

# For Sale

IDAHO

## INDUSTRIAL CAMPUS

2595 OLD OREGON TRAIL, MOUNTAIN HOME, ID

### PROPERTY INFORMATION

Property Type: Industrial / Development Land

Total Size: 439 Acres (Demisable)

Zoning: C2 (Light Industrial)

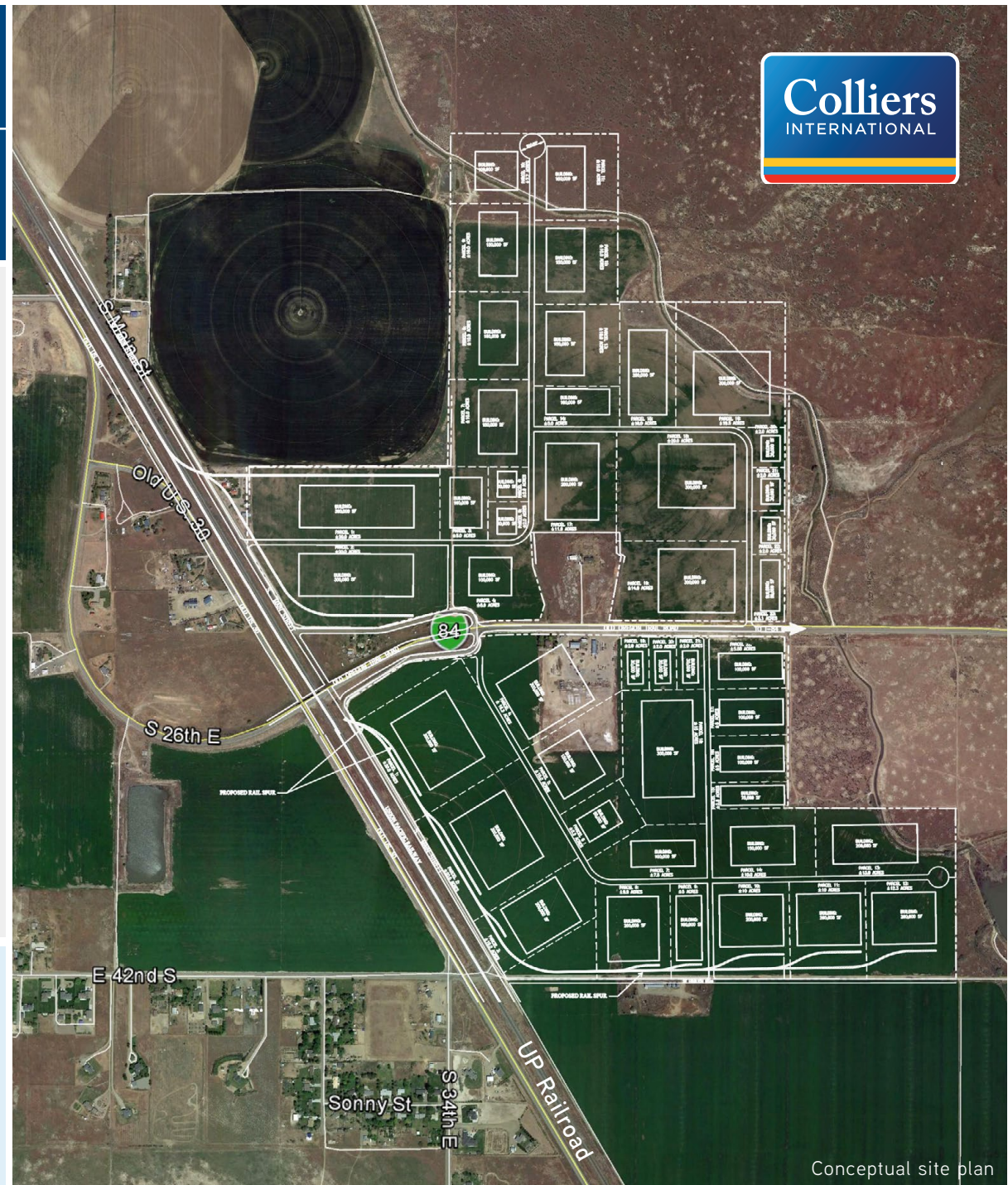
Asking Price: \$18,150,000 | \$0.95 PSF

### HIGHLIGHTS

- » All utilities are at or being brought to the site
- » Will sell off smaller parcels
- » Adjacent to railroad and will have rail access
- » Only 1/3 mile from I-84
- » Currently being farmed

