

RETAIL PAD WITH DRIVE - THRU CAPABILITY | FOR SALE

WESTPARK PLAZA

AVENIDA DEL RIO | TWIN FALLS, ID 83301



WALT HESS, BROKER | 208-410-2525
walthess@gemstaterealty.com



GEM STATE REALTY, Inc.



ADAM HESS, ASSOC. BROKER | 208-571-6644
adam@soldonidaho.com

THIS PROPERTY IS EXCLUSIVELY MARKETED BY Gem State Realty. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example



OFFERING DETAILS

PROPERTY ADDRESS	Avenida Del Rio Twin Falls, ID 83301
PROPERTY TYPE	Retail Pad
ZONING	Commercial
LOT SIZE / 3 LOTS AVAILABLE	2.11 - 6.33 acres
TOTAL PRICE	\$1,654,408 - \$4,963,224
PRICE/ SF	\$18.00 SF

HIGHLIGHTS

Prime commercial development opportunity in Twin Falls offering 2.11 to 6.33 acres at the highly visible, high-traffic intersection of Washington Street and Pole Line Road. This commercial-zoned site is surrounded by strong national and regional tenants and delivers exceptional exposure, easy access, and utilities to the property. Ideal for retail, restaurant, office, or medical users, the location positions your brand within one of Twin Falls' most established and high-performing commercial corridors. Monument signage available on Pole Line Road at an additional cost to maximize brand visibility. Water, Sewer, Pressure irrigation services are complete to each lot. Gas, Power and Phone are located in the vicinity of each lot. Sidewalks will be included.

2 WESTPARK PLAZA



UPDATED: 2.11.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY Gem State Realty. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

PERFECTLY SITUATED ON HEAVILY TRAFFICKED ARTERIAL



③ WESTPARK PLAZA



UPDATED: 2.11.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY Gem State Realty. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

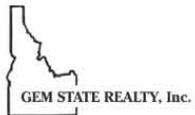

55,589
 POPULATION


7.2%
 HISTORIC ANN. GROWTH


\$82,619
 AVG. HOUSEHOLD INC.



4 WESTPARK PLAZA



UPDATED: 2.11.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY Gem State Realty. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.