

FOR SALE \$5,700,000

640 Orchard Dr W, Twin Falls, ID 83301



DEVELOPMENT OPPORTUNITY



MASTER PLAN
MIXED USE PARK

154.93 ACRES



FLEX BUILDING A
THE PLAN PROVIDED:
5 lots
200' BLDG DEPTH
500'-700' BLDG WIDTH
6-8 ACRES LOTS

FLEX BUILDING B
THE PLAN PROVIDED:
4 lots
125' BLDG DEPTH
300' BLDG WIDTH
3 ACRES LOTS

FLEX BUILDING C
THE PLAN PROVIDED:
3 lots
75' BLDG DEPTH
288' BLDG WIDTH
2 ACRES LOTS

OFFICE WAREHOUSE BUILDING E
THE PLAN PROVIDED:
6 lots
75' BLDG DEPTH
145' BLDG WIDTH
1.2 ACRES LOTS

OFFICE WAREHOUSE BUILDING F
THE PLAN PROVIDED:
2 lots
75' BLDG DEPTH
288' BLDG WIDTH
2.2 ACRES LOTS

MULTIPLE OFFICE FLEX BUILDING G
THE PLAN PROVIDED:
5 lots
75' BLDG DEPTH
145' BLDG WIDTH
1.53 ACRES LOTS

SINGLE FAMILY RESIDENTIAL
THE PLAN PROVIDED:
56 lots
1/4-1/2 ACRE LOTS
UNIMPAVED LOT SURFACE WITH PAVED DRIVE

RESIDENTIAL
THE PLAN PROVIDED:
122 lots (400 sq ft)
37.2 ACRES
UNIMPAVED LOT SURFACE

FLEX BUILDING D
THE PLAN PROVIDED:
4 lots
75' BLDG DEPTH
315' BLDG WIDTH
4 ACRES LOTS

TWO STORY INDOOR STORAGE BUILDING H
THE PLAN PROVIDED:
1 lot
150' BLDG DEPTH
220' BLDG WIDTH
2.5 ACRES LOTS

Shawn Barton 208-329-4610 www.Shawn.Keytoidaho.com

Office: 205 Shoshone Street North, Suite 101, Twin Falls, ID 83301

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IDAHO



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USE INFORMATION INDUSTRIAL PARK

FLEX BUILDING A

THIS PLAN PROVIDES:

LARGE INDUSTRIAL BUILDING WITH
SHEDDED ROOF AND ADJACENT
PARKING ON THE FRONT AND LOADING
DOORS IN THE BACK.



FLEX BUILDING B

THIS PLAN PROVIDES:

LOADING AREA IS IN THE FRONT WITH
THE OFFICE ENTRANCE. THERE ARE
TWO BAY DOORS AND ONE LARGE
LOADING DOOR FORMING A WORK
ACTIVITY.



FLEX BUILDING C

THIS PLAN PROVIDES:

THREE SIDES ARE ARCHITECTURALLY
INTERESTING WITH THE LOADING AREA IN THE BACK.



USE INFORMATION INDUSTRIAL PARK

FLEX BUILDING D

THIS PLAN PROVIDES:

THREE SIDES ARE ARCHITECTURALLY
INTERESTING WITH CORNER FOR OUTS
LOADING AREA IN THE BACK. ONE BAY DOOR
STORAGE AND TRUCK PARKING.



OFFICE WAREHOUSE BUILDING E

THIS PLAN PROVIDES:

ONLY FRONT SIDE LOADING ARCHITECT
ACTIVELY WITH LOADING IN THE BACK WITH
ACCESS TO TRUCKS AND TRUCK PARKING.



OFFICE WAREHOUSE BUILDING F

THIS PLAN PROVIDES:

THREE SIDES ARE ARCHITECTURALLY
INTERESTING WITH CORNER FOR OUTS
LOADING AREA IN THE BACK WITH TRUCK
ACCESS AND TRUCK PARKING.



USE INFORMATION INDUSTRIAL PARK

MULTIPLE OFFICE FLEX BUILDING G

THIS PLAN PROVIDES:

ALL SIDES ARE ARCHITECTURALLY
INTERESTING FOR PROFESSIONAL OFFICES. MULTIPLE
CORPUSCLES COULD BE USED WITH EACH
BUILDING.



TWO STORY INDOOR STORAGE BUILDING H

THIS PLAN PROVIDES:

CLIMATE CONTROLLED INDOOR STORAGE
FACILITY.



