

FOR SALE

Prime Magic Valley Development Opportunity

21371 Hwy 30 | Twin Falls, ID



Accelerating success.



Elsing DRILLING

Hwy 30

VPD 14,500

Optional 5 Acres



CONTACT

Tami Walker

+1 208 420 4601
tami.walker@colliers.com

Jerrika Gonzalez

+1 208 420 3189
jerrika.gonzalez@colliers.com

Property Overview

Property Type	Land
Land Size	6.0 Acres
Building Size	2,336 SF Warehouse
Parcel #	RP10S16E140755A and a portion of RP10S16E140620A
Location	Just to the east of A Dog's Den
Zoning	Commercial

Demographics

	1 Mile	3 Miles	5 Miles
Population	421	12,292	54,108
Households	169	4,446	20,370
Avg. HH Income	\$106,072	\$81,925	\$81,316

Price \$1,390,000.00

Key Highlights

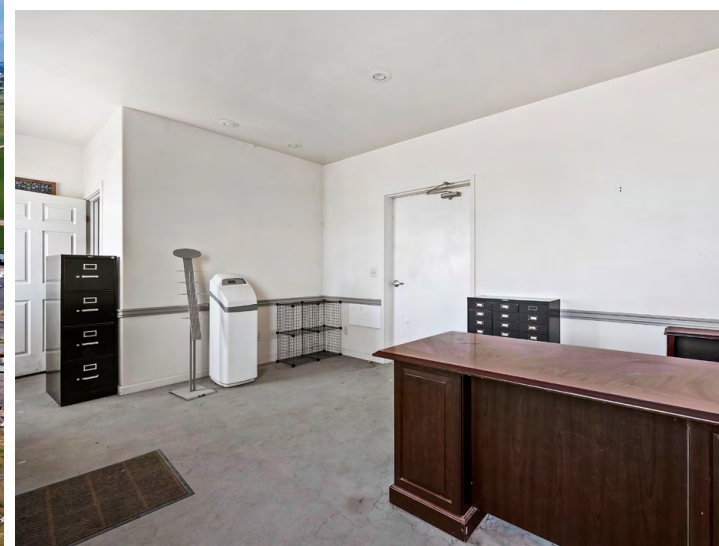
Land

- Property located between Twin Falls and Filer - great development property
- Truck route with easy access to Hwy 93 and I-84
- Buyer may purchase between 6 - 11 acres - price reflects 6 acres with warehouse
- 14,500 VPD on Hwy 30

2,336 SF Warehouse

- 18 FT clearspan
- 3 overhead doors; 2-8 ft doors and 1-10 ft door
- Office

Property Photos



Location



205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
+1 208 910 2006
colliers.com/idaho

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