

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 ACRE LOTS

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

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

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

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

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

SINGLE FAMILY RESIDENTIAL
THE PLAN PROVIDED:
56 lots
1/4-1/2 ACRE LOTS
HOMES AT 140-160 SQ FT
FOOTPRINT

RESIDENTIAL
THE PLAN PROVIDED:
122 HOMES
37.2 ACRES
HOMES AT 140-160 SQ FT
FOOTPRINT

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

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

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IDAHO



DEVELOPMENT OPPORTUNITY



154.93 ACRES



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DEVELOPMENT OPPORTUNITY

USE INFORMATION INDUSTRIAL PARK

FLEX BUILDING A
THIS PLAN PROVIDES:



LARGE INDUSTRIAL BUILDINGS WITH DRIVE-UP DOORS AND OVERHEAD DOORS ON THE FRONT AND LOADING DOORS IN THE BACK.



FLEX BUILDING B
THIS PLAN PROVIDES:



LOADING AREA IS IN THE FRONT WITH THE DRIVE-UP DOORS. THERE ARE LOADING DOORS ON THE BACK OR HIGH-RISE LOADING DOORS FOR MORE WORK ACTIVITY.



FLEX BUILDING C
THIS PLAN PROVIDES:



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



USE INFORMATION INDUSTRIAL PARK

FLEX BUILDING D
THIS PLAN PROVIDES:



THREE SIDES ARE ARCHITECTURALLY NEAT WITH CORNER POP OUTS, LOADING AREA IN THE BACK, 60' TRUCK DOOR STORAGE SPACE AND TRUCK PARKING.



OFFICE WAREHOUSE BUILDING E
THIS PLAN PROVIDES:



ONLY FRONT SIDE LOADING AREA ARCHITECTURALLY NEAT, LOADING IN THE BACK WITH 3 ACES TRUCK DOOR AND TRUCK PARKING.



OFFICE WAREHOUSE BUILDING F
THIS PLAN PROVIDES:



THREE SIDES ARE ARCHITECTURALLY NEAT WITH CORNER POP OUTS, LOADING AREA IN THE BACK WITH 4 TRUCK DOOR ACES TRUCK DOOR AND TRUCK PARKING.



USE INFORMATION INDUSTRIAL PARK

MULTIPLE OFFICE FLEX BUILDING G
THIS PLAN PROVIDES:



ALL SIDES ARE ARCHITECTURALLY NEAT FOR PROFESSIONAL OFFICES. MULTIPLE CORNER DOORS. LEASE WITHIN EACH BUILDING.



TWO STORY INDOOR STORAGE BUILDING H
THIS PLAN PROVIDES:

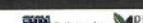


CLIMATE CONTROLLED INDOOR STORAGE FACILITY.