SINGLE FAMILY RESIDENTIAL

RESIDENTIAL

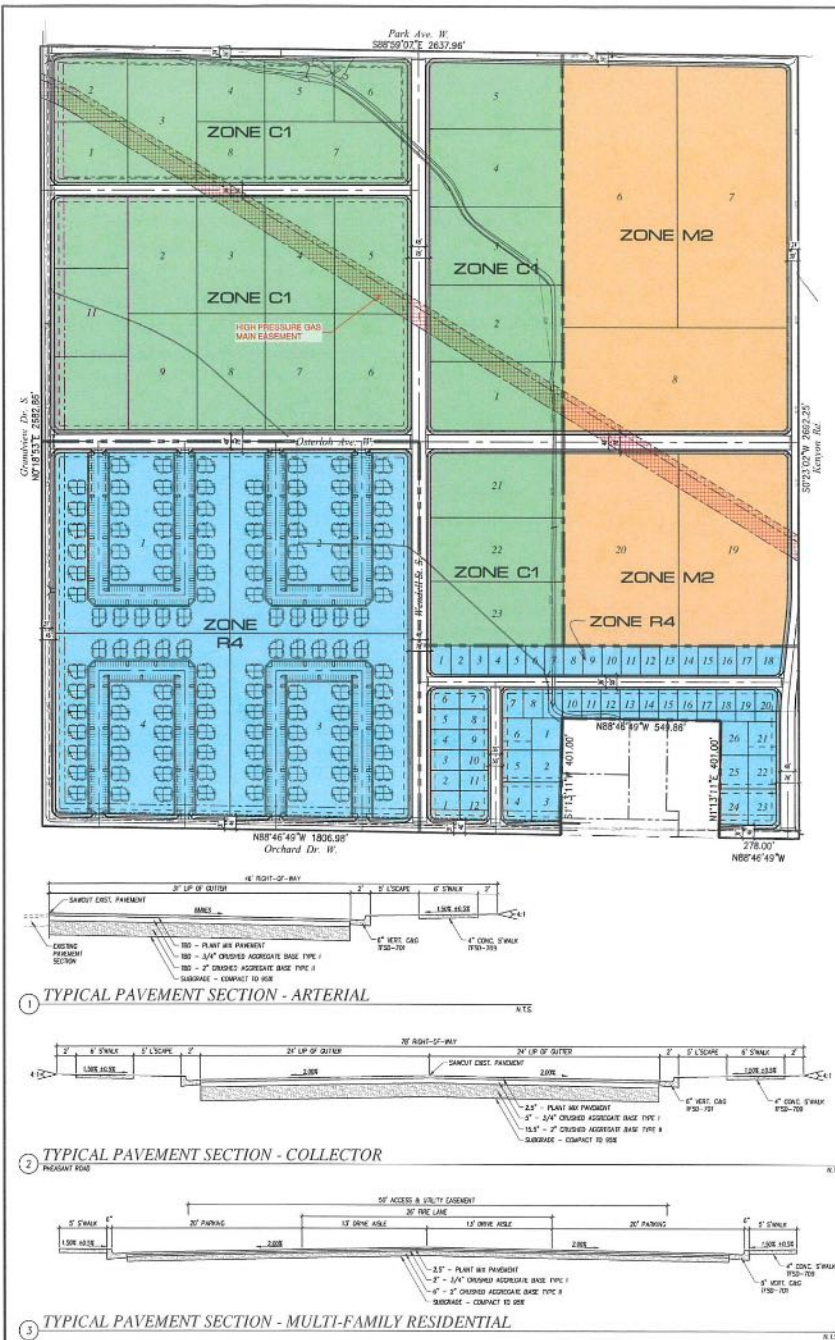


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DEVELOPMENT OPPORTUNITY



- ZONE C1 60 AC +/-**
- ZONE M2 43 AC +/-**
- ZONE R4 52 AC +/-**
- HIGH PRESSURE GAS MAIN EASEMENT**

GRANDVIEW FALLS SUBDIVISION
 Located In
 A Portion of
 SW 4, Section 20
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2020

Development Notes:

- ALL LOTS ACCESSIBLE FROM COLLECTOR STREETS ARE REQUIRED TO HAVE AN ONSITE PARKING AND BE CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD DRAINAGE (TSD-7100) OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.

