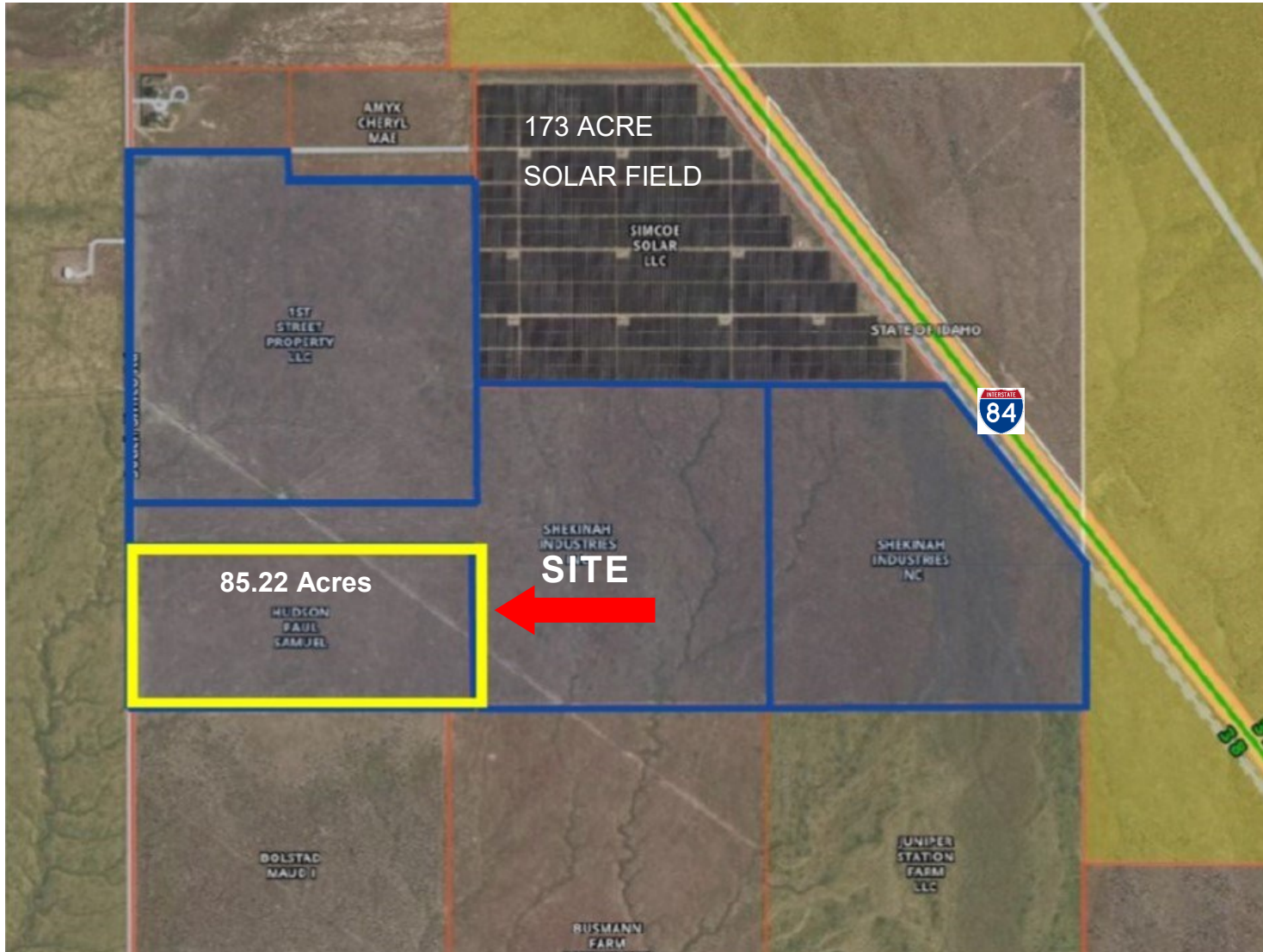


FOR SALE

85 ACRE INDUSTRIAL DEVELOPMENT PARCEL



**OFFERED
FOR
\$1,850,000**

**TBD Simco Road
Mountain Home
Idaho
83647**

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





PROPERTY SUMMARY

- Industrial Development Parcel
- Price: \$1,850,000
- 85.22 Acres
- Shared Water Rights
- Master plan calls for Industrial Development
- Contiguous to 173 acre Solar Utility 20 Megawatt Photovoltaic Solar Field
- Close to Rail Service
- 1-84 Frontage
- Simco Interchange 1/2 mile from property
- 16 miles South East of Boise



