

INCREDIBLE 200-ACRE DEVELOPMENT OPPORTUNITY IN A WELL-POSITIONED GROWTH MARKET

TBD HWY 51

MOUNTAIN HOME, ID 83647

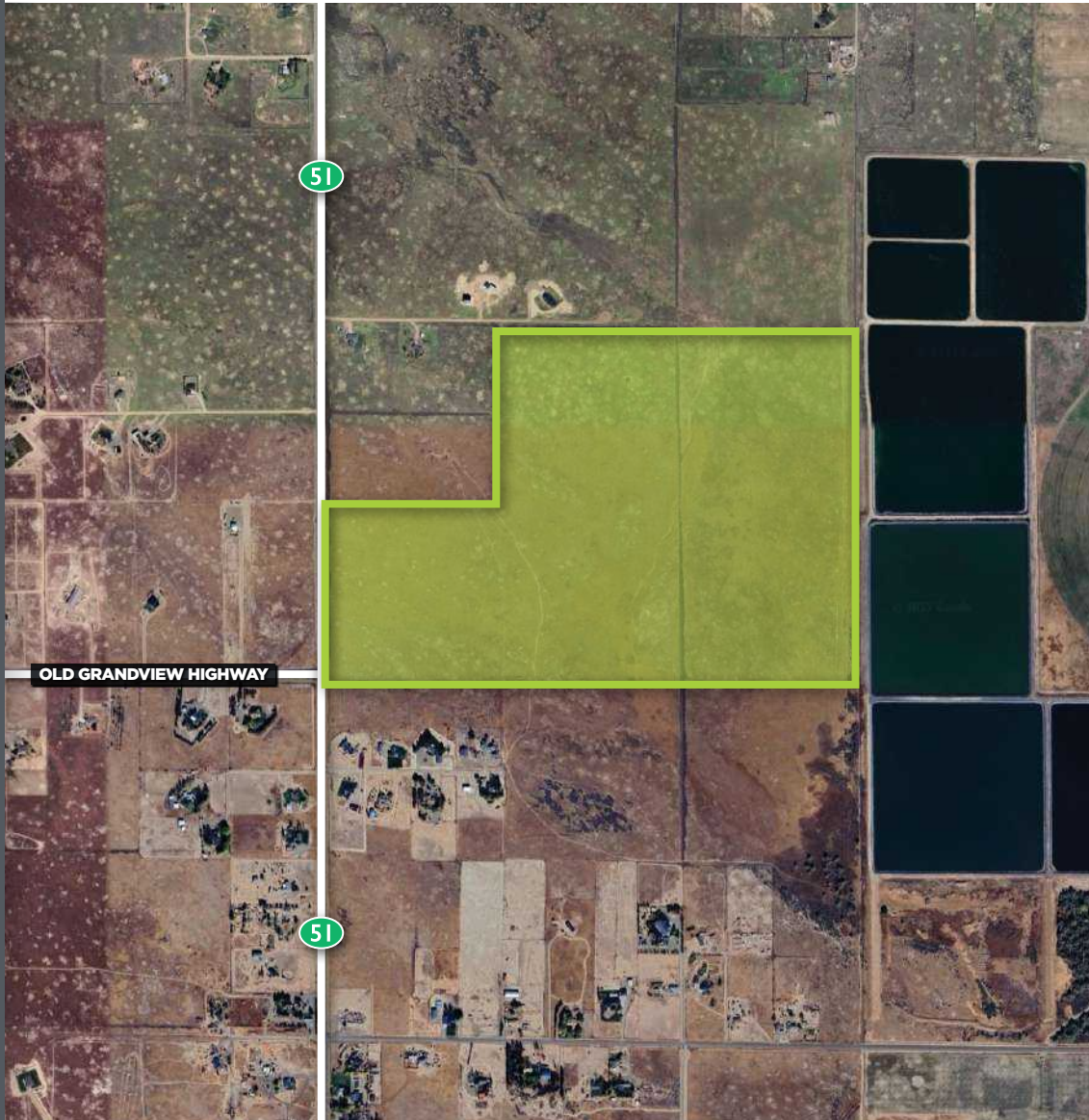


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FOR SALE



PROPERTY INFORMATION

ADDRESS	TBD HWY 51 Mountain Home, ID 83647
COMP PLAN:	Urban Development/Transition
COUNTY	Elmore
ACRES	±200 Acres
ZONING	AG
PRICE	\$3,499,000 (\$17,500/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
- Can buy 5 acres up to 200 acres; Seller is flexible