Design Data:

PARCEL NUMBER:	08000000000000000000	IRIGATION:	CITY PRESSURE IRRIGATION
DRAWN/DEVELOPER:	GRANDVIEW FALLS, LLC 2021 E. JESSIE R. KADERTY, JR. PRA	STREETS:	ARTERIAL - GRANDVIEW DR. S COLLECTOR - ORCHARD DR. W OVERLOOK DR. W PARK AVE. W CANYON RD. S
ENGINEER:	EHM ENGINEERS, INC. 421 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID 83401 (208) 734-4888	SCHEMATIC:	RESIDENTIAL - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR ZONING REQUIREMENTS IN EFFECT AT THE DATE OF RECORDATION OF THIS PLAT.
EXISTING ZONE:	R-4	UTILITIES:	12" DRAINAGE ALONG ALL PROPERTY LINES. ALL OTHER EASEMENTS ARE LABELED.
PROPOSED ZONE:	R-4, M-2, C-1		
EXISTING USE:	AGRICULTURAL		
PROPOSED USE:	PEEP ZONE		
DEVELOPMENT AREA:	157.58 ACRES		
ADVANCE:	NOT REQUESTED		
SEWER:	CITY SEWER		
WATER:	CITY WATER		

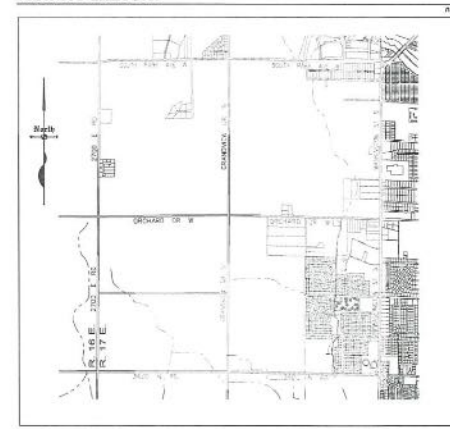
Topographic Legend:

	PROPOSED	EXISTING
CATCH BASIN	⊙	⊙
PRESSURE IRRIGATION METER	⊙	⊙
IRRIGATION VALVE	⊙	⊙
BLOW-OFF ASSEMBLY	⊙	⊙
SEWER MANHOLE	⊙	⊙
CLEAN OUT	⊙	⊙
WATER METER	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATERMETER	⊙	⊙
PUMP HOUSE	⊙	⊙
TELEPHONE POLE	⊙	⊙
MAIL BOX	⊙	⊙
DRAINAGE FLOW ARROW	→	→
BENCH / SHOTGUN	⊙	⊙
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
WATER LINE	W	W
GRAVITY IRRIGATION LINE	GI	GI
PRESSURE IRRIGATION LINE	PI	PI
TELEPHONE LINE	T	T
FENCE LINE	F	F
EDGE OF ASPHALT	EA	EA
EDGE OF DRIVE	ED	ED
VEGETAL COVER AND OUTLET	VC	VC
ROLLED CURB AND OUTLET	RC	RC
CONCRETE SIDEWALK	CS	CS
BUILDING FOOTPRINT	BF	BF
EXISTING GROUND CONTOUR (DOT FIRE HYDRANT DATA) (HATCH FOR DRAINAGE)	---	---

Boundary Legend:

SURVEY BOUNDARY LINE	---
SECTION LINE	---
SUBDIVISIONAL SECTION LINE	---
PROPOSED EASEMENT LINE	---
ADJACENT PROPERTY LINE	---
CONTINUITY OF STREET	---
PLATTED LOT LINE	---
ZONE BOUNDARY LINE	---

VICINITY SKETCH:



MASTER DEVELOPMENT PLAN
 for
GRANDVIEW FALLS SUBDIVISION

REVISIONS

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT
 THE JOB SITE AND NOTIFY THE
 ENGINEER OF ANY DISCREPANCY
 IMMEDIATELY BEFORE BEGINNING
 OR FURTHERING ANY WORK.

APPROVED: _____
 DESIGN: _____
 DATE: 12/03/2019
 AS SHOWN
 11-12 PPLAT
 WESTCOM
 COMMERCIAL DIVISION
 WESTERRA REAL ESTATE GROUP

