

PRICED TO SELL 40-ACRE DEVELOPMENT OPPORTUNITY IN A WELL-POSITIONED GROWTH MARKET

TBD HWY 51 MOUNTAIN HOME, ID 83647

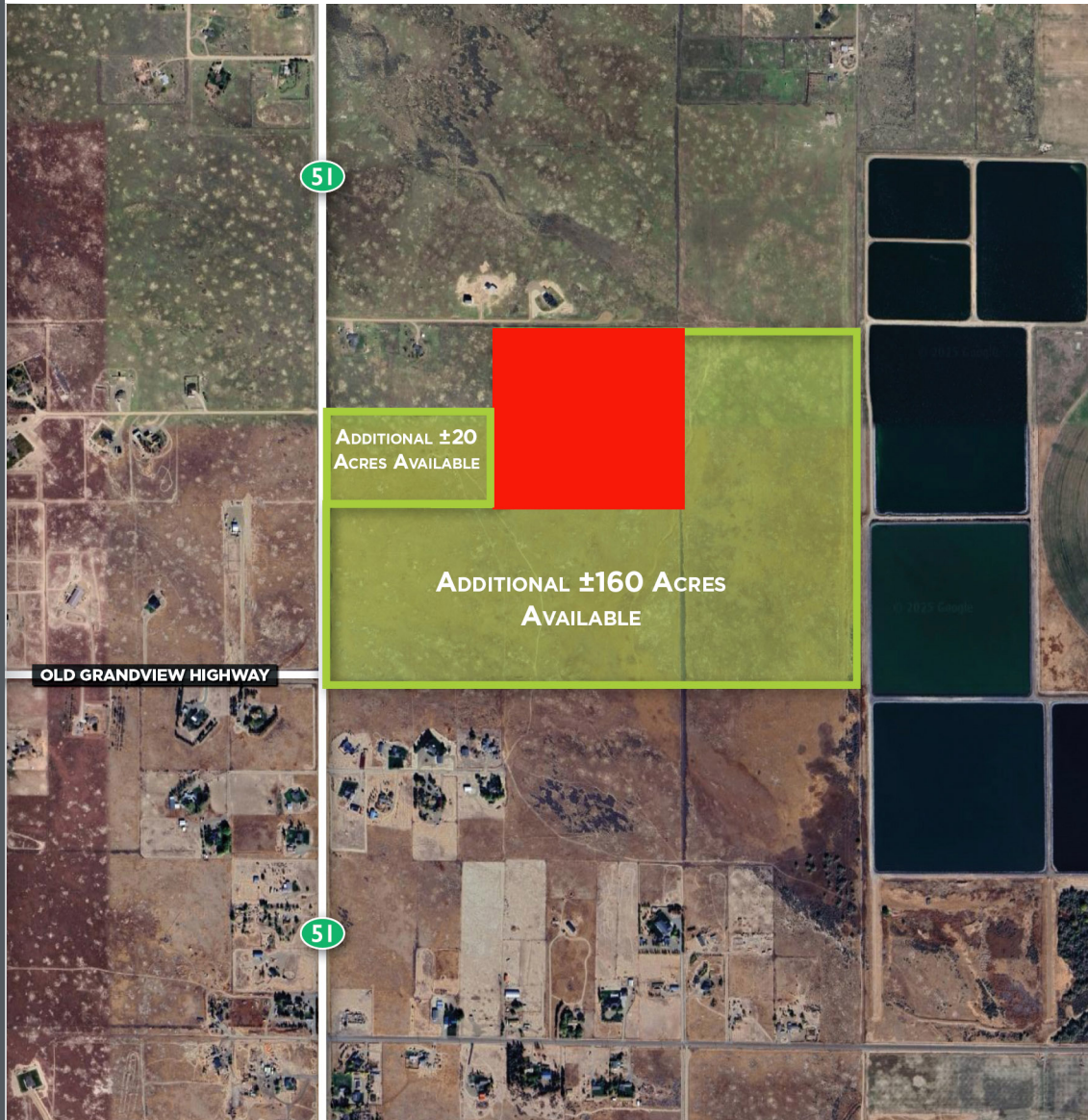
±40 ACRES

ADDITIONAL ±20 ACRES
AVAILABLE

ADDITIONAL ±160 ACRES
AVAILABLE



FOR SALE



PROPERTY INFORMATION

ADDRESS	TBD HWY 51 Mountain Home, ID 83647
COMP PLAN:	Urban Development/Transition
COUNTY	Elmore
ACRES	±40 Acres
ZONING	AG
PRICE	\$425,000 (\$10,625/Acre)

HIGHLIGHTS

- Located in the Mountain Home Impact Area, adjacent to City Limits
- Sewer and water approximately ½ mile away
- Owner carry available at favorable terms
- Incredible growth story for Mountain Home!