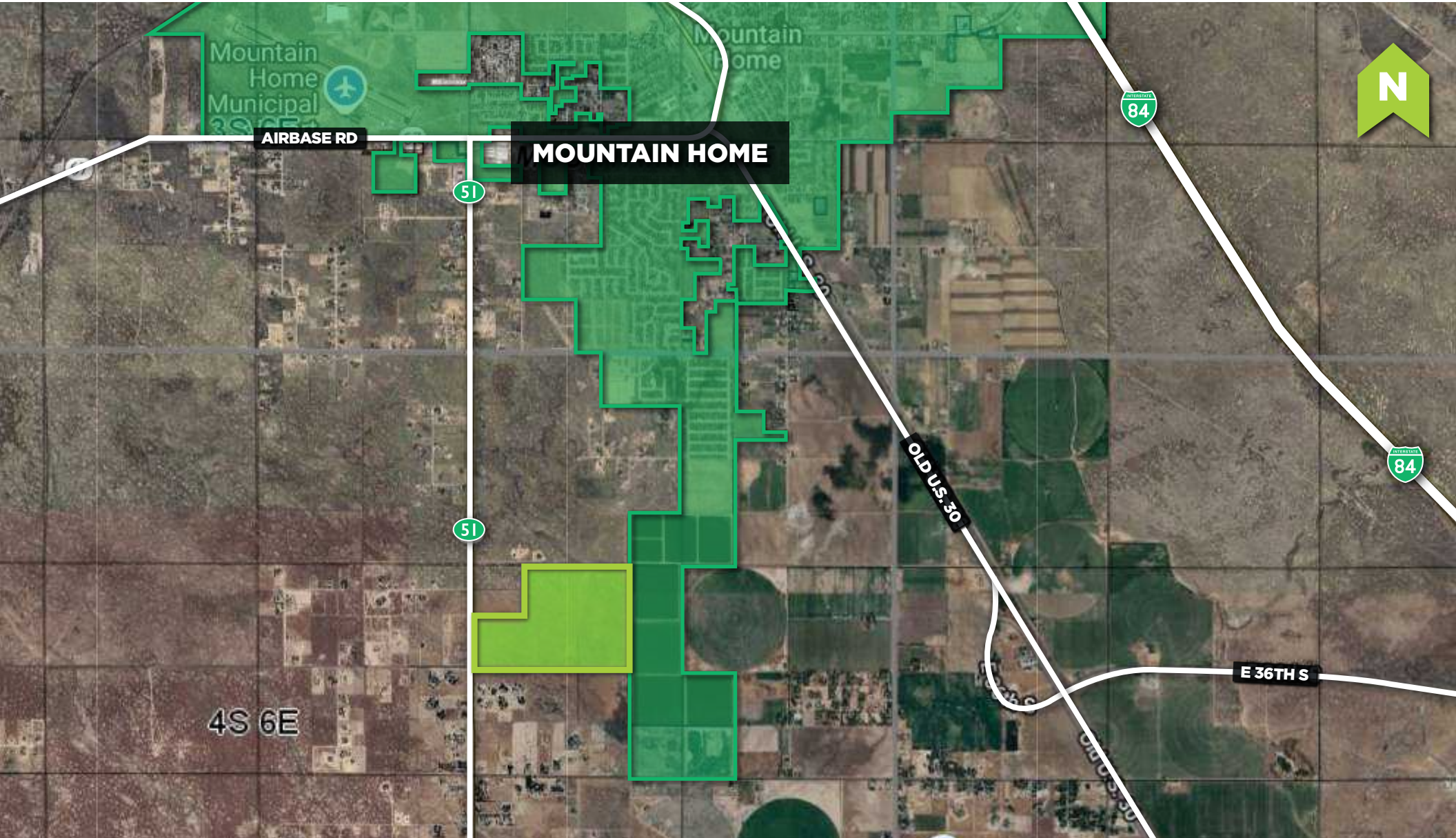
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BRIAN RALLENS

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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)

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)

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)

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.