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DEVELOPMENT OPPORTUNITY



150 ACRE INDUSTRIAL PARK MASTER PLAN TWIN FALLS, IDAHO		PROJECT INFORMATION PROJECT NAME: 150 ACRE INDUSTRIAL PARK PROJECT LOCATION: TWIN FALLS, IDAHO PROJECT OWNER: JTM ENGINEERS, INC. PROJECT DATE: 02-02-2020 PROJECT SCALE: 1" = 100'	CLIENT INFORMATION CLIENT NAME: JTM ENGINEERS, INC. CLIENT ADDRESS: 1000 S. 1000 E. CLIENT CITY: TWIN FALLS, IDAHO 83301 CLIENT PHONE: (208) 734-4881 CLIENT FAX: (208) 734-4882 CLIENT EMAIL: info@jtmeng.com	DESIGNER INFORMATION DESIGNER NAME: JTM ENGINEERS, INC. DESIGNER ADDRESS: 1000 S. 1000 E. DESIGNER CITY: TWIN FALLS, IDAHO 83301 DESIGNER PHONE: (208) 734-4881 DESIGNER FAX: (208) 734-4882 DESIGNER EMAIL: info@jtmeng.com	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED</td> <td>02-02-2020</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	ISSUED	02-02-2020	2			3			4			5		
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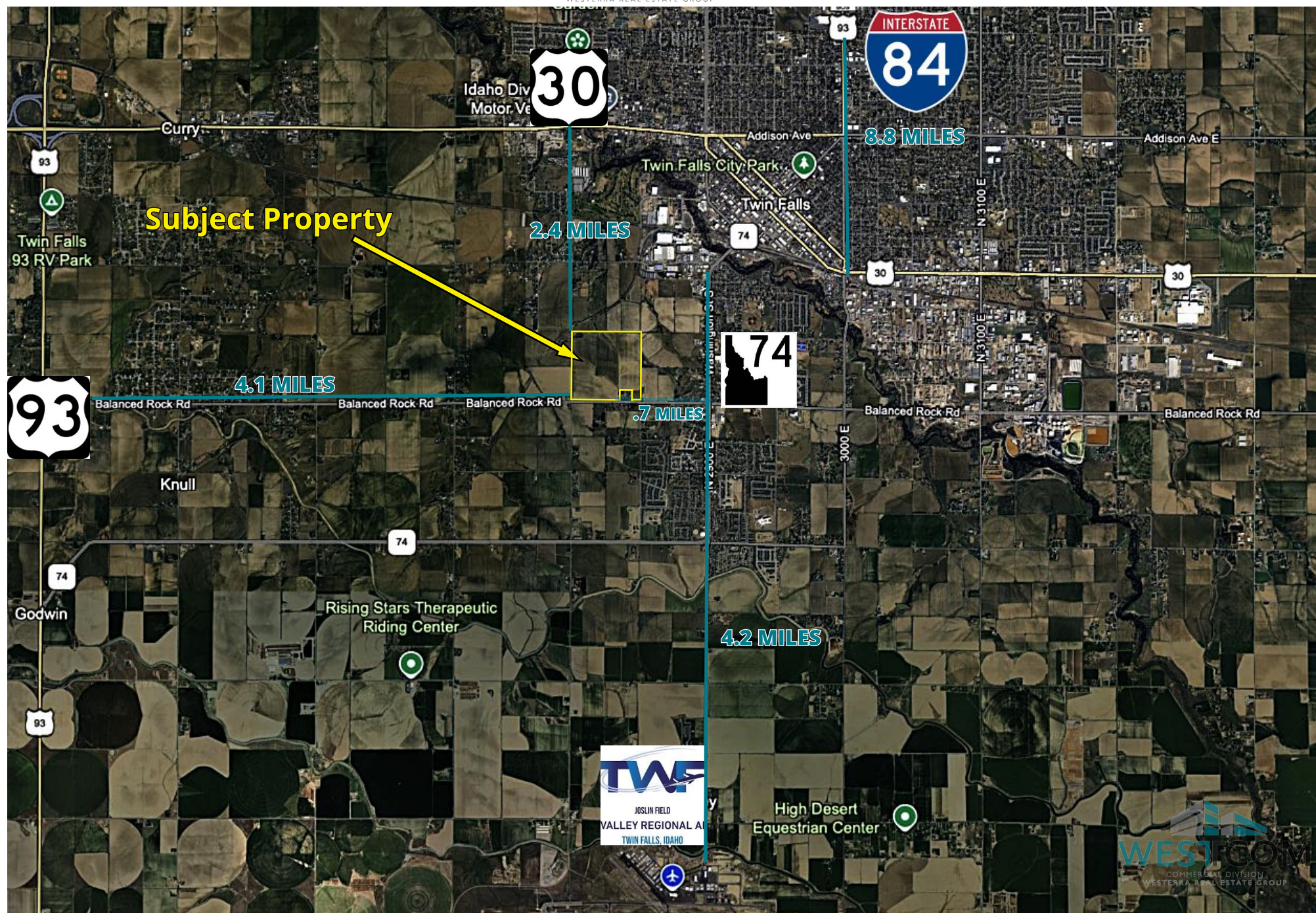


