.

Great opportunity for land investment or future development.

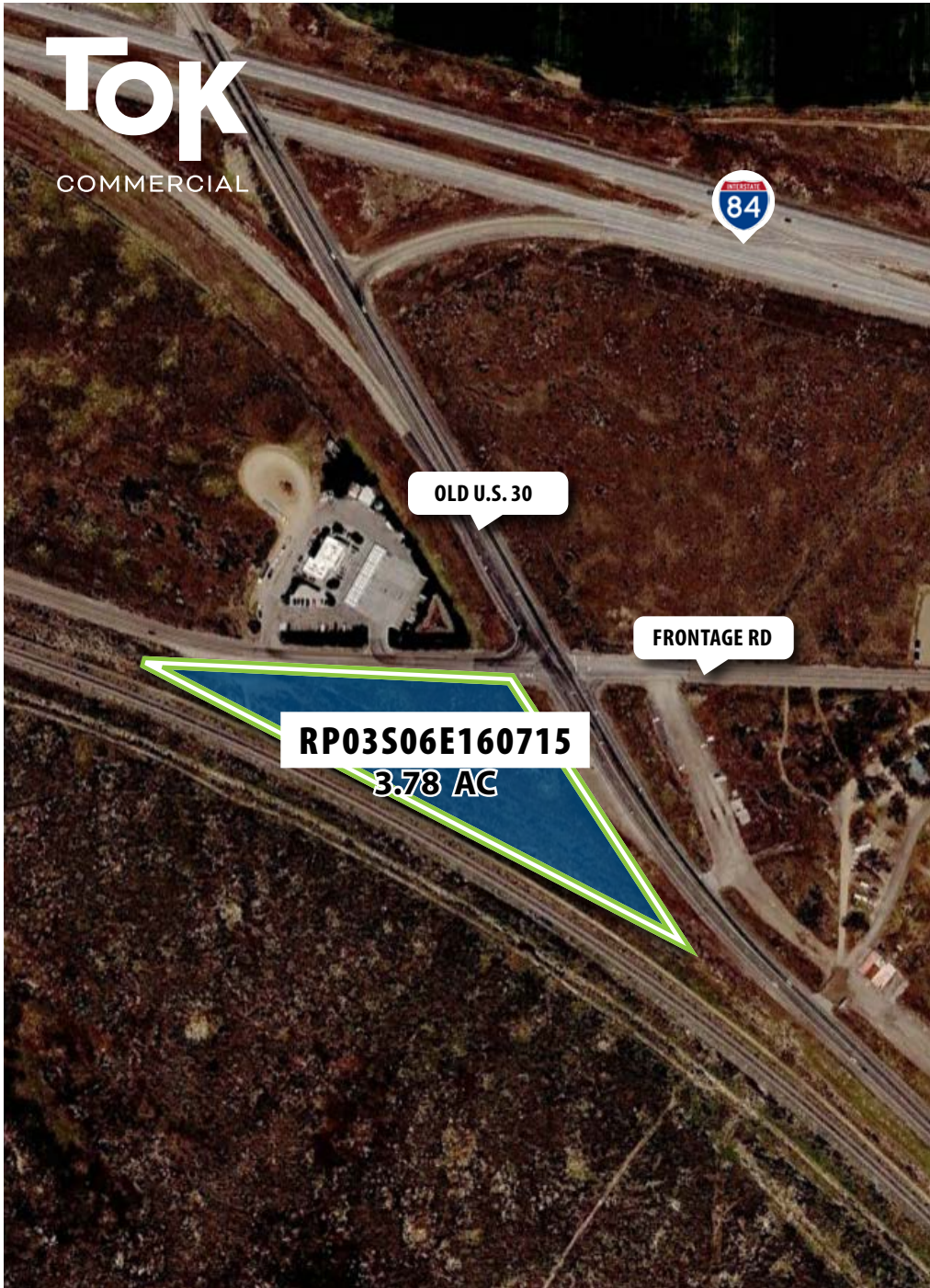
DETAILS

LOT SIZE:	3.78 Acres
SALE PRICE:	\$850,000 (\$5.16/SF)
PARCEL NO:	RP03S06E160715
ZONING:	C-2
UTILITIES:	Near Site

UPDATED: 5.8.2026

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LAND USE & ZONING

ELMORE COUNTY DISTRICT C2 | COMMERCIAL

DESCRIPTION AND INTENT:

Highway/Interstate Commercial: The purpose of the C2 district is to permit the establishment of general business and commercial uses that have direct access to State Highways and convenient access to the Interstate. Shopping centers will be encouraged and strip development shall be discouraged. This district may also be located on arterial thoroughfares or in areas where general commercial business is compatible with surrounding land uses. The Highway/Interstate commercial category is needed to accommodate large or intensive commercial and/or business establishments that are typically oriented to a major roadway or freeway interchange.

