



COMMERCIAL

SUN WEST VILLAGE LOT 11

FOR SALE, LEASE, OR BTS | 3.5 ACRES

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DETAILS

- SUBMARKET:** Canyon
- ZONING:** C-1
- LOT SIZE:** 0.81 - 3.5 AC
- SALE PRICE:** \$2,285,000

HIGHLIGHTS

- Lot available just down Pole Line Road from Twin Falls' major retail hub.
- Excellent exposure on one of the most heavily traveled corners in the market.
- Located in high growth area near major retailers such as Costco, Culver's, Epic Shine Car Wash, Fairfield Inn by Marriott, Panda Express, Target, Walgreens, Walmart Supercenter, and many more!
- Adjacent to the College of Southern Idaho campus and Canyon Ridge High School.

DEMOGRAPHICS

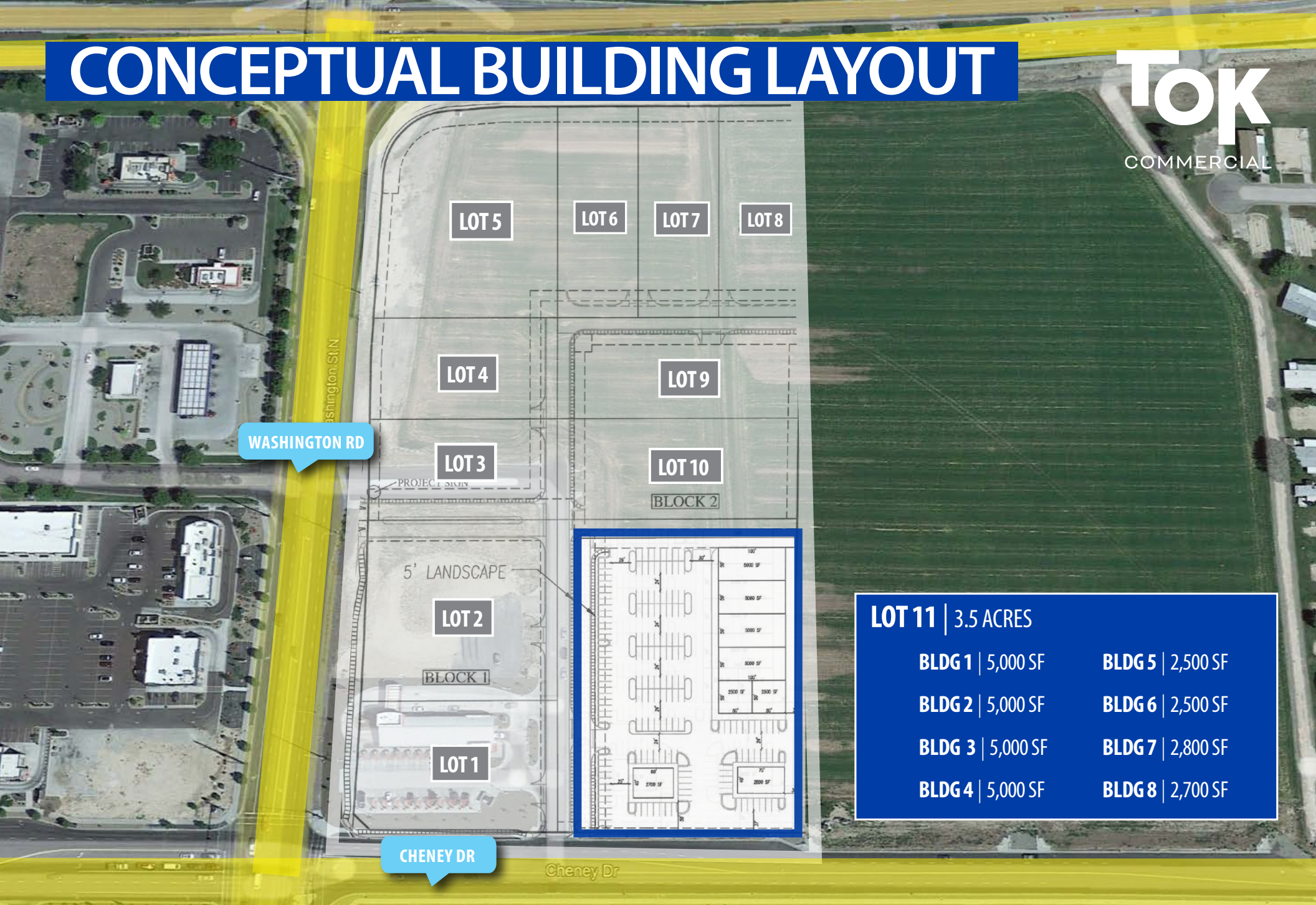
2023	1 Mi.	3 Mi.	5 Mi.
Population:	7,499	42,399	64,213
Households:	2,860	15,932	24,137
Avg HH Income:	\$124,441	\$93,796	\$94,232
Total Employees:	5,762	19,810	25,840