DEVELOPMENT OPPORTUNITY



Subject Property

640 Orchard Dr W, Twin Falls, ID 83301

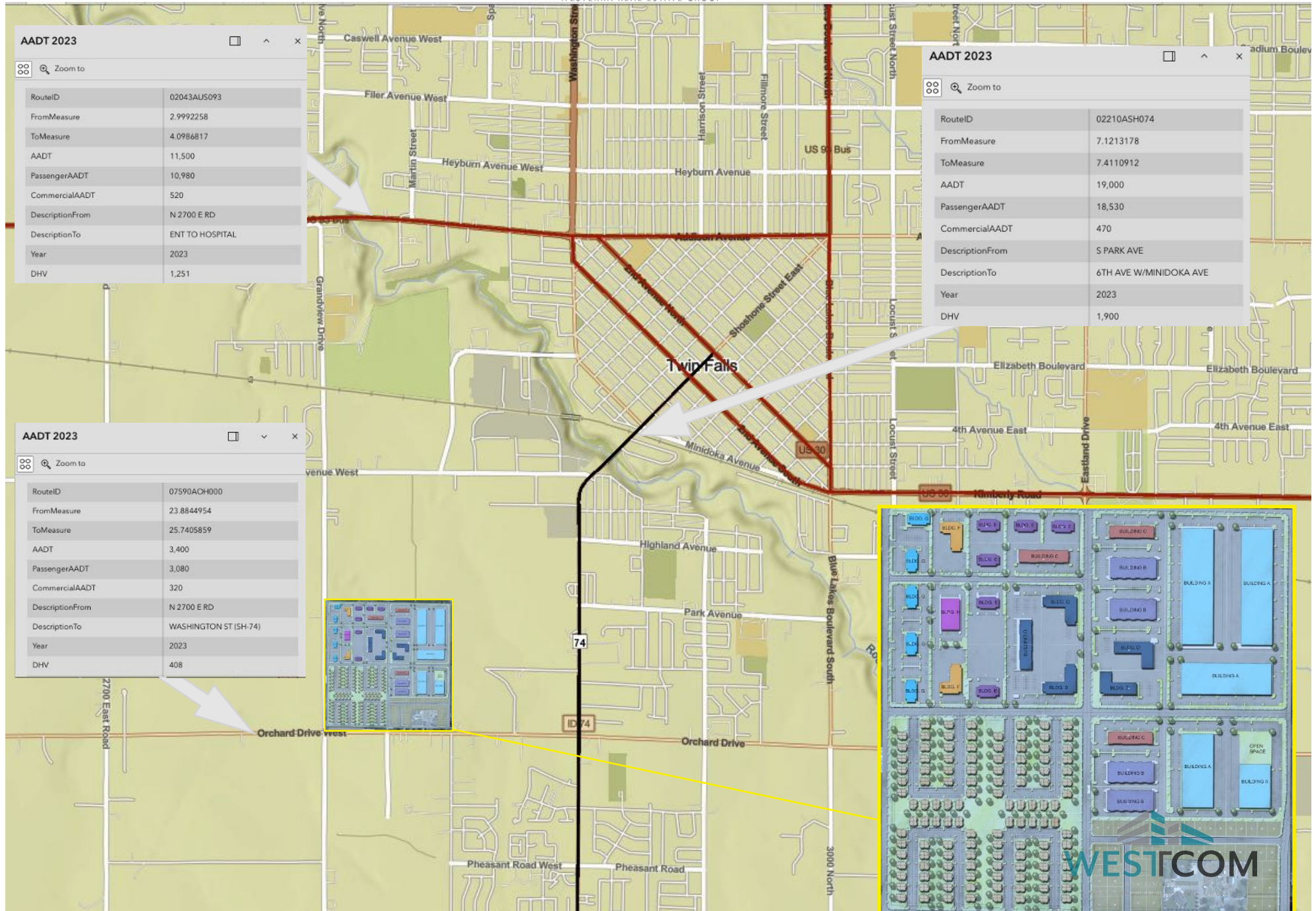


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IDT 2023 DAILY TRAFFIC COUNT