SINGLE FAMILY RESIDENTIAL

RESIDENTIAL

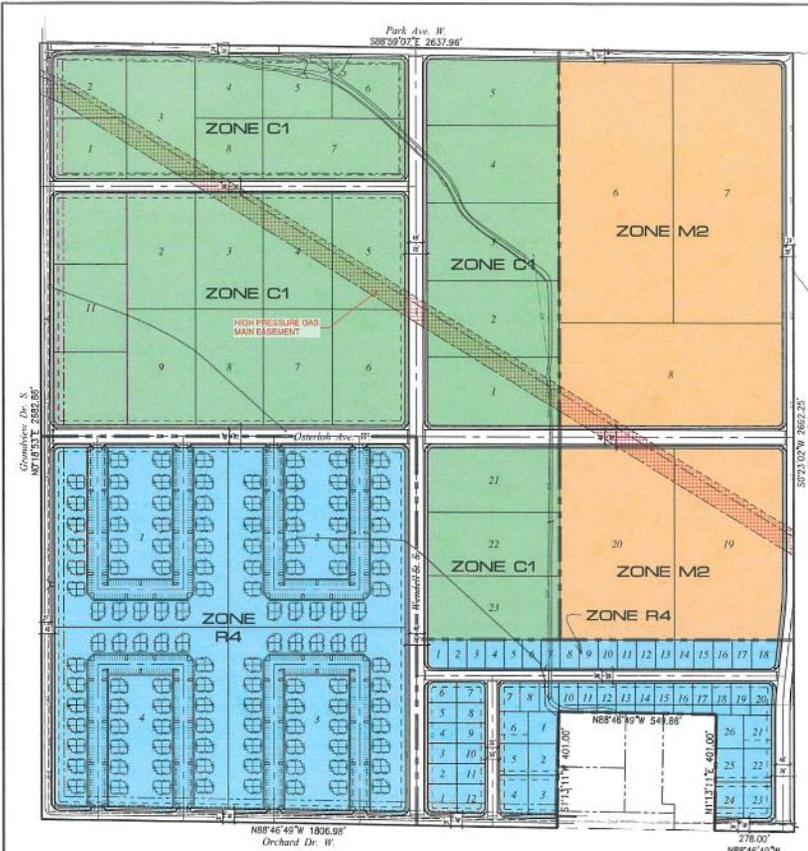


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DEVELOPMENT OPPORTUNITY



- 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
 SW⁴, Section 20
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2020

Development Notes:

1. ALL LOTS ACCESSIBLE FROM COLLECTOR STREETS ARE REQUIRED TO HAVE AN OASIS PARKWAY AND BE CONSIDERED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD ORDINANCE 1730-7100 OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.

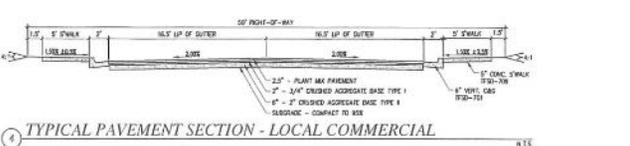
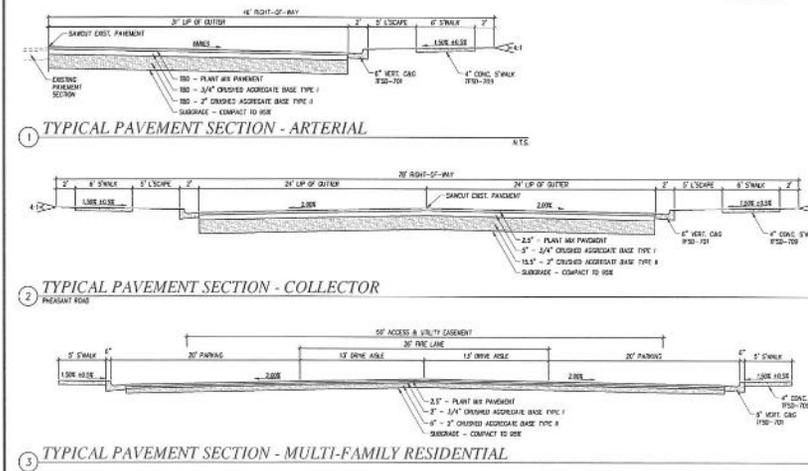
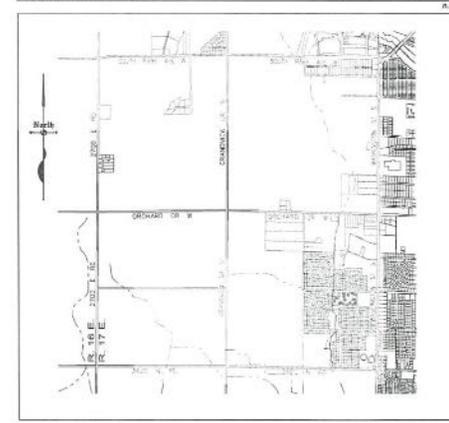
Design Data:

PARCEL NUMBER: 090100000000	PROVISION: CITY PRESSURE IRRIGATION
DRAWN/DEVELOPER: GRANDVIEW FALLS, LLC JESS E. JORD R. KAREN E. AD P/E	STREETS: ARTERIAL - GRANDVIEW DR S COLLECTOR - ORCHARD DR W OSSELENG AVE W PARK AVE R RENDOLL ST. S.
ENGINEER: EHM ENGINEERS, INC. 621 N. COLLEGE BL., SUITE 100 TWIN FALLS, ID 83301 (208) 734-4888	PERSONNEL:
EXISTING ZONE: R-4	DESIGN NOTES: BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR ZONING SUBJECT TO REVIEW AT THE TIME OF SUBMISSION OF BUILDING PERMITS.
PROPOSED ZONE: R-4, M-2, C-1	UTILITIES: 12" UTILITY EASEMENT ALONG ALL PROPERTY BOUNDARIES. ALL OTHER EASEMENTS ARE AS SHOWN.
EXISTING USE: AGRICULTURAL	
PROPOSED USE: PER ZOA	
DEVELOPMENT AREA: 157.58 ACRES	
FINANCE: NONE PROVIDED	
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		
FREE FRESHWATER		
WATERMETER		
PUMPING HOLE		
TELEPHONE RISER		
MAL BOX		
DRAINAGE FLOW ARROW		
BUSH / SHRUB		
SANITARY SEWER LINE		
STORM DRAIN LINE		
WATER LINE		
GRAVITY IRRIGATION LINE		
PRESSURE IRRIGATION LINE		
TELEPHONE LINE		
FENCE LINE		
EDGE OF ASPHALT		
EDGE OF DRIVE		
VERTICAL CURB AND GUTTER		
ROLLED CURB AND GUTTER		
CONCRETE SIDEWALK		
BUILDING FOOTPRINT		
EXISTING GROUND CONTOUR (DOT FIRE HYDRANT DATA) (NAD 83 DATUM)		

