

**FOR SALE**

*TBD Simco Road | Mountain Home, ID 83647*

**320 Acres**  
**ZONED INDUSTRIAL**  
**M-1 & M-2**

**OFFERED FOR**  
**\$2,100,000**

*Property Summary*

- Located 22 miles southeast of Boise, ID
- Industrial uses and Solar Field in close proximity
- Parcel is level with approximately 5,240 SF of frontage on Simco Rd.
- Excellent Site for Solar
- Property is directly south of the new Peregrine Industrial Project
- Easy access to I-84



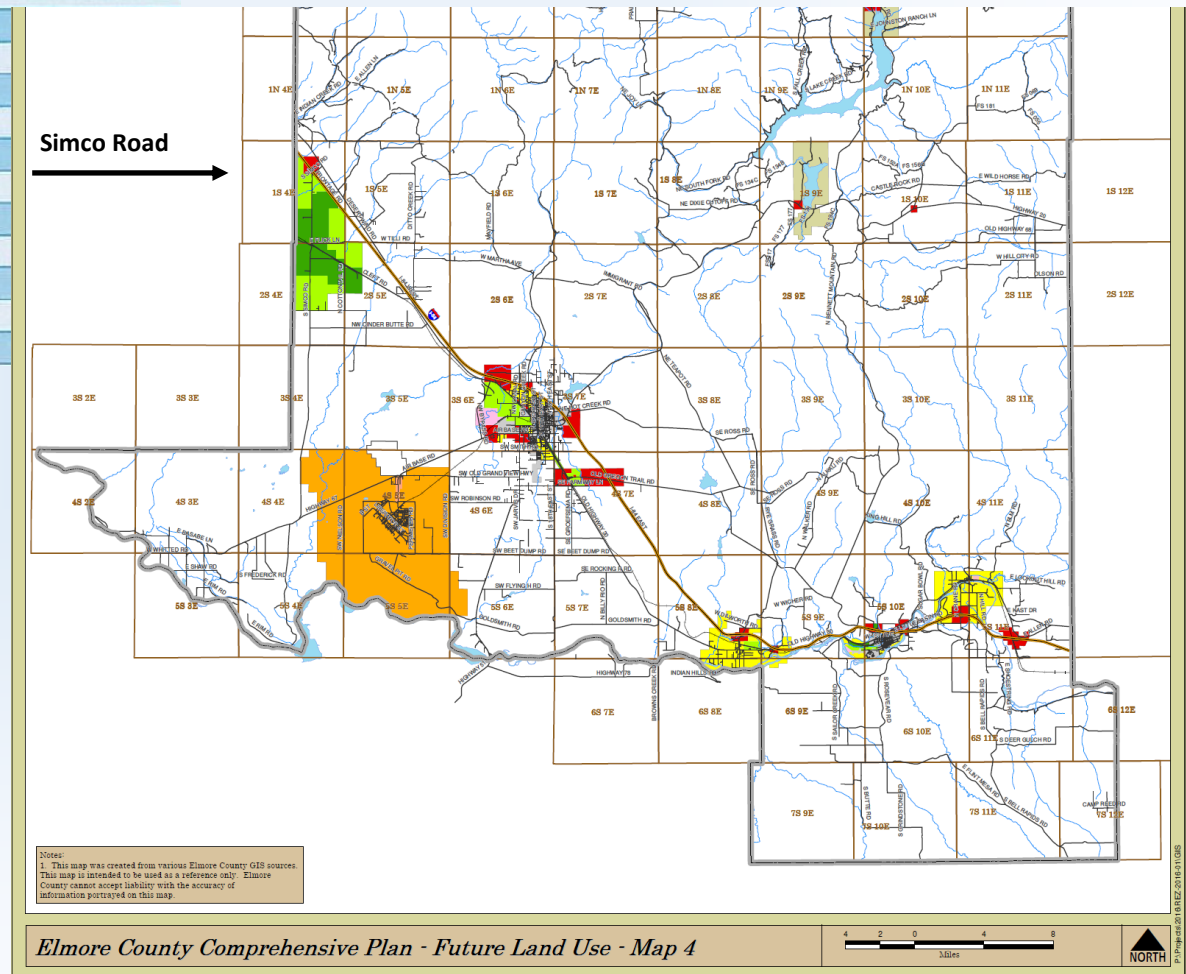
*Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com*

## Check out the following Links...

- **Peregrine Industrial/Commercial Project:**  
[Large industrial/commercial project planned next to possible casino as Boise valley expands east - BoiseDev](#)
- **Idaho Power Planned Peregrine Energy Center**  
<https://www.idahopower.com/energy-environment/energy/energy-sources/natural-gas/peregrine-energy-center/>

