



LAND FOR SALE

# EXIT 90 | OLD HWY 30 & FRONTAGE RD

MOUNTAIN HOME, ID 83647

COMMERCIAL



**UP TO 73.1 ACRES AVAILABLE**

**FUTURE DEVELOPMENT OPPORTUNITY**

## CONTACT

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## LISTING COMMENTS

Visibility on both Interstate 84 and Old US Highway 30.

Quick access to Exit 90 – I-84 interchange and only 45 minutes to Downtown Boise.

Located inside City of Mountain Home Impact Area.

Great opportunity for land investment or future development.

Adjacent 23.5 acres also available. Contact agent for details.

## PROPERTY INFORMATION

Size: Approx. 49.6 Acres

Price: **\$787,350.00** (see page 2 for details)

Zoning: C-2 (Highway Commercial)



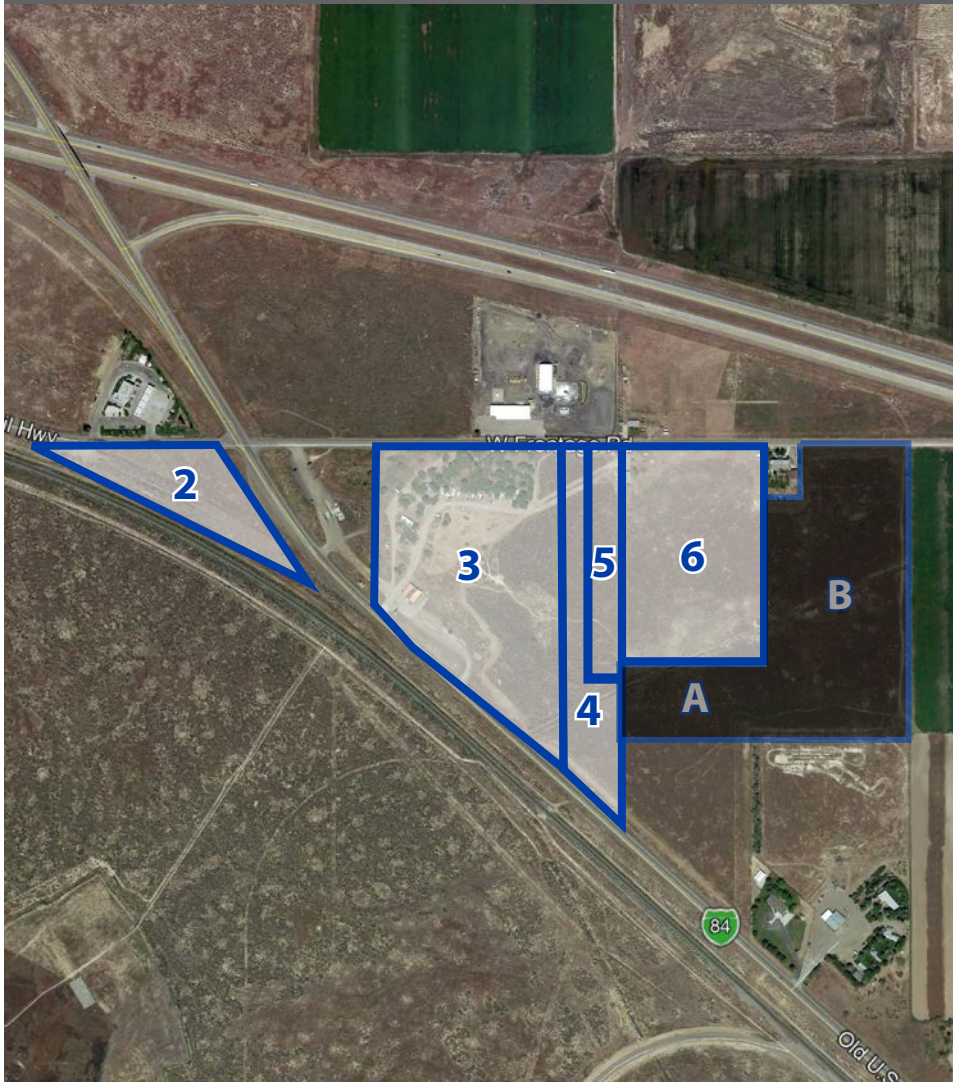
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LOCATED INSIDE CITY OF MOUNTAIN HOME IMPACT AREA



## PROPERTY INFORMATION

ID	PARCEL	PROPERTY ADDRESS	ACRES	LIST PRICE/ACRE	LIST PRICE
2	RP03S06E160715	Frontage Road	3.7	\$26,757.00	\$99,000.00
3	RP03S06E160110	3850 Sunset Strip	20.0	\$15,000.00	\$299,850.00
4	RP03S06E160050	Sunset Strip	5.9	\$15,000.00	\$88,500.00
5	RP03S06E160010	2385 NW Frontage Rd	4.6	\$15,000.00	\$69,000.00
6	RP03S06E153210	W 34th N	15.4	\$15,000.00	\$231,000.00
<b>TOTAL ACRES</b>			<b>49.6</b>		<b>\$787,350.00</b>