VICINITY SKETCH:



EHM Engineers, Inc.
 ENGINEERS / SURVEYORS / PLANNERS
 621 North College Blvd., Suite 101
 Twin Falls, Idaho 83301
 P: (208) 734-4888 Fax: (208) 734-6949 www.ehm-inc.com

MASTER DEVELOPMENT PLAN
 for
GRANDVIEW FALLS SUBDIVISION

REVISIONS

DO NOT SCALE DRAWINGS	APPROVED	
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL DISCREPANCIES OR DEFICIENCIES BEFORE BEGINNING OF FABRICATING ANY WORK.	SEVEN	
STAMP	DATE	12/03/2019
	BY	AS SHOWN
	SCALE	AS SHOWN
	PROJECT	19-001-PLAT

WESTCOM
 COMMERCIAL DIVISION
 WESTERRA REAL ESTATE GROUP

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DEVELOPMENT OPPORTUNITY



PROJECT INFORMATION		PROJECT NAME		PROJECT NUMBER	
150 ACRE INDUSTRIAL PARK		MASTER PLAN		TWIN FALLS, IDAHO	
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NO. SECTION		DATE		NO. SECTION	
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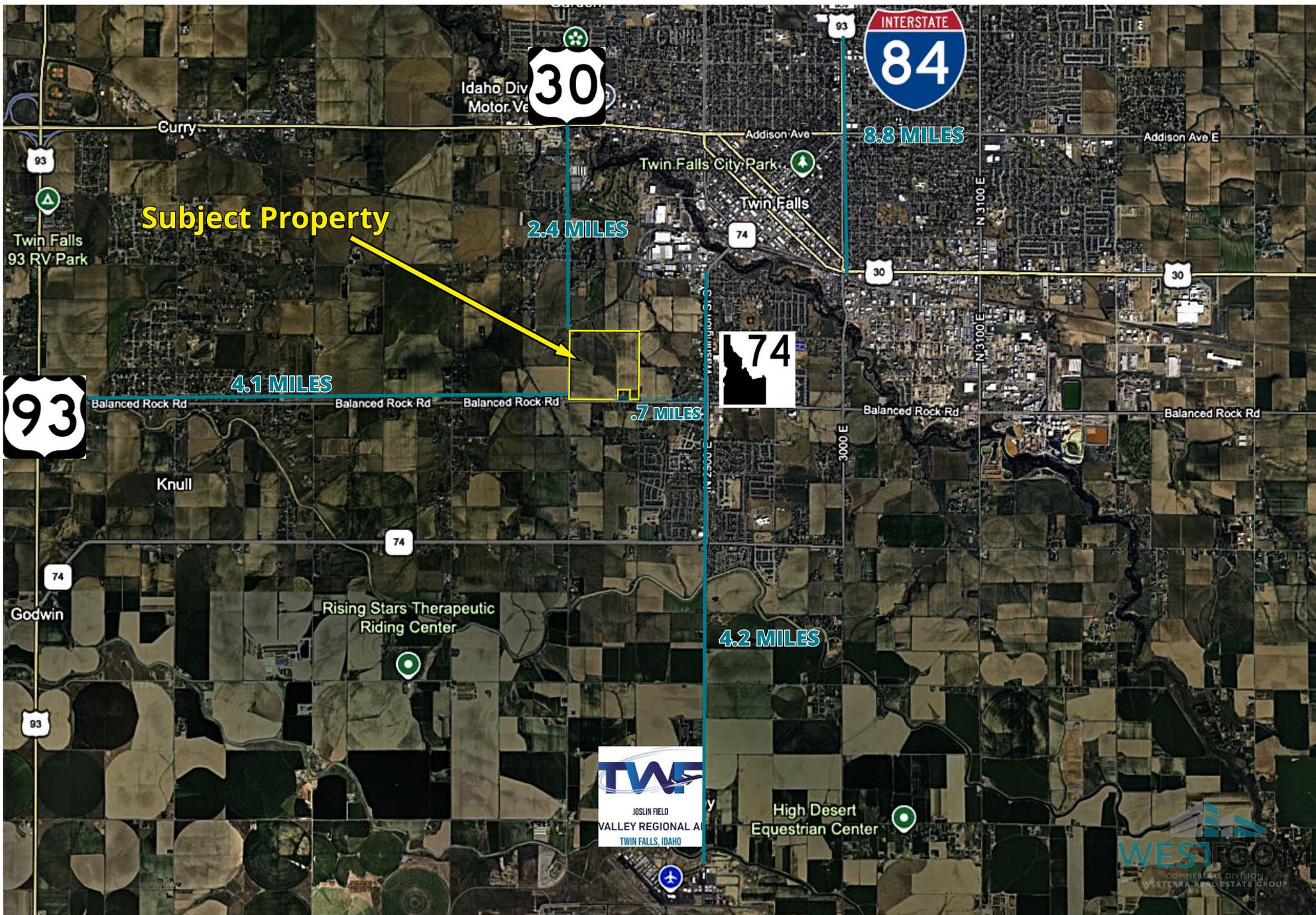
Subject Property