 - Mountain Home Airbase Expansion
 - Qatari F-15 Training Agreement
 - Micron CHIPS Act multi-billion-dollar expansion project bringing up to 50,000+ jobs over the next 10 years
 - Casino nearing approvals nearby with up to 1,200 jobs
 - Better commute times to Boise than west Treasure Valley
- Access agreement secured with the highway frontage parcel to the north providing additional access point off Hwy 51
- ±160 acres adjoining property also available
Seller is flexible

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

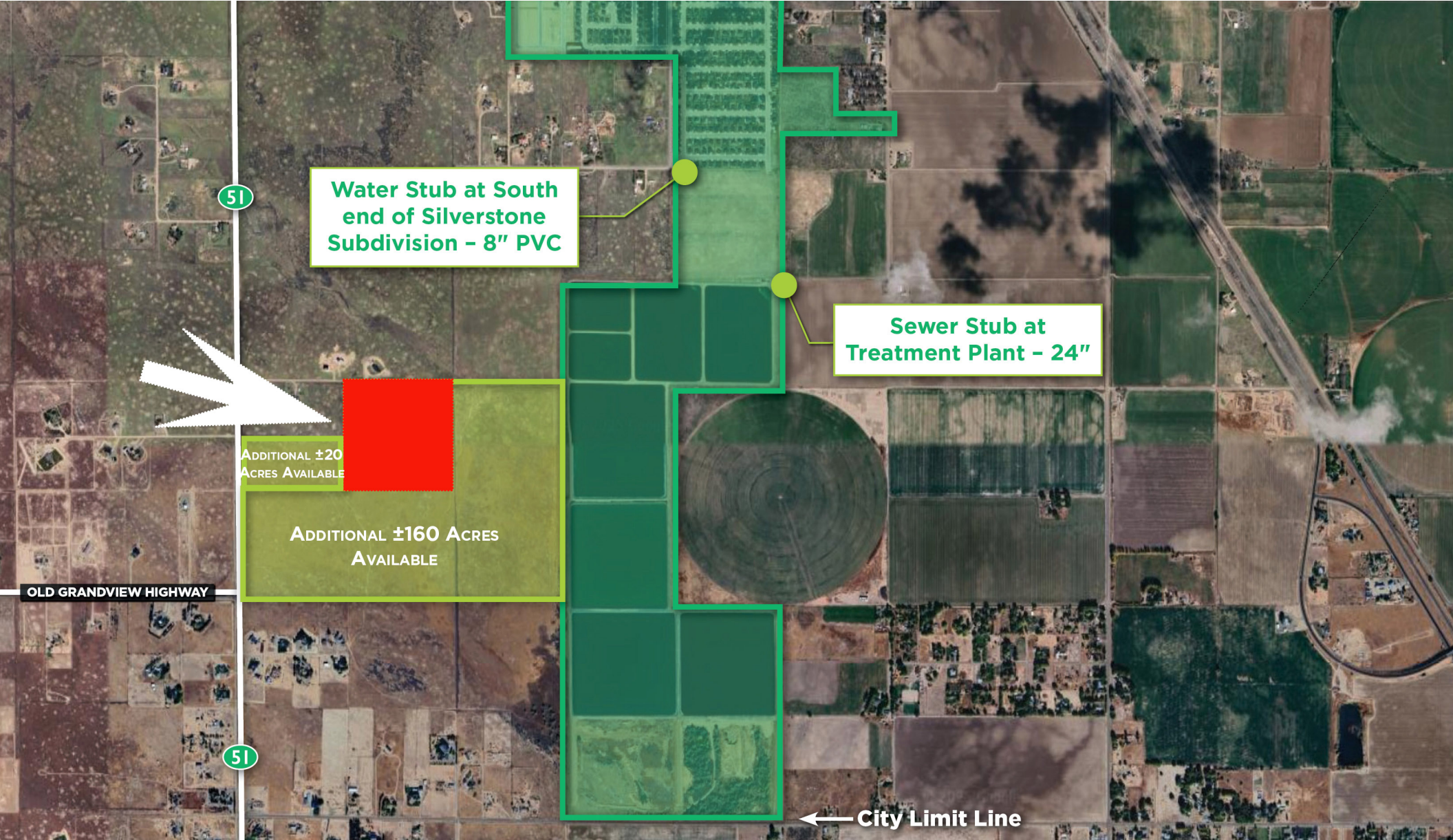
BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055