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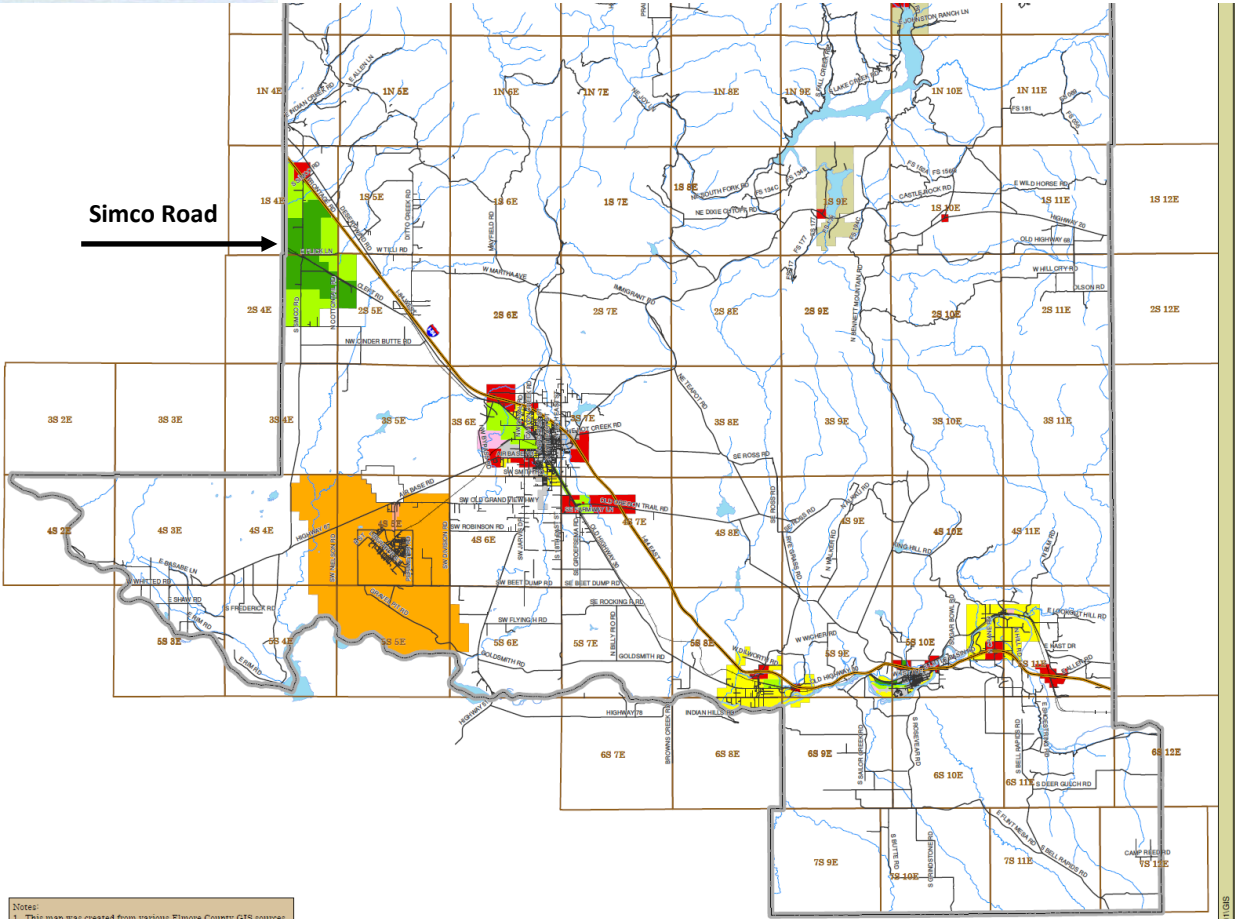
The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

Simco Road Industrial Land 85.22 Acres

Proposed Land Use Classification	Classification Symbol
General Agriculture/Grazing/Forest	"Ag"
Recreation	"Rec"
Rural Residential	"RR"
Neighborhood Commercial	"C1"
Highway/Interstate Commercial	"C2"
Light Industrial/Manufacturing	"M1"
Heavy Industrial/Manufacturing	"M2"
Public Airport Hazard Zone	"PAZ"
Air Base Hazard Zone	"ABHZ"
Air Base Commercial Zone	"ACZ"
Planned Community	"PC"
Planned Unit Development	"PUD"
Planned Unit Development District	"PUDD"

Legend

	County Boundary		AG
	Interstate		C1
	Roads		C2
	Townships		CITY
	Railroads		M1
	Rivers		M2
	Lakes		PAZ
	ABHZ		REC
	ACZ		RR/MU



Notes:
1. This map was created from various Elmore County GIS sources.
This map is intended to be used as a reference only. Elmore County cannot accept liability with the accuracy of information portrayed on this map.



