

**FOR SALE**  
Retail/Office Lots

**184 & 188 Orchard Drive**  
TWIN FALLS, ID 83301

**STARK**  
**ACCELERATORS**  
COMMERCIAL REAL ESTATE

**.68± & .88± ACRE RETAIL-OFFICE LOTS AVAILABLE FOR SALE**

**CALL AGENTS FOR POSSIBLE DISCOUNTS!**



**PROPERTY DESCRIPTION**

- Shovel-Ready Developed Retail/Office lots
- Prime location with excellent exposure & access
- Under-Served and High-Growth Retail Area
- Lot 2 is .68 Acres at \$299,950  
APN RPT40450020020
- Lot 3 is .88 Acres at \$399,950  
APN RPT40450020030
- **Seller offering discount on both lots if purchased by same buyer**
- **\$25,000 Discount on a lot if purchased by September 30, 2024**

**OFFERING SUMMARY**

**ACRES** **LOT 2 - .68 ACRES**  
From .68± to 1.56± Acres **\$299,950**  
**\$10.12/SF**

**ZONING** **LOT 3 - .88 ACRES**  
C-1 **\$399,950**  
**\$10.43/SF**

**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

**DEMOGRAPHICS**

	2022	1 Mile	3 Mile	5 Mile
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**