

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

PRICE REDUCED!



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 \$318,500
APN RPT40450020020
- Lot 3 is .88 Acres at \$381,500
APN RPT40450020030

OFFERING SUMMARY

ACRES

From .68± to
1.56± Acres

LOT 2 - .68 ACRES

\$318,500
\$10.75/SF

ZONING

C-1

LOT 3 - .88 ACRES

\$381,500
\$9.95/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

	<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

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KEN STARK

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DENNIS KELLEY

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