TBD HWY 51 MOUNTAIN HOME, ID 83647



Water Stub at South end of Silverstone Subdivision - 8" PVC

Sewer Stub at Treatment Plant - 24"

ADDITIONAL ±20 ACRES AVAILABLE

ADDITIONAL ±160 ACRES AVAILABLE

City Limit Line

OLD GRANDVIEW HIGHWAY

51

51

MICRON TECHNOLOGY EXPANSION

- Micron is investing \$15 billion in a new Boise-area semiconductor fab, the largest private investment in Idaho history.
- Over 17,000 projected Idaho jobs (direct and indirect) associated with Micron's expansion.



[Micron Announces Boise Expansion](#) (Idaho Commerce)
[Micron Expands U.S. Manufacturing Commitment](#) (Construction Dive)

TRIBAL RESORT & CASINO DEVELOPMENT

- The Shoshone-Paiute Tribes announced a major resort and casino project on approximately 557 acres between Boise and Mountain Home.
- Expected to generate thousands of jobs and significant long-term economic activity.
- The Shoshone-Bannock Tribes have also affirmed commitment to a separate 157-acre resort and casino project near Mountain Home, adding to long-term regional development momentum.



[Casino And Resort Development](#) (BoiseDev)

MOUNTAIN HOME AFB & QATAR EMIRI AIR FORCE TRAINING MISSION

- Initial deployment is around 50 personnel with potential expansion up to approximately 300 plus dependents.
- The agreement is anticipated to span more than 10 years and increases demand for housing, services, contracting and local support employment.



[Idaho Legislators Briefed On Qatar Training Mission](#) (Idaho Capital Sun)
[Qatar Training Facility Background](#) (East Idaho News)

CAT CREEK ENERGY & WATER PROJECT

- Large-scale renewable energy and water-storage project planned in Elmore County featuring a 720 megawatt pumped-storage hydro facility with complementary wind and solar generation.
- Estimated to generate more than \$1 billion in U.S. manufacturing and construction activity over the next six years, supporting long-term job creation and increased regional housing demand.