**Contact:** DEVIN OGDEN, MBA, CCIM  
208 472 1668  
devin.ogden@colliers.com

MICHAEL MCNEIGHT  
208 472 2865  
michael.mcneight@colliers.com





# Idaho Industrial Campus

## AREA OVERVIEW

Mountain Home is an excellent place to live and raise a family with a genuine sense of community.

Residents benefit from a cost of living roughly fifteen percent less than the national average, quality health facilities including Elmore Medical Center, and excellent schools, with several higher learning opportunities close by.

Our clean air, low crime rate and recreational opportunities make everyday a pleasure to be enjoyed. The abundance of recreation around Mountain home includes hunting, fishing, boating, hiking, ski/snowboarding, natural hot springs and designated recreation areas.

*Mountain Home  
Business Video:  
[www.mountain-home.us](http://www.mountain-home.us)*



- » Population 13,805 within city limits, 26,170 county wide.
- » Only 35 minutes from Boise area, with a population of over 650,000.
- » 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.
- » Low utility rates, low crime rate and inexpensive real estate.
- » Low tax rate.
- » Sufficient water supply and wastewater capacity for future growth and development.
- » 18 hole, Par 72 Municipal Golf Course.
- » Paid on Call Combination Fire Department with an ISO rating of "3".
- » Totalling over 140 acres, the city has 25 parks each offering a wide variety of amenities to accommodate the community's needs.



# Idaho Industrial Campus

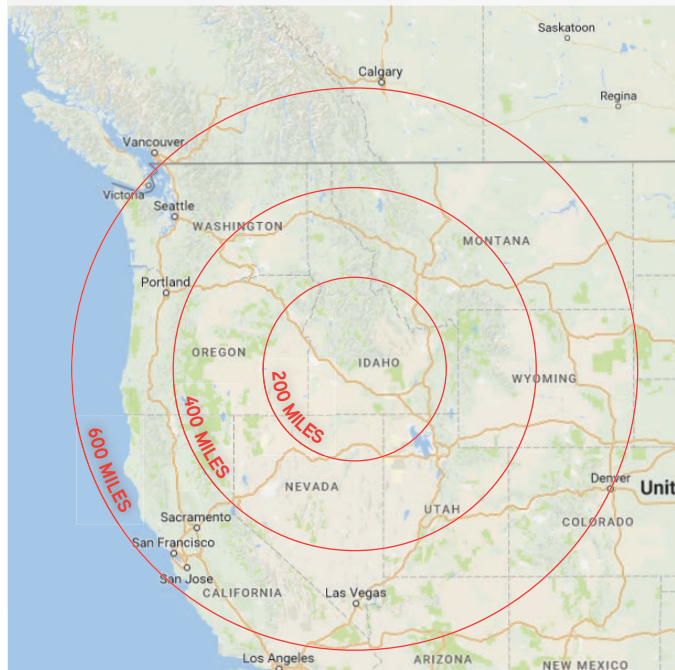
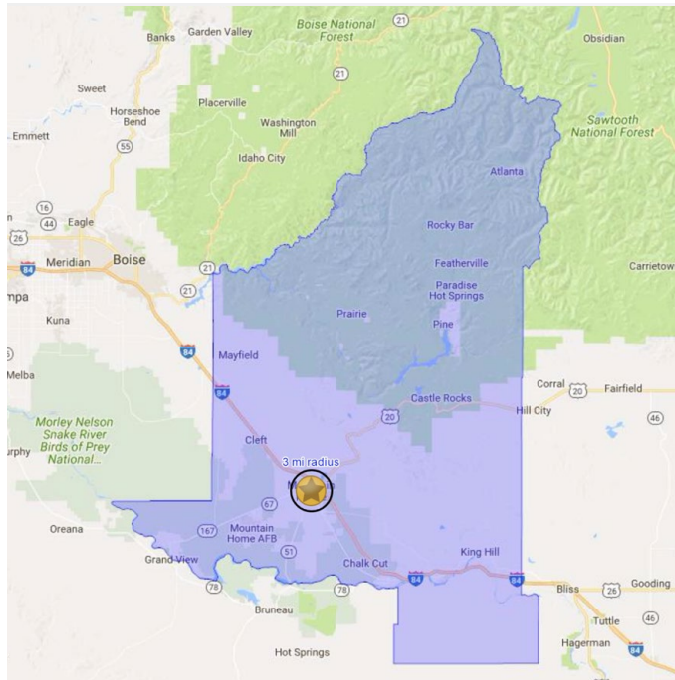
## AREA INCENTIVES

