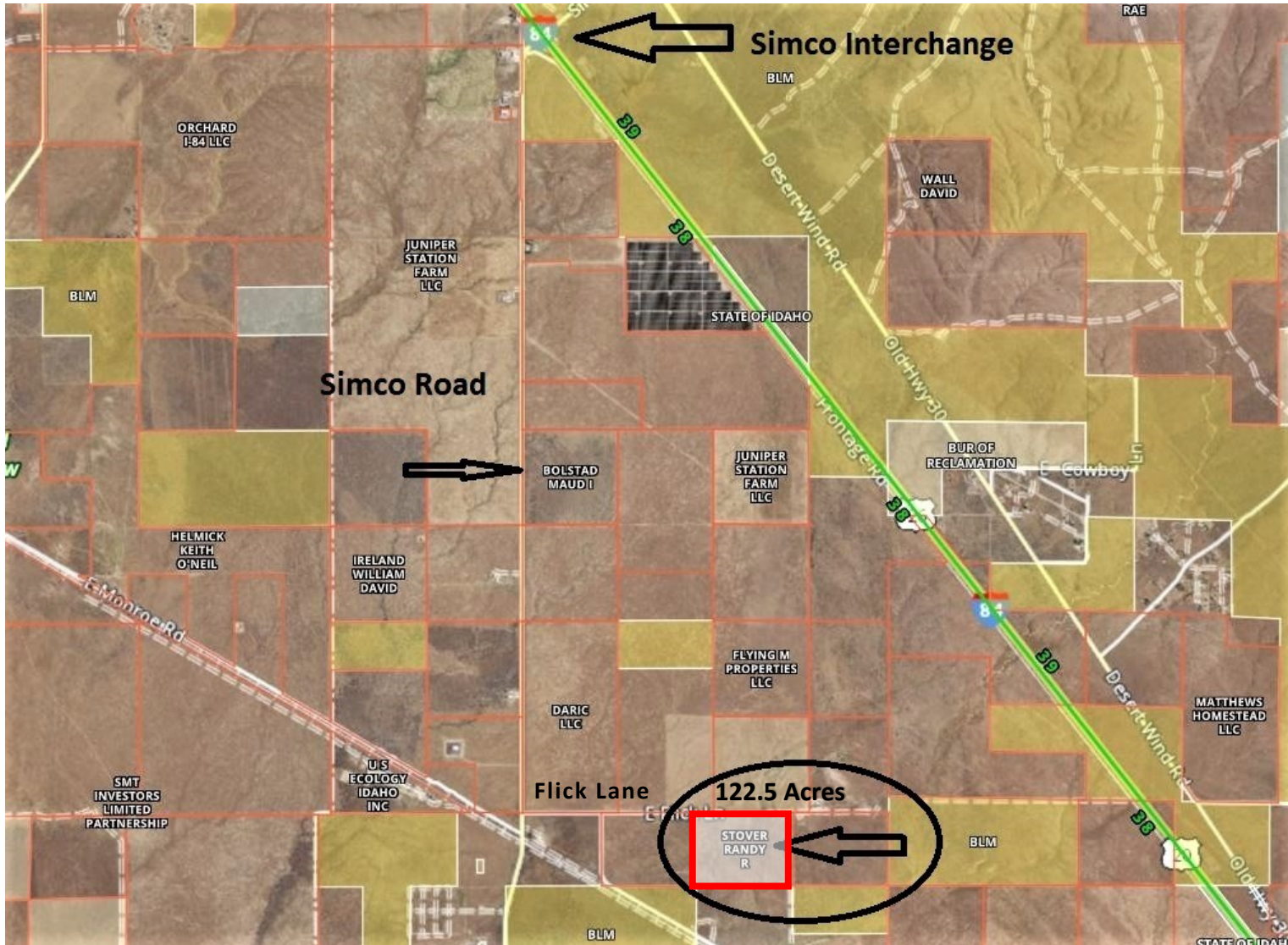


# FOR SALE | TBD Simco Road 122.5 Development Parcel

## OFFERED FOR \$450,000 | \$0.85/SF



### PROPERTY SUMMARY

- TBD Simco Road, Mountain Home 84647
- Property sits on E. Flick Lane, just off of Simco Road
- Zoned Light Industrial
- Solar Field in close proximity
- Parcel is level
- Easy access to I-84



