

FOR SALE
Retail/Office Lots

147-188 Orchard Drive
TWIN FALLS, ID 83301



.563± to 2.707± ACRE RETAIL-OFFICE LOTS AVAILABLE FOR SALE



PROPERTY DESCRIPTION

- Shovel-Ready Developed Retail/Office lots
- Prime location with excellent exposure & access
- Under-Served and High-Growth Retail Area
- Lot 1 is .584 Acres –147 Orchard Dr. APN RPT40450020010
- Lot 2 is .68 Acres –184 Orchard Dr. APN RPT40450020020
- Lot 3 is .88 Acres –188 Orchard Dr. APN RPT40450020030
- Lot 4 is .563 Acres–152 Orchard Dr. APN RPT40450020040

OFFERING SUMMARY

ACRES

From .563± to
2.707± Acres

APN's

RPT40450020010
RPT40450020010
RPT40450020010
RPT40450020010

ZONING

C-1

PRICING

Contact Agent

PROPERTY DETAILS

- Located on Orchard Drive just east of the intersection of Washington Street/Highway 74
- Adjacent to Swenson's market and across from Twin Falls Fire Dept.
- Excellent Signage and Visibility
- Utilities are on site
- C-1 Commercial Zoning allows Retail and Office
- Seller will consider land leases

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Households	2,584	13,891	22,990
Total Population	7,338	35,762	62,395
Average HH Income	\$71,805	\$68,127	\$81,166

STEVE YATES

ID LICENSE: AB23900

Cell: **208-830-3173**

KEN STARK

ID LICENSE: DB49181

Office: **208-722-2400**

DENNIS KELLEY

ID LICENSE: AB4297

Cell: **208-890-7700**