Mountain Home / Elmore County:

- » Fee waiver incentives
- » Potential of expedited “Build to Suit” facility available for lease or purchase
- » Small Employer Growth incentive

Idaho:

- » Idaho Business Advantage
- » Work Force Development Training Fund  
<http://commerce.idaho.gov/incentives-and-financing>
- » Hire One Tax Credit
- » 3% Investment Tax Credit
- » Idaho offers the 12th lowest cost of doing business nationwide (Forbes). Corporate taxes are the 17th lowest in the nation.
- » Idaho offers the lowest health insurance costs in the United States.
- » Idaho Opportunity Fund
- » Idaho Tax Reimbursement Incentive



## AREA DEMOGRAPHICS

Elmore County is Idaho's 12th most populous and 6th 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.

DEMOGRAPHICS	MTN HOME CITY	5 MILE RADIUS	ELMORE COUNTY
2016 Est. Population	13,532	18,606	25,493
2016 Est. Households	5,659	7,616	10,069
2016 Est. Median Age	31.9	33.2	30.9
2016 Est. Avg. HH Income	\$61,839	\$62,618	\$59,589
2010 Median Home Value	\$142,484	\$141,536	\$145,083
2016 Est. HH Expenditure	\$285 M	\$387 M	\$495 M

***\$965 Million = Estimated Total Economic Impact of the Air Force Base on Surrounding Communities***

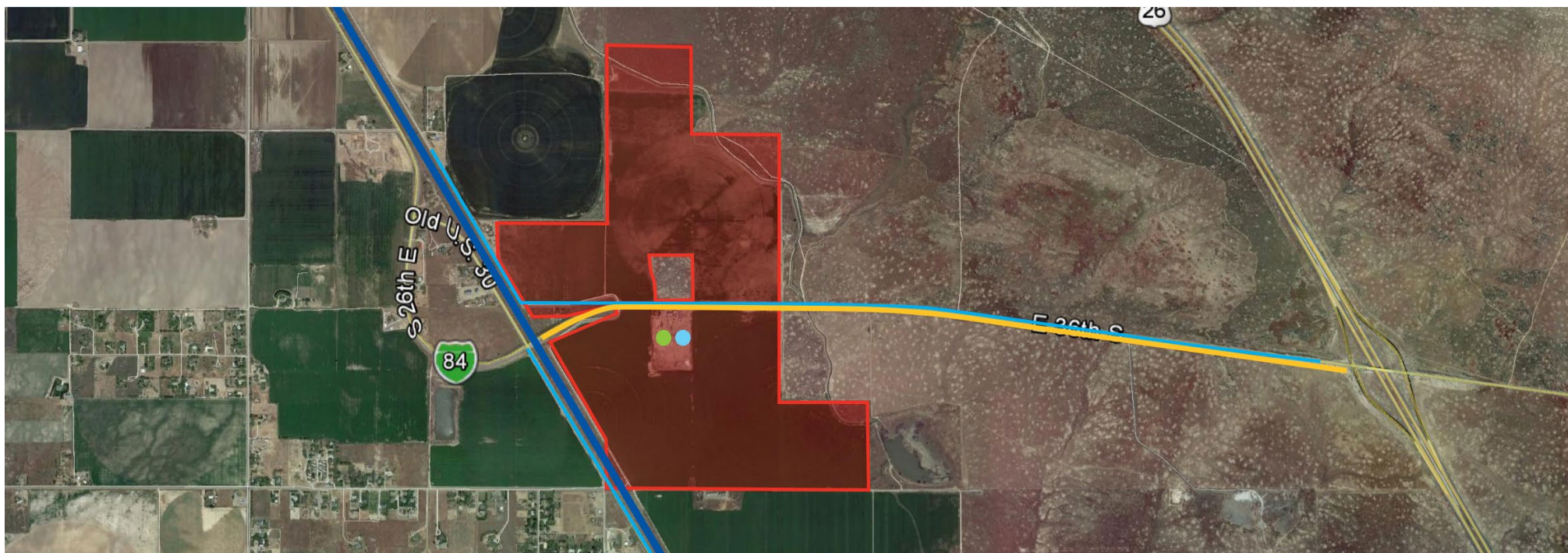