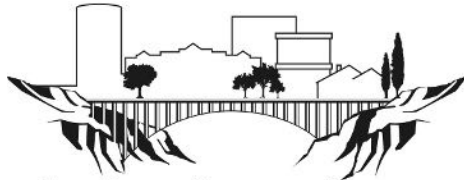


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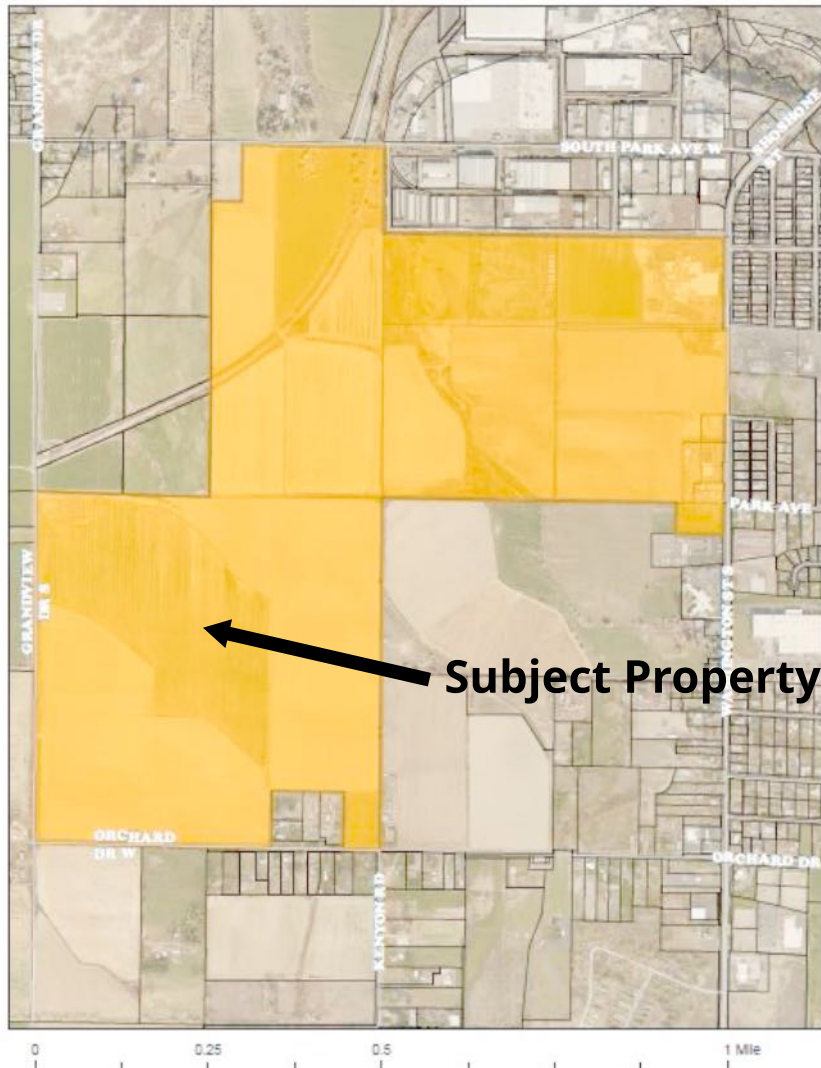
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DEVELOPMENT OPPORTUNITY



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS



Analysis of the Study Area:

The Study Area consists of 15 tax parcels representing 352.748 acres located in and immediately adjacent to the South-central part of the City of Twin Falls. Those properties located within unincorporated Twin Falls County are expected to annex to the City coincident to the consideration of this process.

It is located generally west of Washington Street South and south of Diamond Avenue West. It is a mixture of commercially and industrially zoned properties. A significant portion of the Study Area (326 acres – 75.78%) remains in agricultural uses pending urban level development. As such, written consent of the property owners will be required before they may be included within the boundary of an urban renewal district.

A detailed review of the Study Area reflects a pattern of underinvestment and disinvestment over time. Within the Study Area one finds properties where recent investment has been made with either new construction or significant renovation. Four of the parcels reflect this condition.

Conversely where one finds improvement values less than land values, the property is either vacant or the structures are generally obsolete. Table 1 above shows that a substantial percentage of the properties located within the Study Area reflect this condition. Ten (10) properties representing 254.2 acres are primarily vacant and dedicated to agricultural use. Three parcels reflect improvement values substantially below land value.

The American Institute of Appraisers suggests that an economically viable, developed property would reflect a ratio of 30% land to 70% improvements. After initial improvements are made, without continuing reinvestment, the improvement ratio declines and as it approaches par, a condition of disinvestment or deterioration is assumed.

Additionally, one (1) parcel within the Study Area is landlocked with no access to a public street and one (1) of the major parcels is connected to Washington Street by only a narrow twenty-foot extension of the property, a condition inadequate for any level of intense urban development.

A major gasoline pipeline transects the Study Area on a prescribed easement limiting development potential along its length.

Even if one arbitrarily sets an Improvement to Land Value ratio of 1:1 as a benchmark below which one finds notable disinvestment, one finds the vast majority of the area within the Study Area is below this line.