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



Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

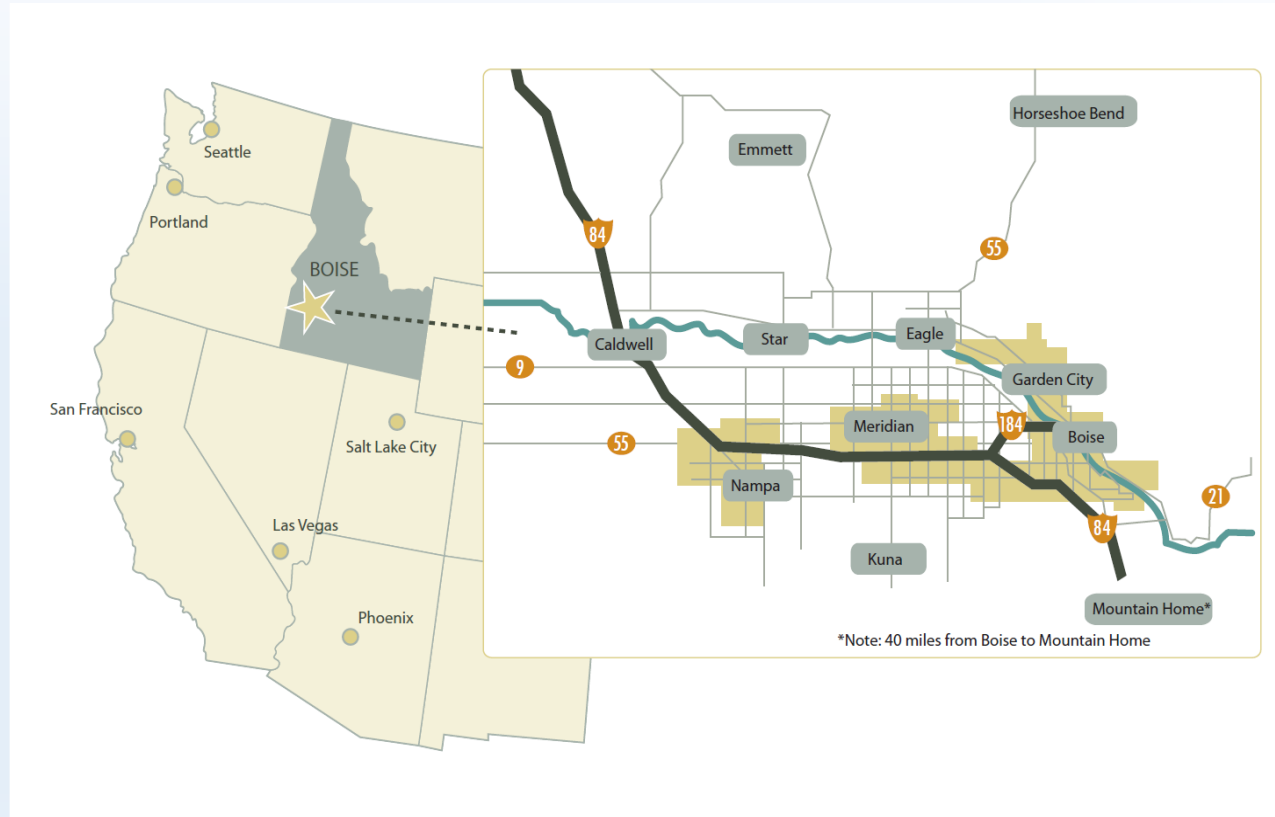
# Simco Road 320 Acre Development Parcel

## 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.

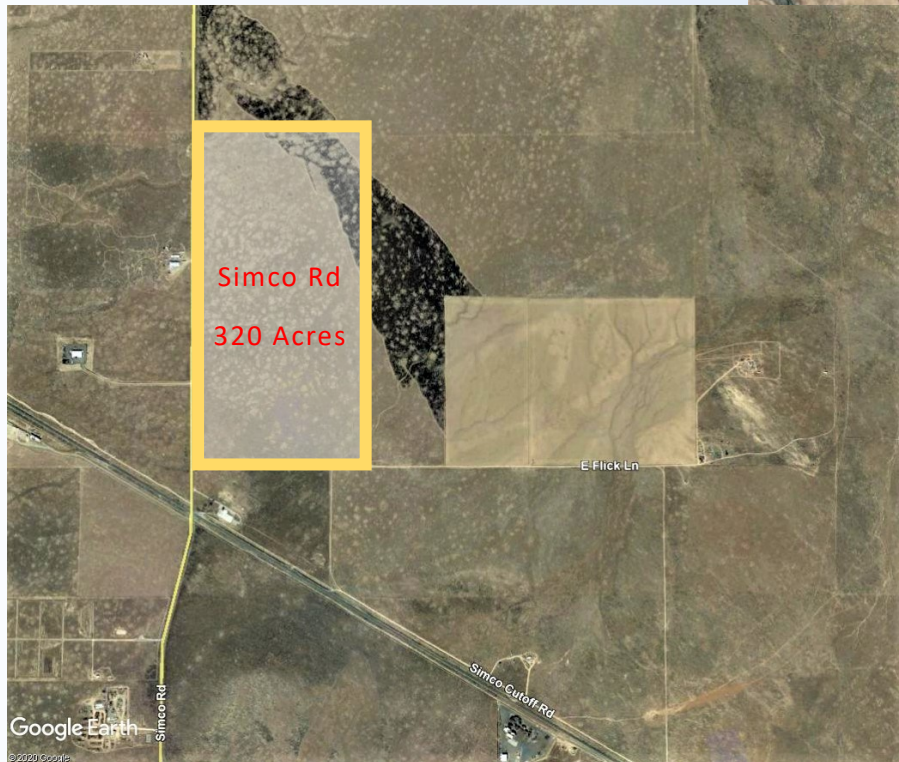


There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided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



**Rick McGraw** | 208.880.8889 | [rickmcgraw54@gmail.com](mailto:rickmcgraw54@gmail.com)

- 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.



- **Directions:** From Boise, South on I-84, West at Simco Road to Property. Located at the corner of Simco Road and E. Flick Lane

**Rick McGraw**

208.880.8889

rickmcgraw54@gmail.com



**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**