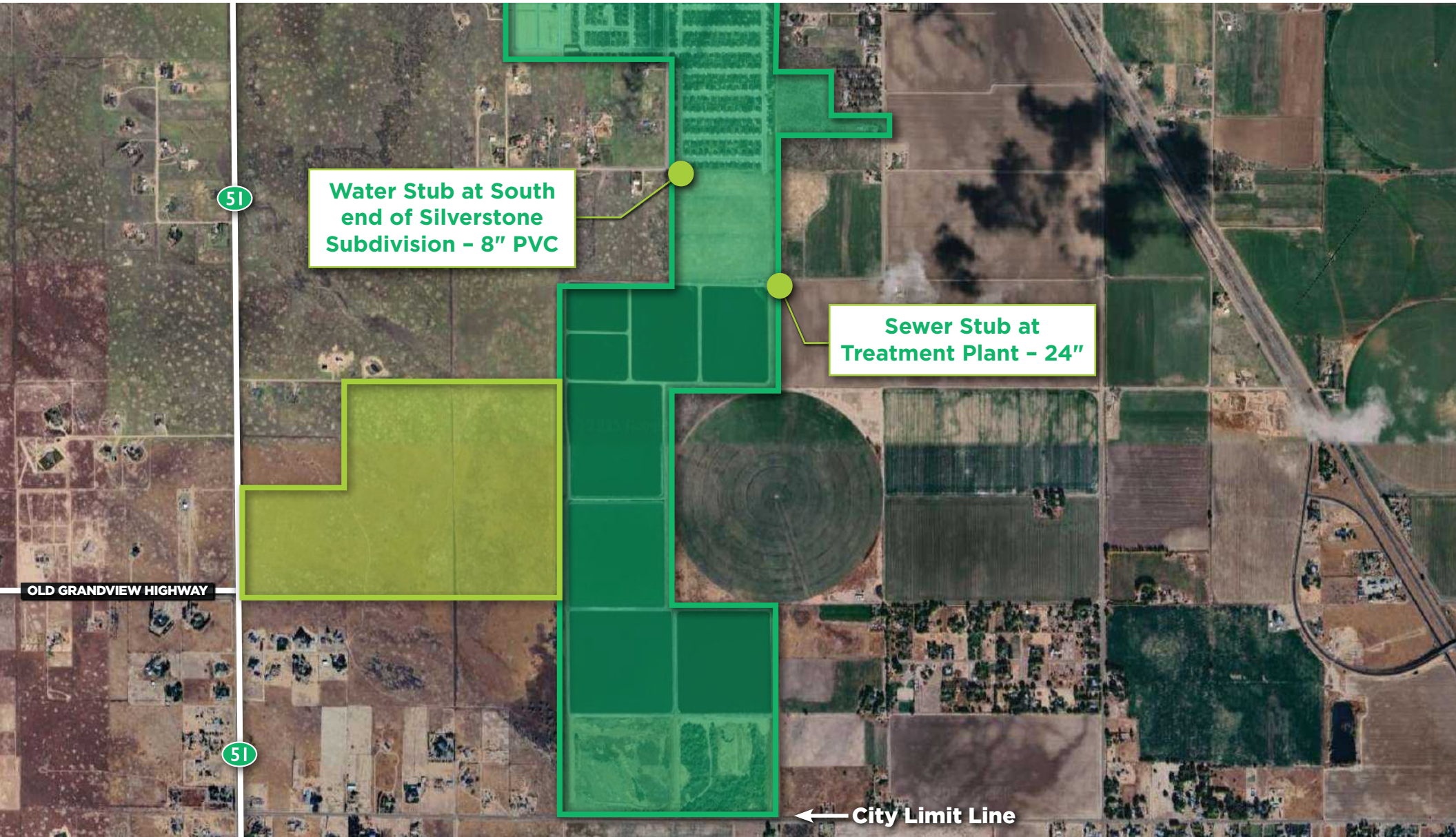
[Cat Creek Energy and Water selects Voith Hydro for Idaho renewable energy and... Progress on Idaho's Cat Creek Energy and Water Project](#) (Hydro Leader Magazine)

