

# For Sale

Prime Magic Valley  
Development Opportunity

21371 Hwy 30 | Twin Falls, ID

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Accelerating success.



## Property Overview

Property Type	Land
Land Size	6.0 Acres
Building Size	2,336 SF Warehouse
Parcel #	RP10S16E140755A and a portion of RP10S16E140620A
Location	Just to the east of A Dog's Den
Zoning	Commercial

## Demos

	1 Miles	3 Miles	5 Miles
Population	411	11,481	52,304
Households	170	4,132	19,501
Avg. HH Income	\$103,341	\$76,832	\$77,158

Price \$1,390,000.00

## Key Highlights

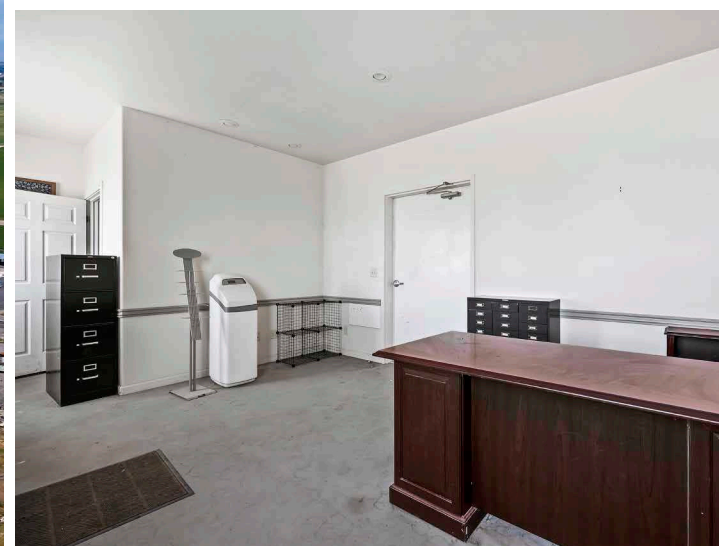
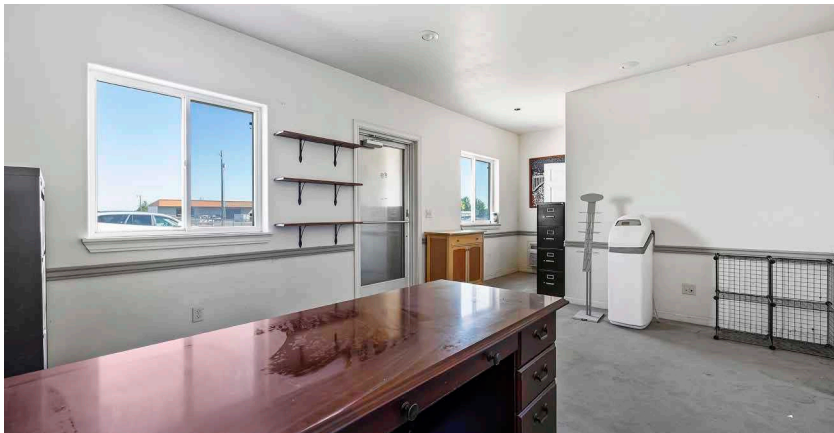
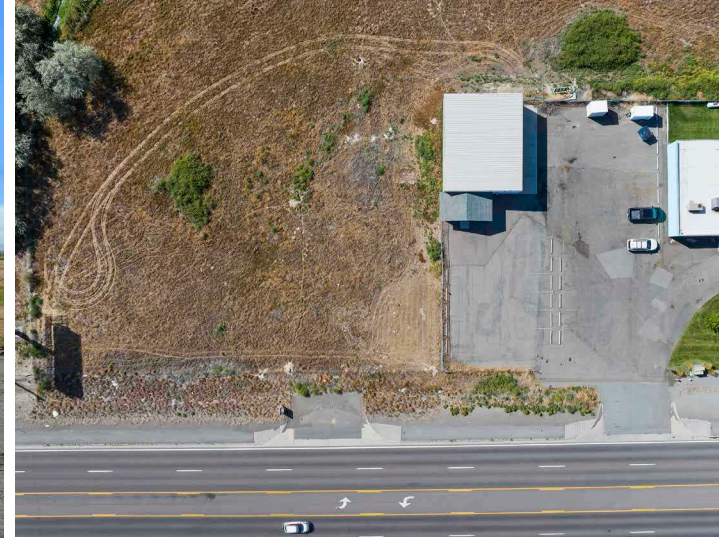
### Land

