

RETAIL PAD AVAILABLE | FOR SALE

TBD WASHINGTON ST

TWIN FALLS, ID 83301



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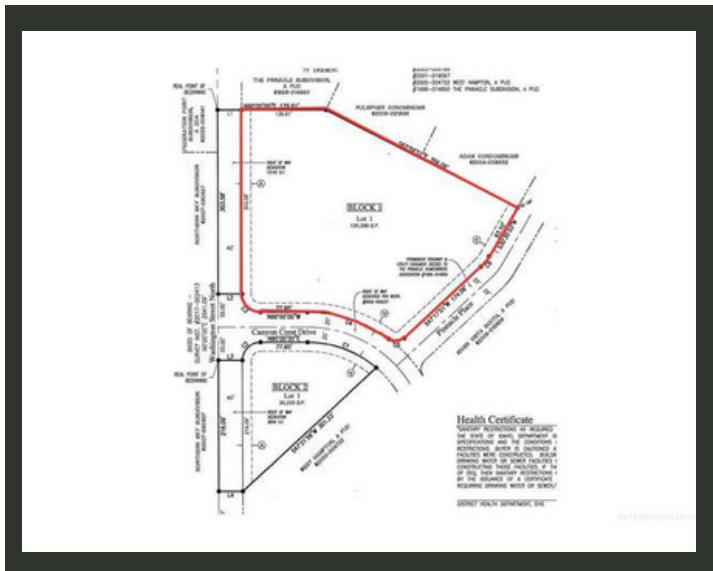


GEM STATE REALTY, Inc.



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OFFERING DETAILS

PRICE: \$2,043,835

LOT SIZE: 2.762 ACRES

ZONING: C-1

MARKET: TWIN FALLS

HIGHLIGHTS

Exceptional 2.762-Acre Commercial Development Opportunity in Twin Falls.

Discover an exceptional 2.762-acre commercial development opportunity in one of Twin Falls' most established and high-performing commercial corridors. This highly visible property offers an ideal setting for businesses seeking a prominent location with excellent exposure, convenient access, and strong surrounding commercial activity. The site is level and build-ready, providing an outstanding opportunity for development with minimal site challenges. Available utilities and the property's established commercial setting make this an attractive location for a variety of potential uses, from professional offices and service businesses to restaurants, retail, medical, or other commercial concepts. Strategically positioned near the Snake River Canyon, the property anchors the entrance to a well-established, high-end business park surrounded by a strong mix of professional offices, service providers, restaurants, and other successful businesses. The surrounding area includes established national and regional tenants, contributing to the corridor's strong visibility, traffic, and overall commercial appeal. The property's generous 2.762-acre size provides flexibility for a range of development concepts while offering the potential for a thoughtfully designed project with excellent visibility. Its level terrain and access to utilities create a strong foundation for moving forward with development plans. Located in Twin Falls, one of Southern Idaho's key commercial and economic centers, this property places your business within an established commercial environment with convenient access to major amenities, employment centers, residential areas, and regional destinations. With its combination of 2.762 acres, level build-ready terrain, available utilities, established business park setting, excellent exposure, and proximity to strong national and regional tenants, this is a rare opportunity to secure a premier commercial development site in Twin Falls. Whether you are looking to establish a new business, expand an existing operation, develop an investment property, or create a high-profile commercial project, this site offers the location, visibility, and flexibility to support your vision.



TBD WASHINGTON ROAD



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