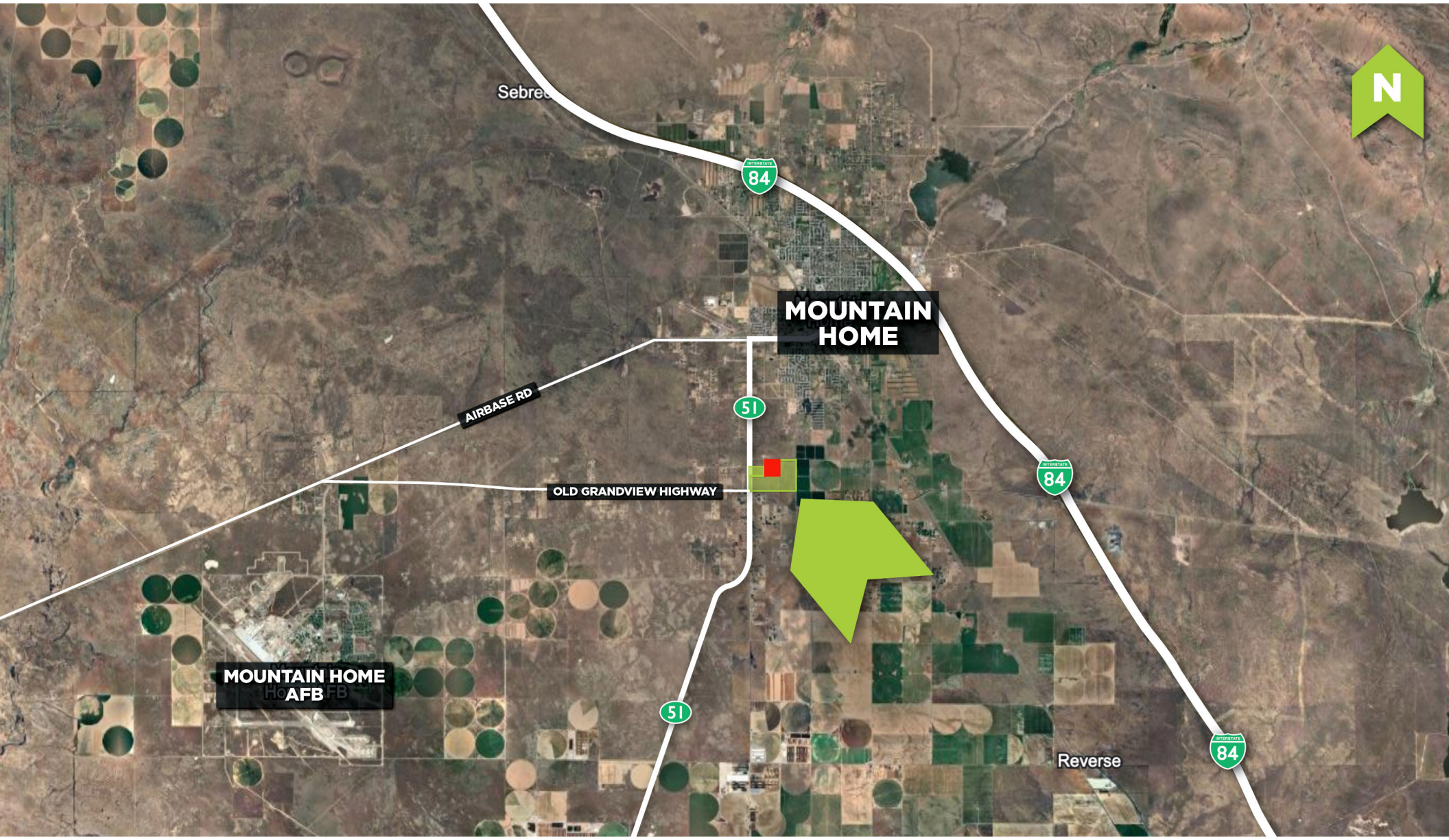
[Cat Creek Energy and Water selects Voith Hydro for Idaho renewable energy and...](#)
[Progress on Idaho's Cat Creek Energy and Water Project](#) (Hydro Leader Magazine)

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Drive-times:

- To Mountain Home Air Force Base = 10 min
- To Downtown Mountain Home = 5 min
- To Micron = 30 min
- To Boise Metro via I-84 = 40 min

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