Doing Business Here



80,914

Current Population



3.6%

Unemployment Rate



63°F

Average Temperature



3,745 FT

Elevation in feet above sea level

With a low unemployment rate, low taxes, and easy access to affordable power, doing business in Twin Falls has never been easier — and more and more companies are making that discovery. We're ranked in the top 10 nationally for agriculture production, providing ingredients and a base for businesses like Idaho Milk Products, ConAgra/Lamb Weston, Clif Bar, Glanbia, Amalgamated Sugar, and many more.

But it's not just agriculture that creates business. You'll find manufacturing, transportation, and warehousing companies thriving here. As a hub for Northern Nevada and Southern Idaho, Twin Falls offers easy access to major transportation routes such as Interstate 84 and U.S. Highway 93. Magic Valley Regional Airport serves major centers such as Salt Lake City. And a newly revitalized downtown core offers limitless opportunities to businesses that want to take advantage of the small-town feel of this growing city.

Worried about the workforce? The College of Southern Idaho provides a steady supply of qualified applicants. Offering college courses, workforce training, extended studies, and four-year degrees through Idaho's major universities, and a new Applied Technology and Innovation Center, CSI is a major boon to local employers.

Weather Highlights

Comfort Index

- Summer High: the July high is around 89 degrees
- Winter Low: the January low is 20
- Rain: averages 10 inches of rain a year
- Snow: averages 18 inches of snow a year

The annual Comfort Index for Twin Falls is 7.2 (10=best), which means it is one of the most pleasant places in Idaho.

7.2 / 10

June, September and May are the most pleasant months in Twin Falls, while December and January are the least comfortable months.

Credit to www.bestplaces.net

Geography

Twin Falls is home to stunning geography. The impressive, deep Snake River Canyon forms the boundary line between Twin Falls and Jerome counties, and houses three waterfalls within its depths. The most famous, Shoshone Falls, is higher than Niagara. It reaches its peak in spring, after snowmelt swells the river and before the water is diverted to sustain the area's thriving agriculture. The Snake River provides easy access to outdoor recreation such as fishing, rafting, canoeing, and stand-up paddleboarding.

Twin Falls is within driving distance of the South Hills, City of Rocks, Thousand Springs Scenic Byway, and many other incredible places that beg for exploration.



Climate & Geography

Clear, sunny, and access to some of the country's most impressive landscapes.

Averages

- Twin Falls, Idaho gets 10 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Twin Falls averages 18 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 210 sunny days per year in Twin Falls. The US average is 205 sunny days.
- Twin Falls gets some kind of precipitation, on average, 79 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

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**Choose to bank
First Fed.**

Live

Grow with us!

Life is easier in Twin Falls. Our growing community is still small enough to feel friendly, but with the services and amenities of a thriving city. Our cost of living is lower. Our access to the outdoors is greater. And commuting? Well, that's a matter of minutes rather than hours. With great schools, easy access to award-winning medical care, and more jobs being added every day, Twin Falls is a place you can call home.