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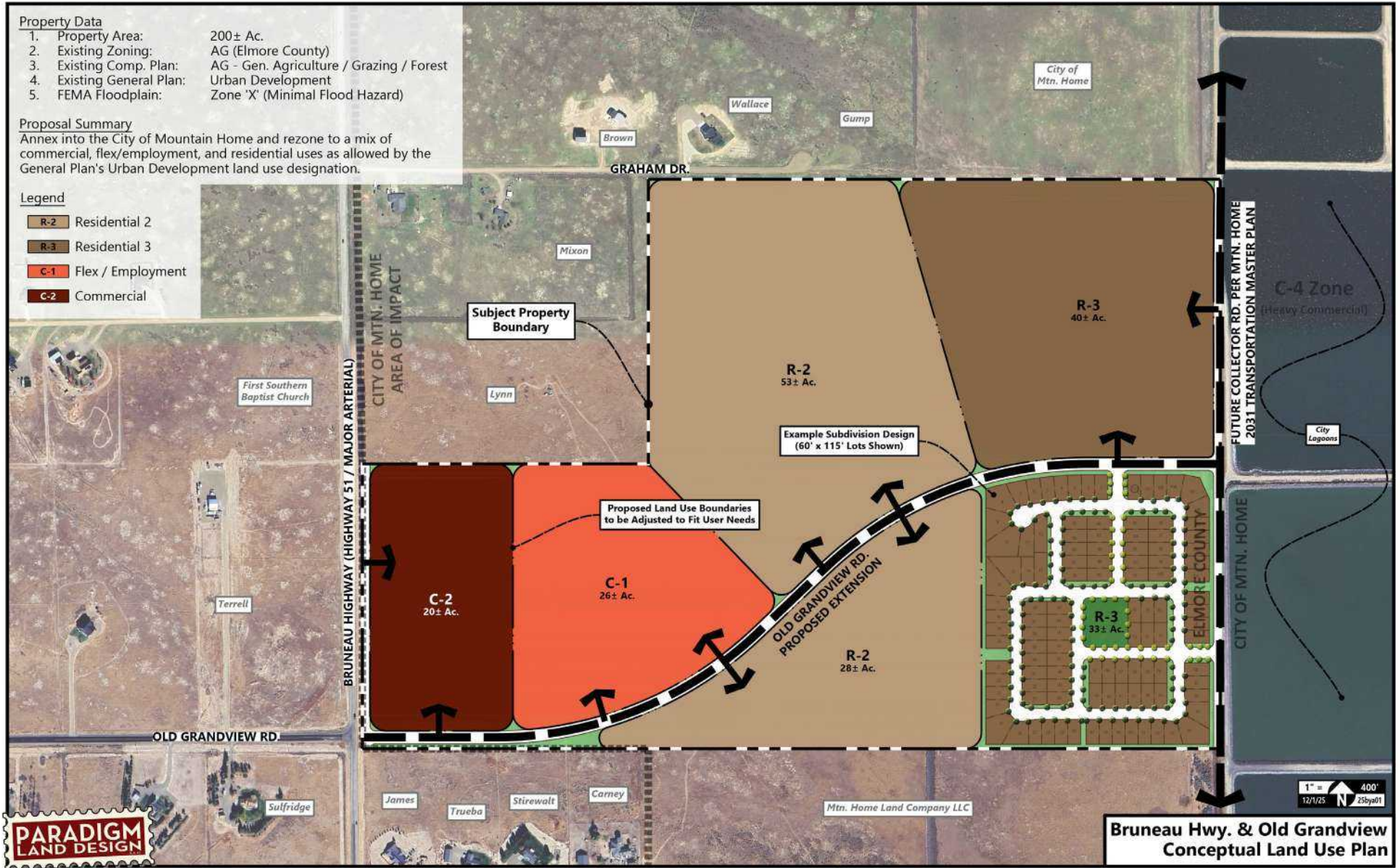