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DEVELOPMENT OPPORTUNITY

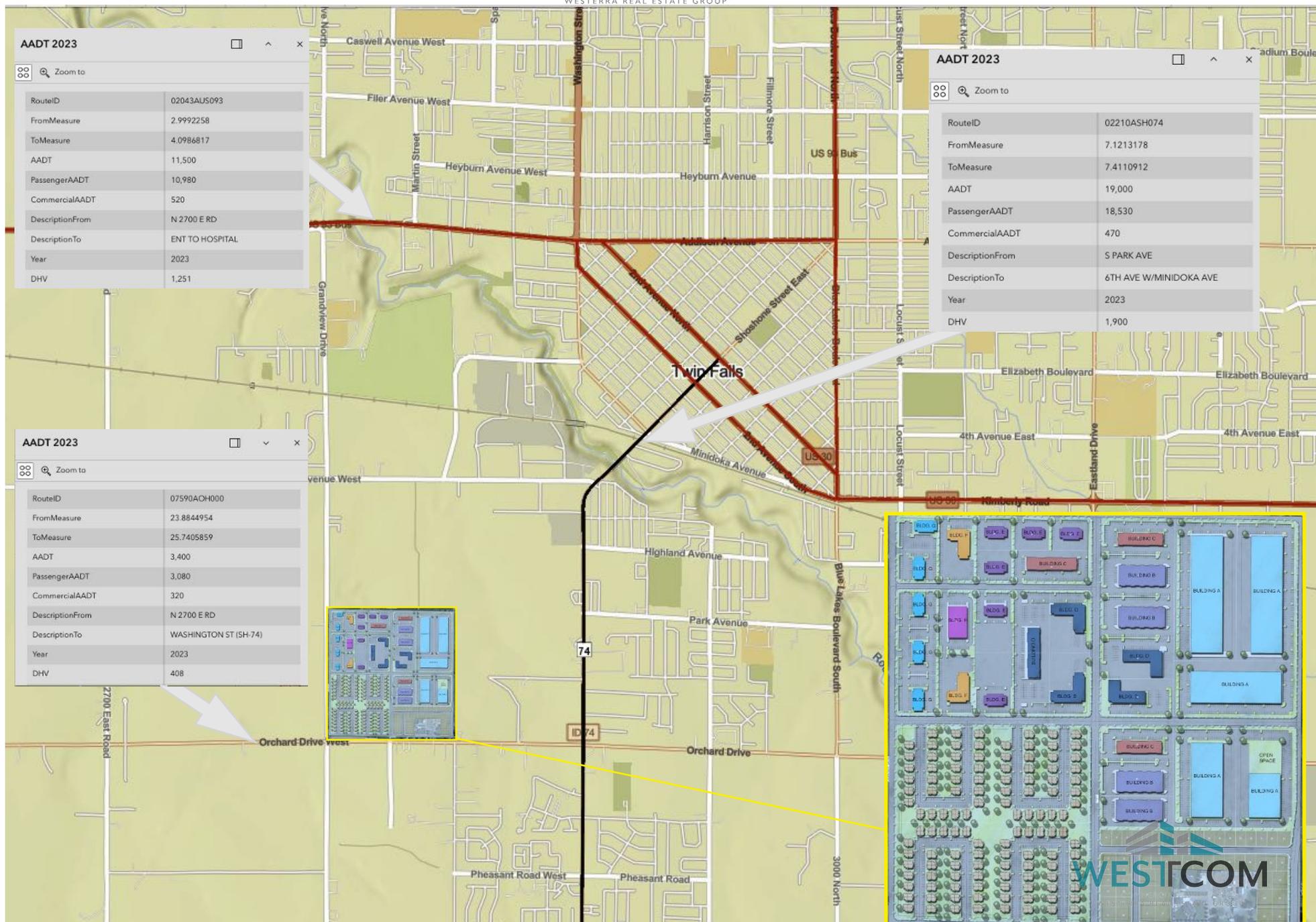


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IDT 2023 DAILY TRAFFIC COUNT