## DISTRIBUTION & TRANSPORTATION

Idaho is an ideal alternative to other western markets, as California is outpricing many manufactures Idaho remains one of the lowest-cost places to do businesses and makes one-day shipping possible for all the same markets as other western states. Accessibility to rail and air transportation puts Idaho at the center and of it all!







MOUNTAIN HOME TO:	DRIVE TIME	AIR TIME	RAIL TIME
Salt Lake City, UT	3 hrs 33 mins	45 mins	1 day
Portland, OR	8 hrs 31 mins	3 hr 20 mins	1 day
Seattle, WA	9 hrs 35 mins	3 hr 30 mins	1.5 days
San Francisco, CA	10 hrs 25 mins	3 hr 20 mins	2 days
Vancouver, Canada	12 hrs 13 mins	5 hrs 5 mins	1.5 days
Denver, CO	10 hrs 53 mins	2 hr 50 mins	2 days
Los Angeles, CA	11 hrs 49 mins	3 hrs 10 mins	3 days
Chicago, IL	23 hrs 55 mins	5 hrs 5 mins	5 days

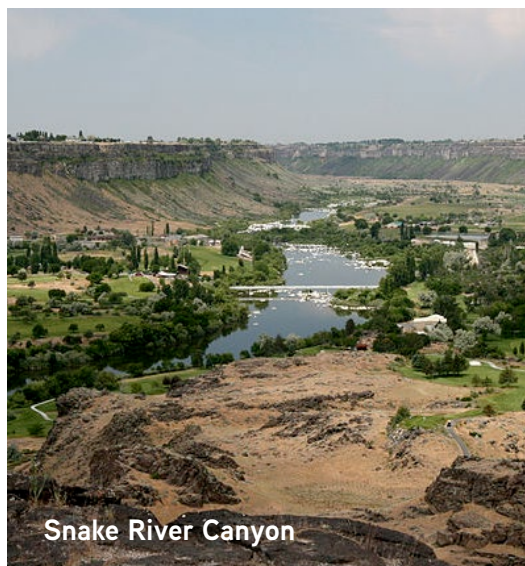


# Idaho Industrial Campus

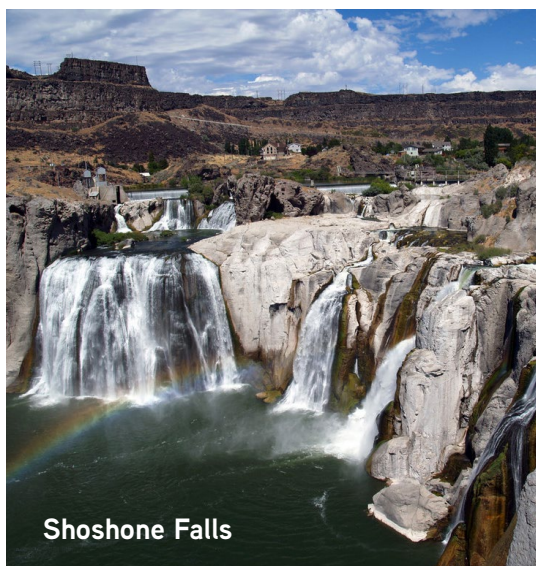


## LEGEND

-  Subject Site
-  Union Pacific Mainline Railroad
-  Fiber Optic
-  Primary access road
-  Power
-  Well



Snake River Canyon



Shoshone Falls



Sun Valley Ski Resort

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.