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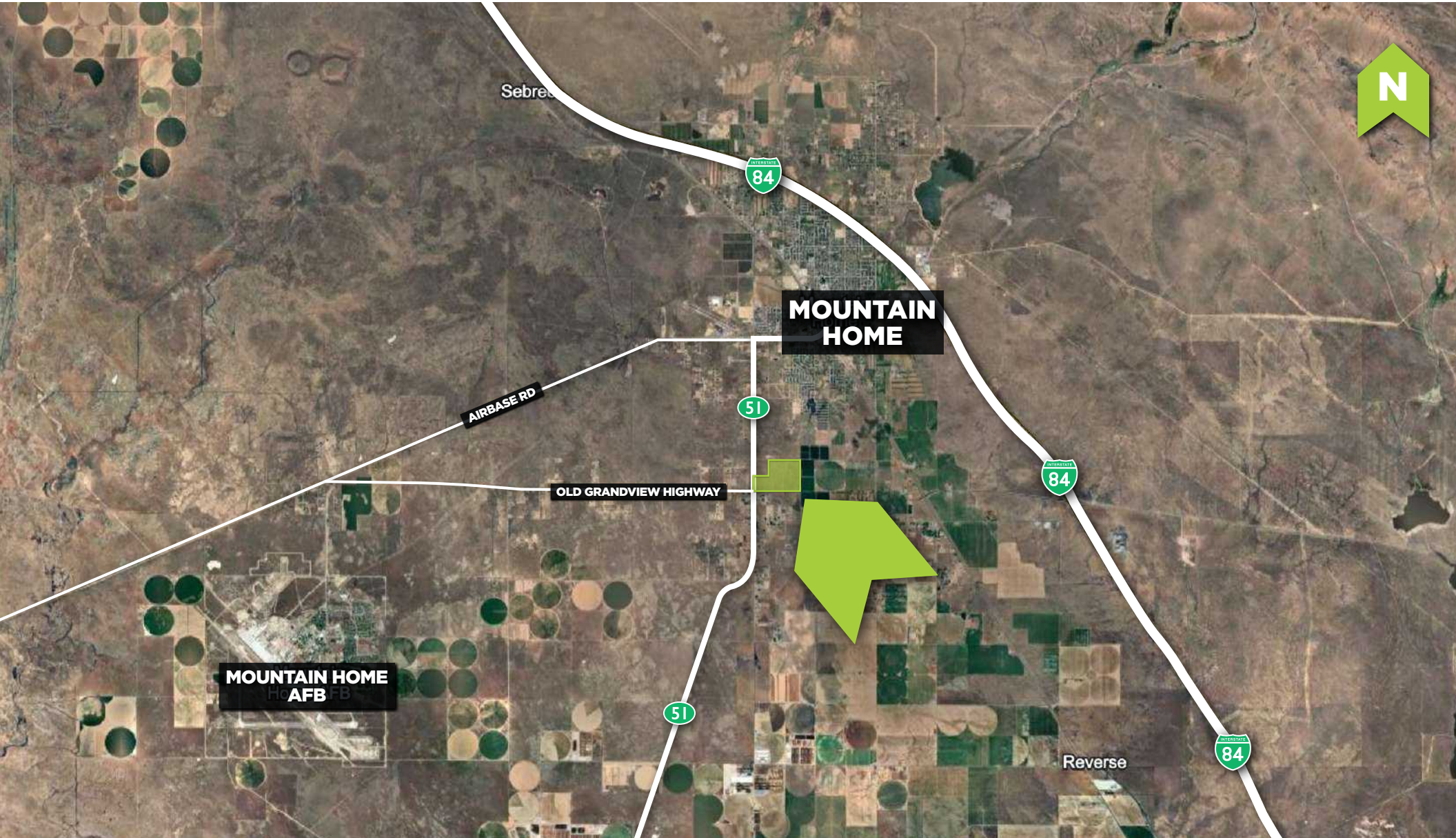
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