ALLOWED USES:

The following uses are allowed in district C2:

- Retail and service commercial uses including restaurants, convenience stores, fuel stations, and general retail.
- Vehicle-oriented uses including repair shops, equipment sales, RV sales/service, and truck-related services.
- Office, business, and professional services including medical, personal, and administrative offices.
- Storage, warehouse, and light industrial-type uses including self-storage, contractor yards, outdoor storage, and distribution-related uses.

REZONE OPPORTUNITIES

For more information regarding rezoning opportunities within Elmore County, please click the image here:



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MOUNTAIN HOME BUSINESS GUIDE



Welcome from Mayor Tom Rist

Mountain Home is a great place to live, work and play. Our thriving community, stable economy, our diverse geology and population and exceptional recreational opportunities are a few of the many things we can brag about. Our unique mix of urban and agricultural areas makes Mountain Home an excellent place to work, live and raise a family.

You will find our work force to be highly trained and of exceptional quality. Mountain Home Air Force Base with approximately 4,500 assigned military personnel provides nearly a billion dollar impact to the surrounding area. There are over 7,000 military retirees, age 38+, living throughout the area. We have a huge broad-based agri-business economy. In 2007, Marathon Cheese Corporation opened their new packaging facility and currently employs over 430 people. They continue to expand their Mountain Home operations and will eventually provide good jobs to almost 500 people.

We invite you to take a look at Mountain Home. We will work diligently and efficiently with you to show you the advantages of making Mountain Home the right choice for your business.

Marathon Cheese Senior Vice President of Finance says, "As you know, there are often differences between the courtship and actual building and expansion phase. We did not see that with Mountain Home when we decided to expand out west, the entire process went smoothly and there was no long drawn out bureaucratic process. The City of Mountain Home and the State of Idaho have done everything they promised and more, we were very pleased with the entire process!"

Industrial Park

- City owned property with low lease rates
- ½ mile from Interstate 84 off of Exit 95.
- City Water and Wastewater
- Power and Natural Gas
- Simple and fast permitting process
- Ideal for warehousing, distribution and manufacturing

Work Force

Elmore County is Idaho's 12th most populous and 6th among the 44 counties in land size. Mountain Home is fortunate to have a military installation located in our community. Elmore County's civilian labor force consists of 10,500 people however, military spouses and dependents are not included in this number. Per capita income is estimated at \$38,500.00.

CITY SERVICES

- Simple and fast permitting process.
- Sufficient water supply and wastewater capacity for future growth and development.
- Paid on Call Combination Fire Department with an ISO rating of "3".
- Mountain Home Public Library provides a 23-station Public Computing Center equipped with 20Mb of connection speed. Access is available for workforce development, learning resources and e-government opportunities.
- Totalling over 140 acres, the city has 25 parks each offering a wide variety of amenities to accommodate the community's needs.
- City offers over 100 youth and adult recreational programs each year.
- 18 hole, Par 72 Municipal Golf Course.
- For a complete community profile and video, visit our website at www.mountain-home.us under the Economic Development page.



Recreation

The area around Mountain Home is one of the finest outdoor recreational playgrounds in Southern Idaho. From desert to mountains, we have it all. The areas both north and south contain some of the most exciting whitewater areas in the nation along with some of the best snowmobiling, skiing, snowboarding and boating, most within a 1 hour drive. Elmore County is also known for its outstanding hunting and fishing opportunities.

Incentives

Mountain Home:

- Urban Renewal Agency
- Fee waiver incentives
- Potential of expedited "Build to Suit" facility available for lease or purchase

Elmore County:

- Small Employer Growth incentive

Idaho:

- Idaho Business Advantage
- Work Force Development Training Fund
- Hire One Tax Credit
- 3% Investment Tax Credit
- Idaho offers the 12th lowest cost of doing business nationwide (Forbes). Corporate taxes are the 17th lowest in the nation.
- Idaho offers the lowest health insurance costs in the United States.



Facts about Mountain Home

- Population 13,805 within city limits, 26,170 county wide.
- Only 30 minutes from Boise, Idaho, with a population of over 350,000.
- Home of the Mountain Home Air Force Base, one of the world's premier military facilities, providing an estimated economic impact of over \$1 billion dollars.
- Direct access to I-84, rail runs through town with rail spurs locally available and only 35 minutes from a major airport, makes for all of the essentials to create a good climate for manufacturing and industry.
- Large diverse agriculture base including farming, ranching, dairies, timber and mining.
- Industrial land available.
- Recreation opportunities are unlimited.
- Large workforce including military dependents and retired military personnel.
- Low utility rates, low crime rate and inexpensive real estate.
- Low tax rate.

Mountain Home, Idaho

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