**Rick McGraw 208.880.8889 rickmcgraw54@gmail.com**

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

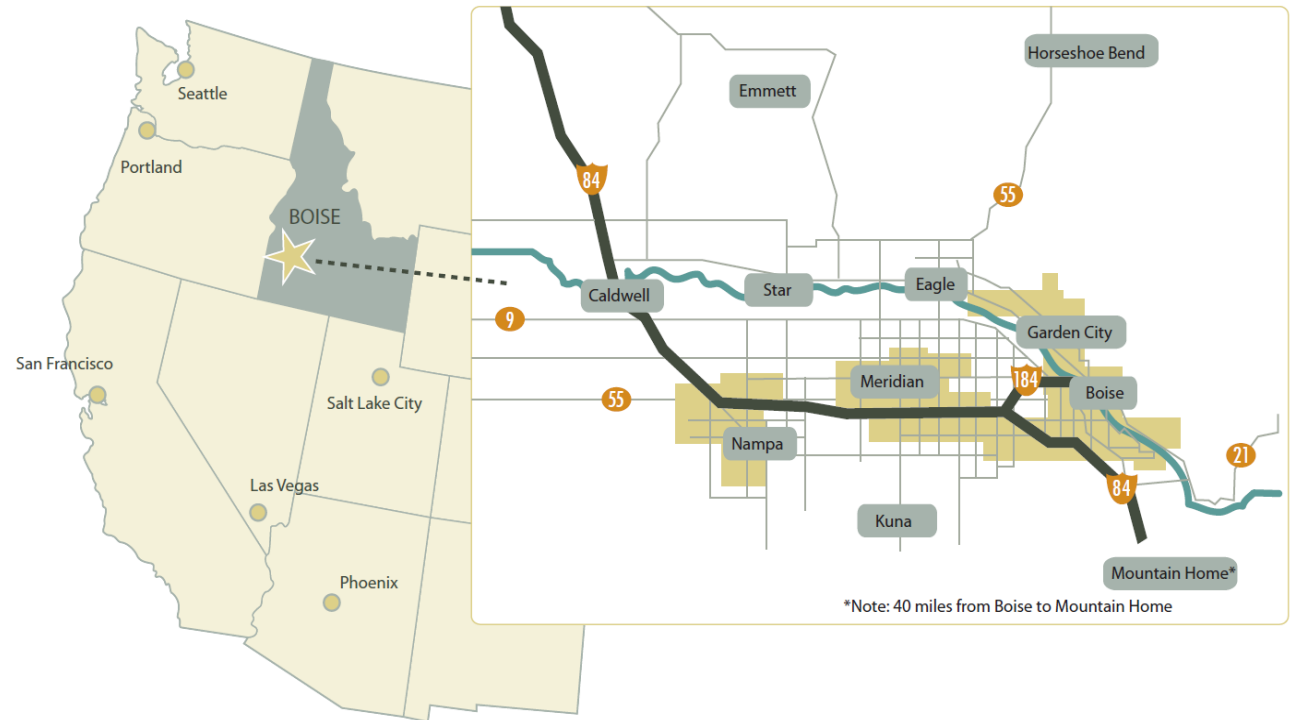
# Simco Road 122.5 Acre Development Parcel

## Mountain Home, Idaho 83647

The Boise Valley is centrally located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Boise Metro is home to 749,202 people and a labor force of 373,691 within a 45-minute drive of Boise. The average commute time is 22 minutes.

The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa, Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access to communities across the Valley. Valley Regional Transit offers public transportation



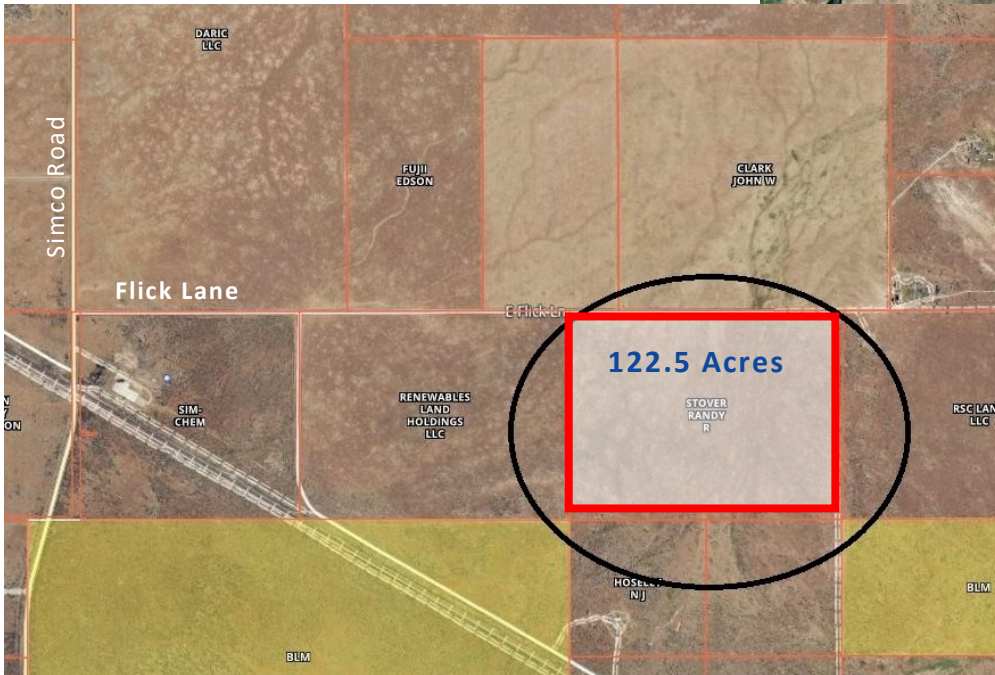
There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.



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- The proposed site is only 35 minutes from the Boise area, and 30 minutes from the Mountain Home area
- Mountain Home is home of the Mountain Home Air Force Base, one of the world's premier military facilities, providing an estimated economic impact of over \$1B 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.
- Sufficient water supply and wastewater capacity for future growth and development.



**Directions:** From Boise, South on I-84, West at Simco Road. Left on E. Flick Lane.

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