Also Available

A	RP03S06E153410	Frontage Road	4.5	Contact Agent for Pricing	
B	RP03S06E153010	Frontage Road	19.0	Contact Agent for Pricing	
<b>TOTAL ACRES</b>			<b>23.5</b>		



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February 3, 2021

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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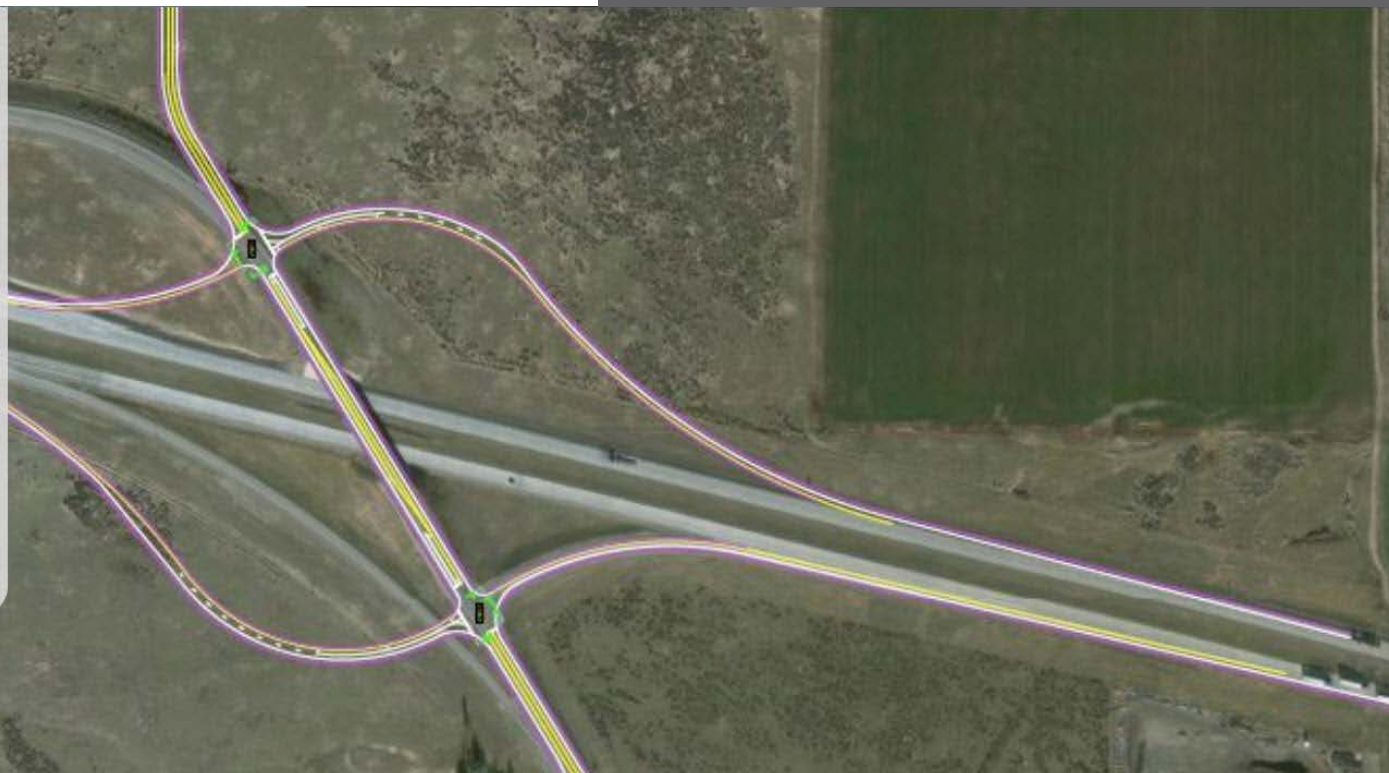
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## MOUNTAIN HOME INTERCHANGE REDESIGN

- Existing interchange configuration serves the 2045 travel demand estimates
- Longer and safer westbound off-ramp
- Access to land north of I-84 (Mashburn Rd)
- Ramp termini intersections will be signalized
- Existing bridge can be used for this alternative



Exit 30 WB off ramp



**“The Idaho Transportation Department (ITD)** and the City of Mountain Home are working together to plan for future growth and mobility in the area. We are presenting concepts—not concrete plans. There is no designated funding yet for any of the options presented. We’d like your feedback on these concepts so both ITD and the City are aware of community input when the time comes to implement safety and mobility. This project involves two studies:

The first identified the need for improvements and possible designs for the future replacement of the following interchanges on I-84

- Exit 90
- Exit 95
- Exit 99 (no design plan except to extend the length of the off ramps)

The second study analyzed access on the US-20/American Legion Boulevard corridor from NE Reservoir Road to 18th St. E

These studies will help ITD and the City of Mountain Home make decisions on current and future development proposals that impact traffic in the area.”