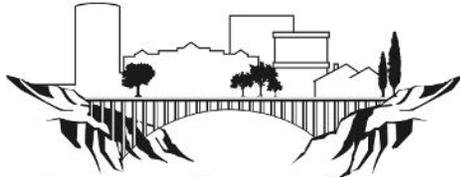


FOR SALE \$5,700,000

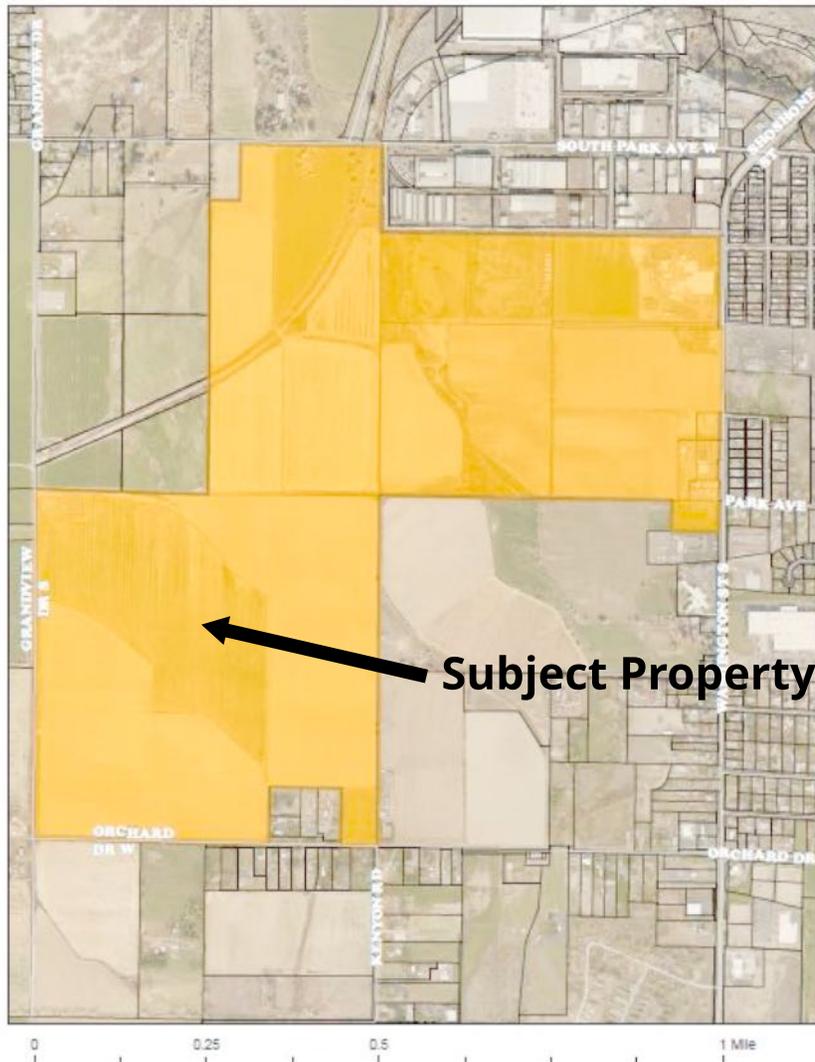
640 Orchard Dr W, Twin Falls, ID 83301



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.