Jobs and
Employment



Schools



Climate &
Geography



Historical
Information



Demographics



Health Care

POPULATION 5 MILES

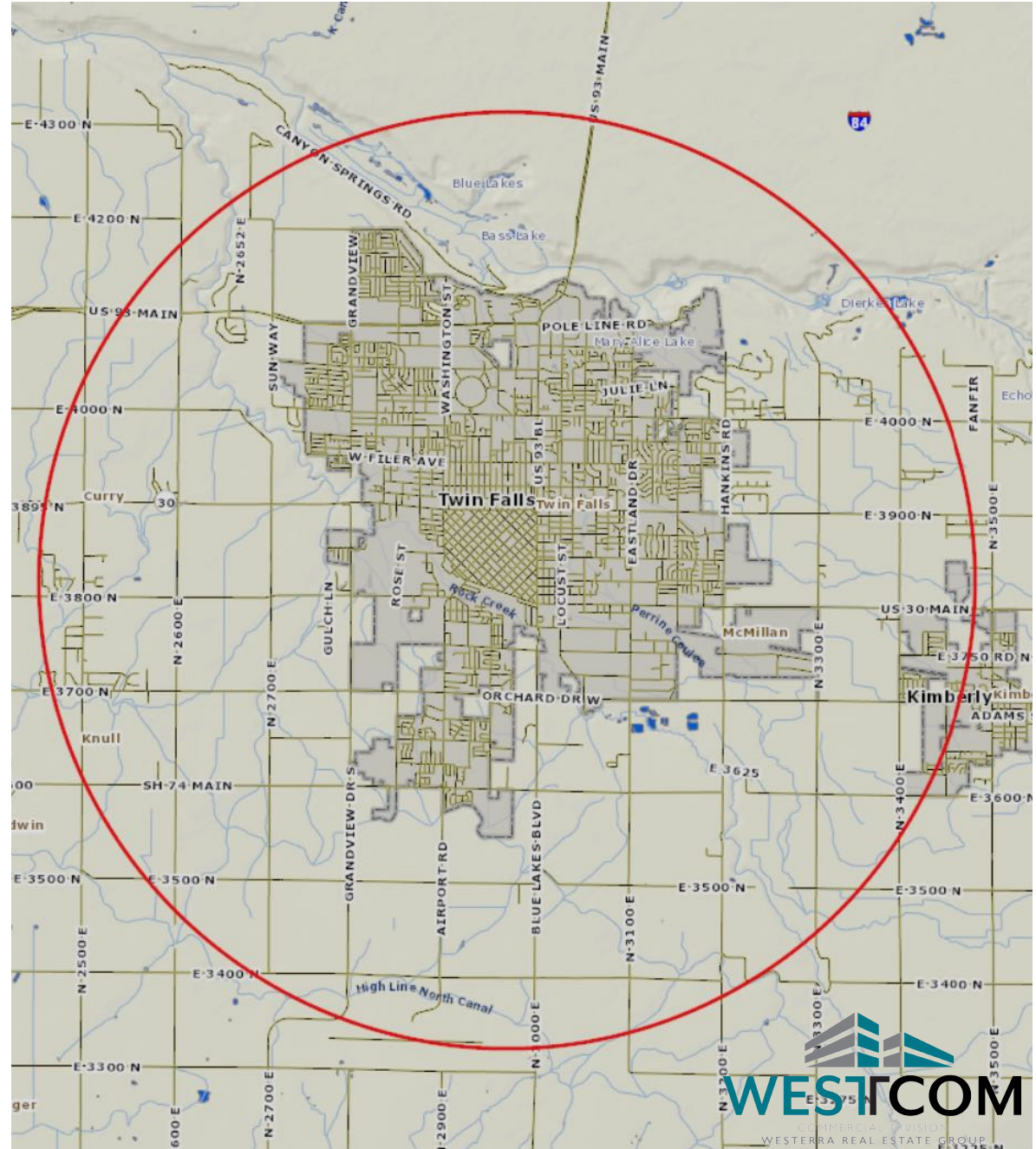
Total Population	68,722
Average age	50
Average age (Male)	49.2
Average age (Female)	50.8

HOUSEHOLDS & INCOME 5 MILE

Total housing units	24,407
Total households	23,113
Owner Occupied	22,600
Renter Occupied	513

Local Sites:

- Balance Rock County Park - 25.5 miles
- Pike Mountain Scenic Overlook - 27 miles
- Shoshone Falls - 4.3 miles
- Evel Knievel Snake River Canyon Jump Site - 3.3 miles
- Jackpot, NV - 48 miles
- Jarbridge, NV - 92 miles
- Magic Mountain Ski Resort - 27 miles
- Perrine Memorial Bridge - 3.1 miles
- 1000 Springs State Park - 23 miles
- Box Canyon State Park - 21 miles
- Salmon Falls Dam - 37 miles
- Oregon Trail Overlook - 29 miles



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This exceptional mixed-use development Opportunity has ZDA approval for, 43 Acres +- zoned C-1, 60 Acres +- M-2, and 52 Acres +- R-4, This presents a unique opportunity for a developer wanting to hit the ground running. The city's inclusion of the 154.9-acre property within the Urban Renewal District (to be adopted Dec 20024) underscores its commitment to the project's success. Situated in Twin Falls, the property encompasses 154.938 acres, with substantial frontage on Grandview Drive (2,618 feet) and Orchard Drive (2,074 feet), and is conveniently located near major transportation routes (2-8 miles). The accompanying 160 shares of Twin Falls Canal Company water stocks add significant value.

PROPERTY HIGHLIGHTS

- Annexed into the city
- Urban renewal district
- 2,618' of Grandview Drive frontage
- 2,074 of Orchard Drive frontage
- 2023 IDT, 3,400 daily traffic count on Orchard Drive and 19,000 daily on Highway ID-74
- Rail Spur on adjacent property
- 160 Twin Falls canal company water stocks

Fran Florence

Associate Broker

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Sales Associate

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Westerra Group, Inc. in compliance with all applicable fair housing and equal opportunity laws.