- Property located between Twin Falls and Filer - great development property
- Truck route with easy access to Hwy 93 and I-84
- Buyer may purchase between 6 - 11 acres - price reflects 6 acres with warehouse
- 10,500 VPD on Hwy 30

### 2,336 SF Warehouse

- 18 FT clearspan
- 3 overhead doors; 2-8 ft doors and 1-10 ft door
- Office

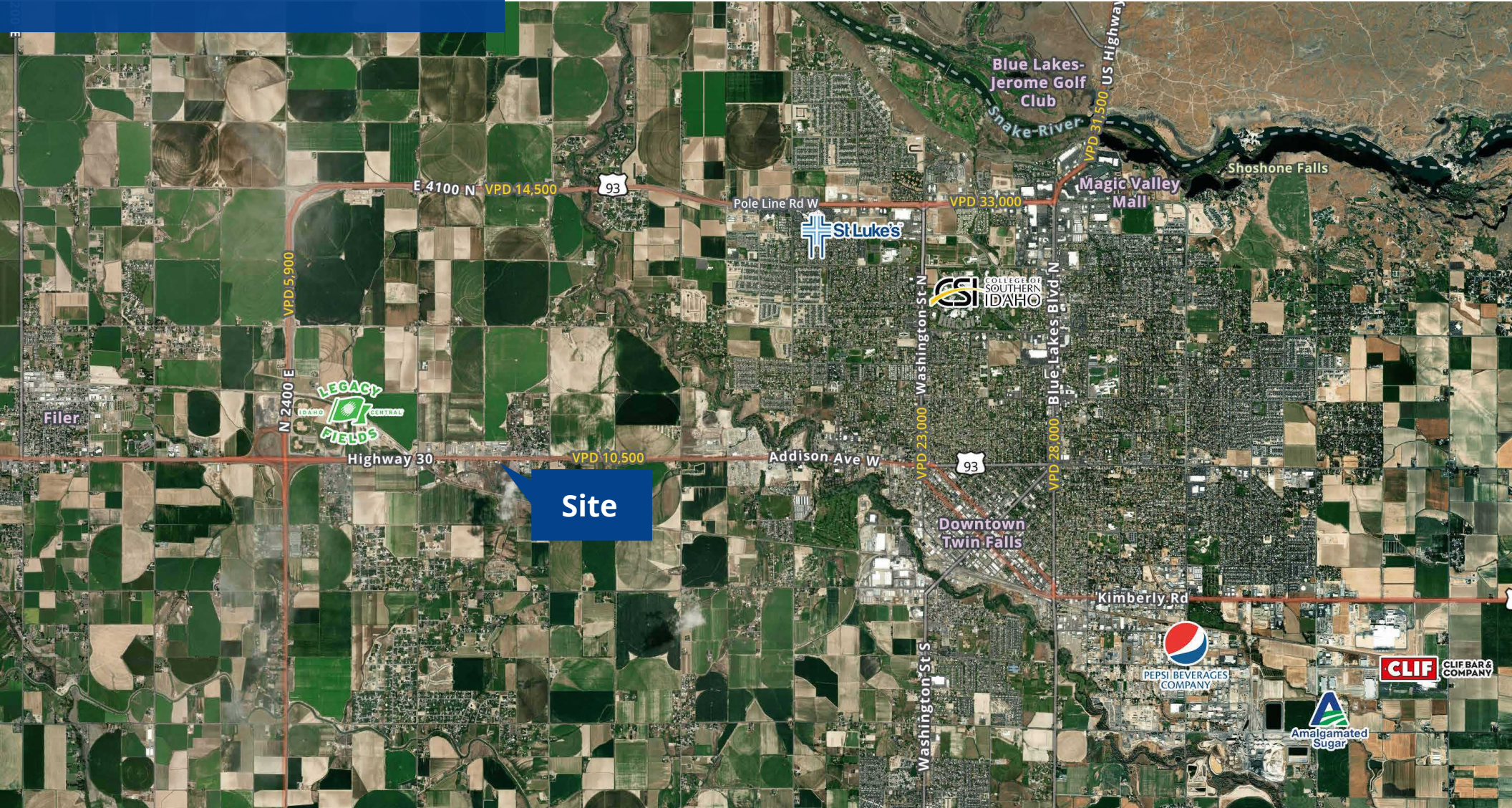
# Property Photos



# Location

 [Google Map](#)

 [Street View](#)



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