UPDATED: 1.5.2024

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CONCEPTUAL BUILDING LAYOUT

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WASHINGTON RD

CHENEY DR

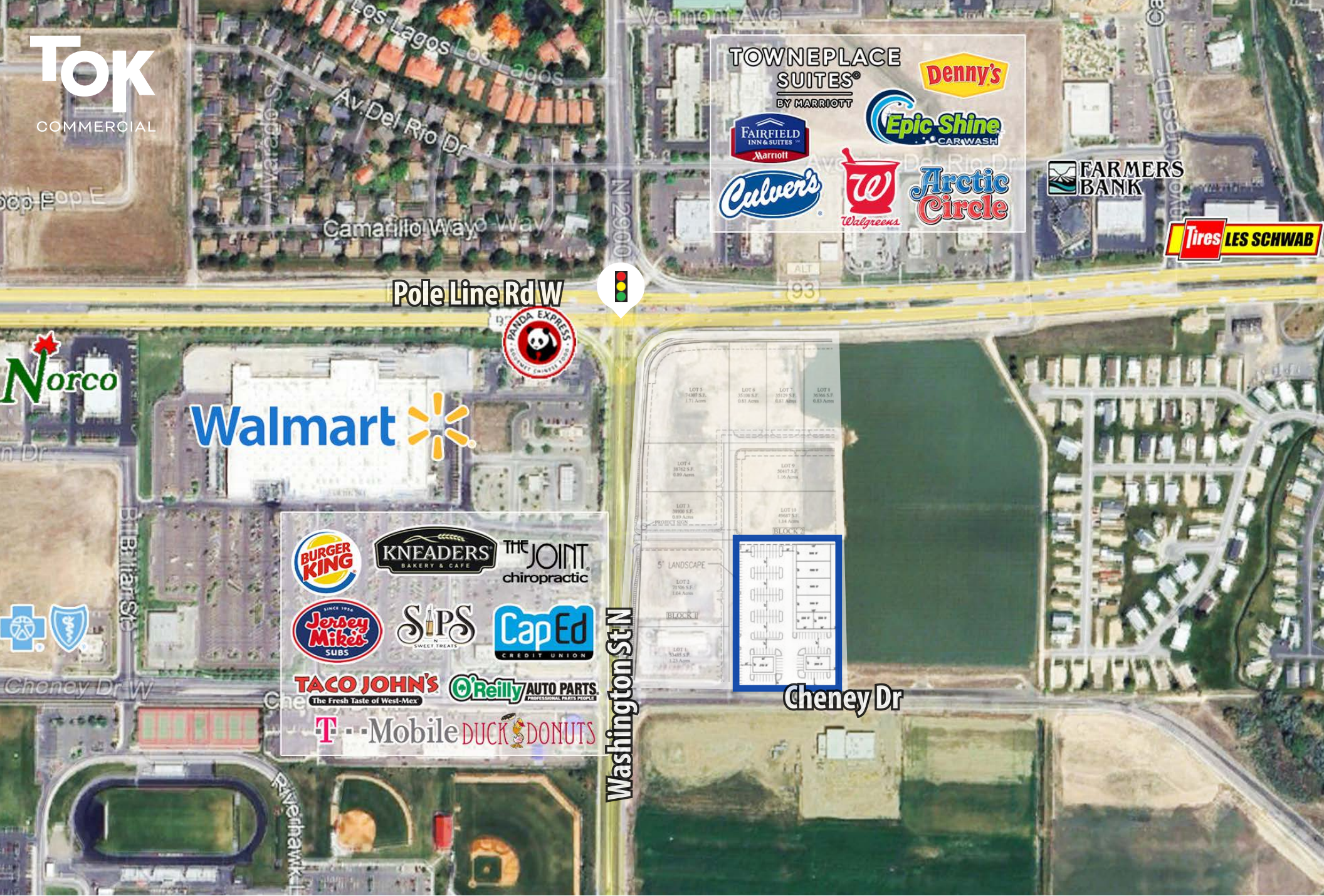
LOT 11 3.5 ACRES	
BLDG 1 5,000 SF	BLDG 5 2,500 SF
BLDG 2 5,000 SF	BLDG 6 2,500 SF
BLDG 3 5,000 SF	BLDG 7 2,800 SF
BLDG 4 5,000 SF	BLDG 8 2,700 SF

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