Elmore County Comprehensive Plan - Future Land Use - Map 4



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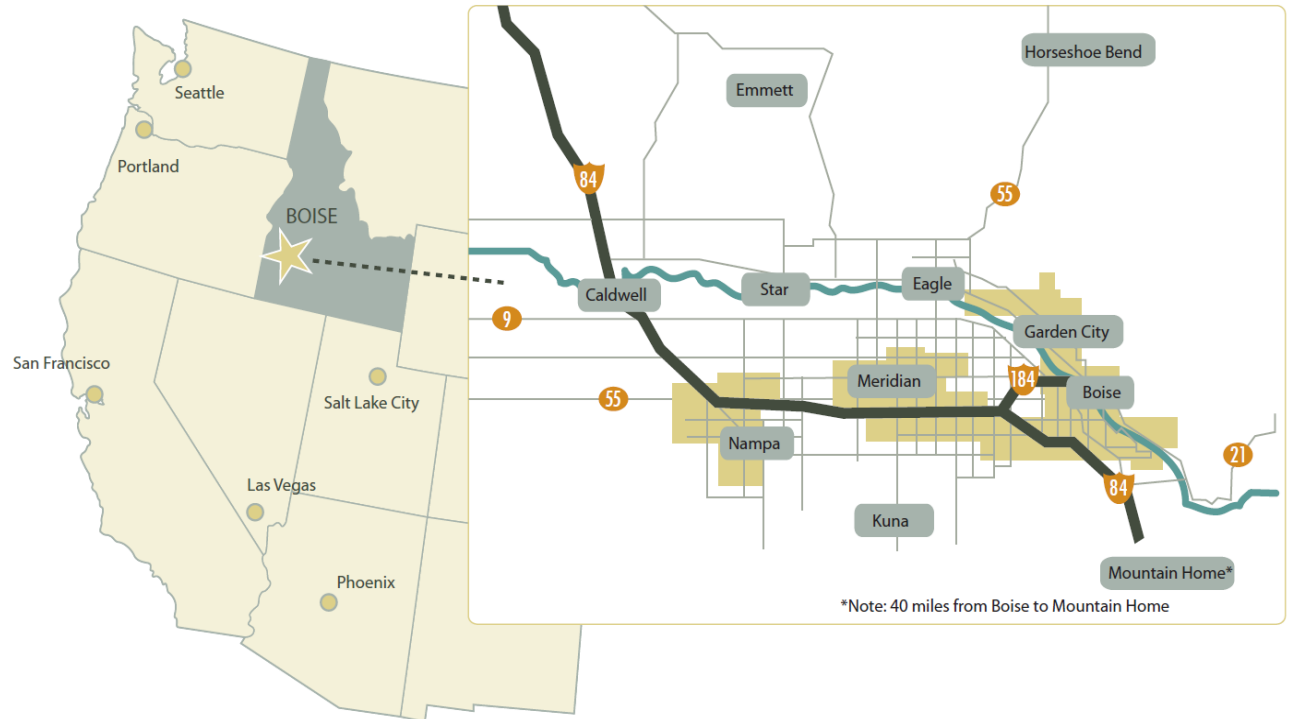
Simco Road 85.22 Acre Development Parcel