[Click Here](#)



Doing Business Here



80,914

Current Population



3.6%

Unemployment Rate



63°F

Average Temperature



3,745 FT

Elevation in feet above sea level



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 72 (10=best), which means it is one of the most pleasant places in Idaho. 72/10

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.



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.

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.

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



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

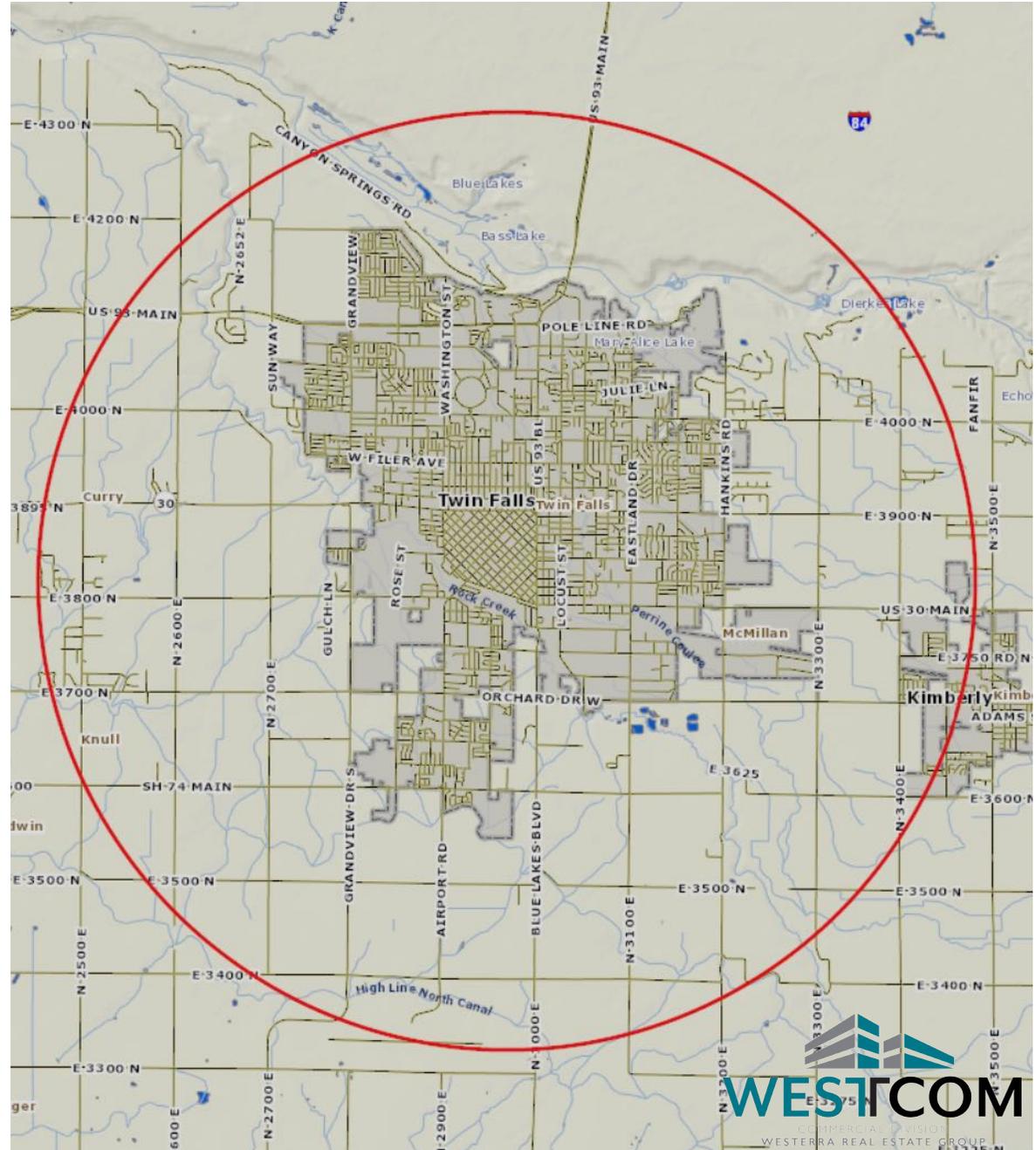
Total Population	68,722
Average age	50
Average age (Male)	49.2
Average age (Female)	50.8

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



FOR SALE \$5,700,000

640 Orchard Dr W, Twin Falls, ID 83301



DEVELOPMENT OPPORTUNITY

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

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