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## Facts about Mountain Home

- Population 13,805 within city limits, 26,170 county wide.
- Only 30 minutes from Boise, Idaho, with a population of over 350,000.
- Home of the Mountain Home Air Force Base, one of the world's premier military facilities, providing an estimated economic impact of over \$1 billion dollars.
- Direct access to I-84, rail runs through town with rail spurs locally available and only 35 minutes from a major airport, makes for all of the essentials to create a good climate for manufacturing and industry.
- Large diverse agriculture base including farming, ranching, dairies, timber and mining.
- Industrial land available.
- Recreation opportunities are unlimited.
- Large workforce including military dependents and retired military personnel.
- Low utility rates, low crime rate and inexpensive real estate.
- Low tax rate.

Mountain Home, Idaho

## Welcome from Mayor Tom Rist

Mountain Home is a great place to live, work and play. Our thriving community, stable economy, our diverse geology and population and exceptional recreational opportunities are a few of the many things we can brag about. Our unique mix of urban and agricultural areas makes Mountain Home an excellent place to work, live and raise a family.

You will find our work force to be highly trained and of exceptional quality. Mountain Home Air Force Base with approximately 4,500 assigned military personnel provides nearly a billion dollar impact to the surrounding area. There are over 7,000 military retirees, age 38+, living throughout the area. We have a huge broad-based agri-business economy. In 2007, Marathon Cheese Corporation opened their new packaging facility and currently employs over 430 people. They continue to expand their Mountain Home operations and will eventually provide good jobs to almost 500 people.

We invite you to take a look at Mountain Home. We will work diligently and efficiently with you to show you the advantages of making Mountain Home the right choice for your business.

*Marathon Cheese Senior Vice President of Finance says, "As you know, there are often differences between the courtship and actual building and expansion phase. We did not see that with Mountain Home when we decided to expand out west, the entire process went smoothly and there was no long drawn out bureaucratic process. The City of Mountain Home and the State of Idaho have done everything they promised and more, we were very pleased with the entire process!"*

## Industrial Park

- City owned property with low lease rates
- ½ mile from Interstate 84 off of Exit 95.
- City Water and Wastewater
- Power and Natural Gas
- Simple and fast permitting process
- Ideal for warehousing, distribution and manufacturing

## Work Force

Elmore County is Idaho's 12<sup>th</sup> most populous and 6<sup>th</sup> among the 44 counties in land size. Mountain Home is fortunate to have a military installation located in our community. Elmore County's civilian labor force consists of 10,500 people however, military spouses and dependents are not included in this number. Per capita income is estimated at \$38,500.00.

## CITY SERVICES

- Simple and fast permitting process.
- Sufficient water supply and wastewater capacity for future growth and development.
- Paid on Call Combination Fire Department with an ISO rating of "3".
- Mountain Home Public Library provides a 23-station Public Computing Center equipped with 20Mb of connection speed. Access is available for workforce development, learning resources and e-government opportunities.
- Totaling over 140 acres, the city has 25 parks each offering a wide variety of amenities to accommodate the community's needs.
- City offers over 100 youth and adult recreational programs each year.
- 18 hole, Par 72 Municipal Golf Course.
- For a complete community profile and video, visit our website at [www.mountain-home.us](http://www.mountain-home.us) under the Economic Development page.



## Recreation

The area around Mountain Home is one of the finest outdoor recreational playgrounds in Southern Idaho. From desert to mountains, we have it all. The areas both north and south contain some of the most exciting whitewater areas in the nation along with some of the best snowmobiling, skiing, snowboarding and boating, most within a 1 hour drive. Elmore County is also known for its outstanding hunting and fishing opportunities.

## Incentives

### Mountain Home:

- Urban Renewal Agency
- Fee waiver incentives
- Potential of expedited "Build to Suit" facility available for lease or purchase

### Elmore County:

- Small Employer Growth incentive

### Idaho:

- Idaho Business Advantage
- Work Force Development Training Fund
- Hire One Tax Credit
- 3% Investment Tax Credit
- Idaho offers the 12<sup>th</sup> lowest cost of doing business nationwide (Forbes). Corporate taxes are the 17<sup>th</sup> lowest in the nation.
- Idaho offers the lowest health insurance costs in the United States.



Mountain Home, Idaho