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

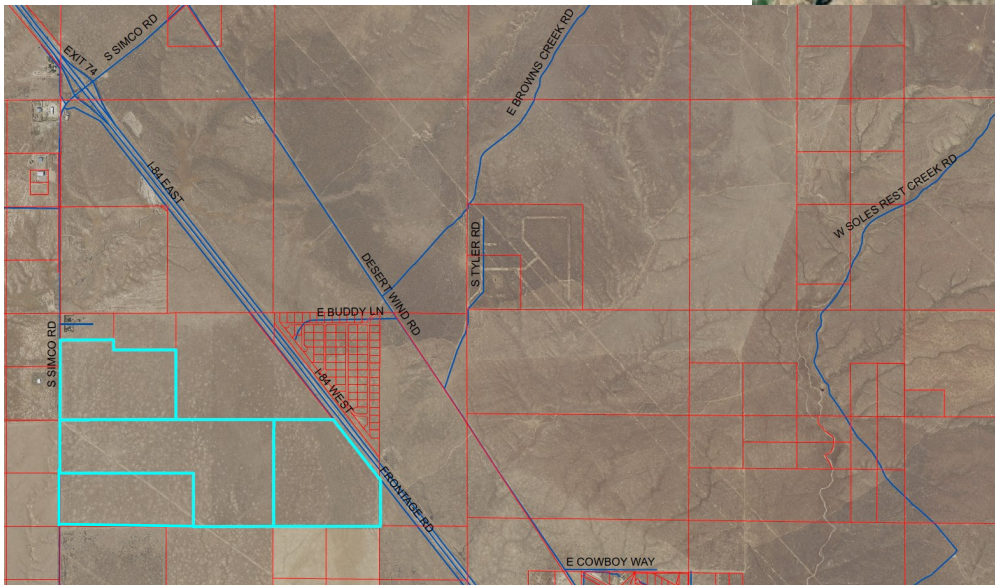
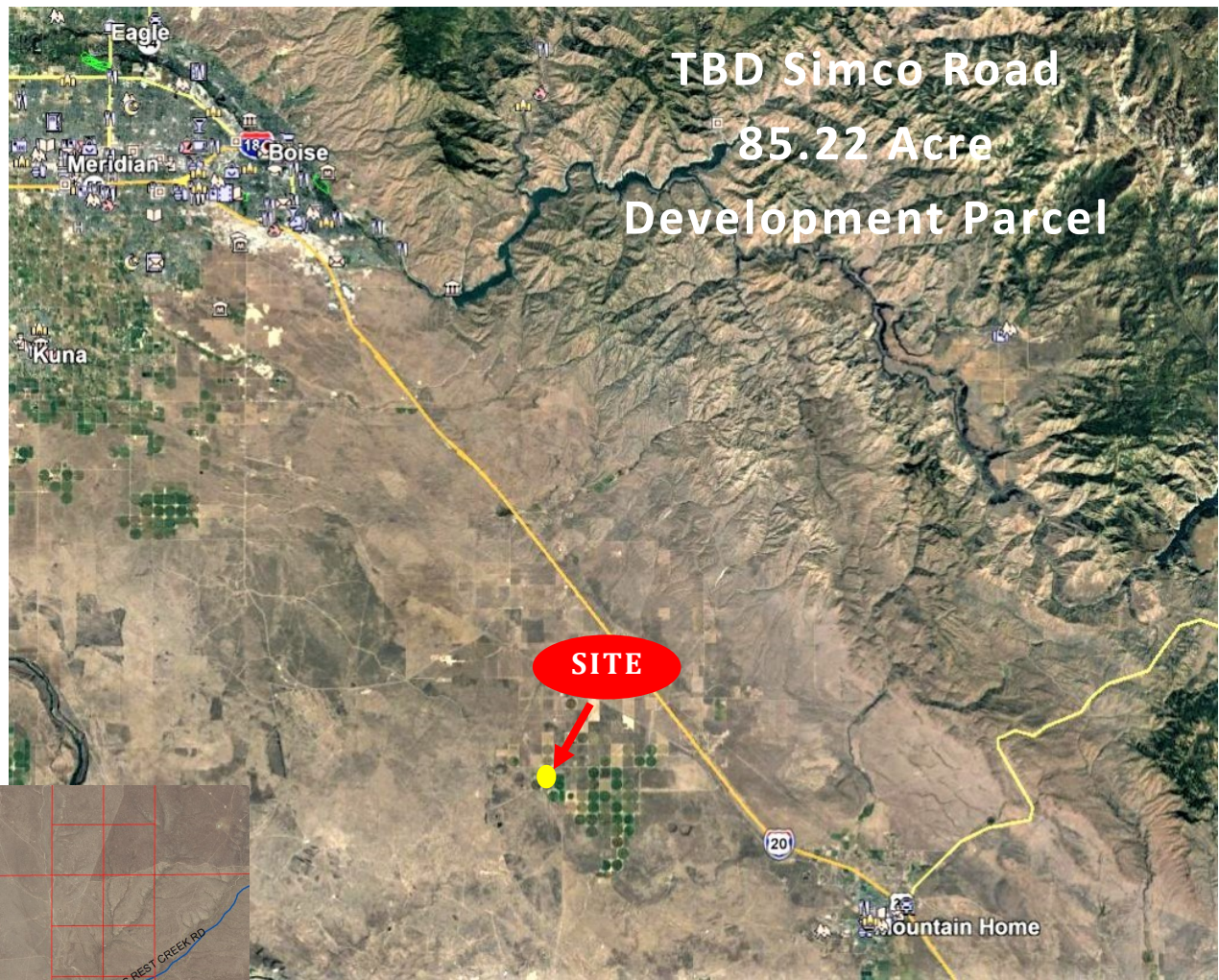


There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided 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 towards Mountain Home, Take Exit 74 for Simco Road, Right on Simco Road to Property.



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