

# SHOSHONE DEVELOPMENT LAND

SHOSHONE, IDAHO 83352



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**HIGHLIGHTS**

- Total ±18.83 acres with flexibility for residential and commercial development
- Prime location along a key corridor between Sun Valley and Twin Falls with consistent regional traffic
- Facilitates development with proximity to city utilities
- Positioned to benefit from growth trends across the Magic Valley

**DETAILS**

**RESIDENTIAL NORTH PARCEL:**

SIZE:	SALE PRICE:	PRICE PER AC:	ZONING:
11.64 AC	\$331,158	\$28,450 Acre	Residential

**COMMERCIAL SOUTH PARCEL:**

SIZE:	SALE PRICE:	PRICE PER AC:	ZONING:
7.19 AC	\$215,700	\$30,000 Acre	Commercial

<b>PROPERTY TYPE:</b>	Land
<b>TOTAL LOT SIZE:</b>	±18.83 Acres
<b>UTILITIES:</b>	On Site

UPDATED: 4.20.2026

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# ZONING

## CITY OF SHOSHONE RESIDENTIAL AND COMMERCIAL

**SITE**



### RESIDENTIAL DEVELOPMENT: ±11.64 Acres

- n Growing demand for attainable and workforce housing in the region
- n Ideal for townhomes, single-family development, or phased residential communities
- n Balance of accessibility and livability with a quieter setting

### COMMERCIAL DEVELOPMENT : ±7.19 ACRES

- n Strategic positioning capturing commuter and visitor flow
- n Ideal for hospitality, healthcare, or contractor-oriented users supporting travel between economic hubs
- n Opportunity to establish a presence in an under-served market with strong pass-through demand

**WHY SHOSHONE**

*Shoshone*

In Shoshone, a strong agricultural and food processing economy drives consistent job growth, providing a stable foundation for the local community.

The area offers excellent connectivity with direct access to major transportation routes, including Highway 93 and I-84, which helps capture increasing traffic from commuters, tourists, and regional travelers. While Shoshone maintains a charming small-town setting, its proximity to larger employment and retail hubs ensures both convenience and growth potential.

- n Strategic location between Twin Falls and Sun Valley along a key regional corridor
- n Growing demand for workforce and attainable housing in the Magic Valley
- n Business-friendly environment with lower costs compared to larger markets




















**SITE**

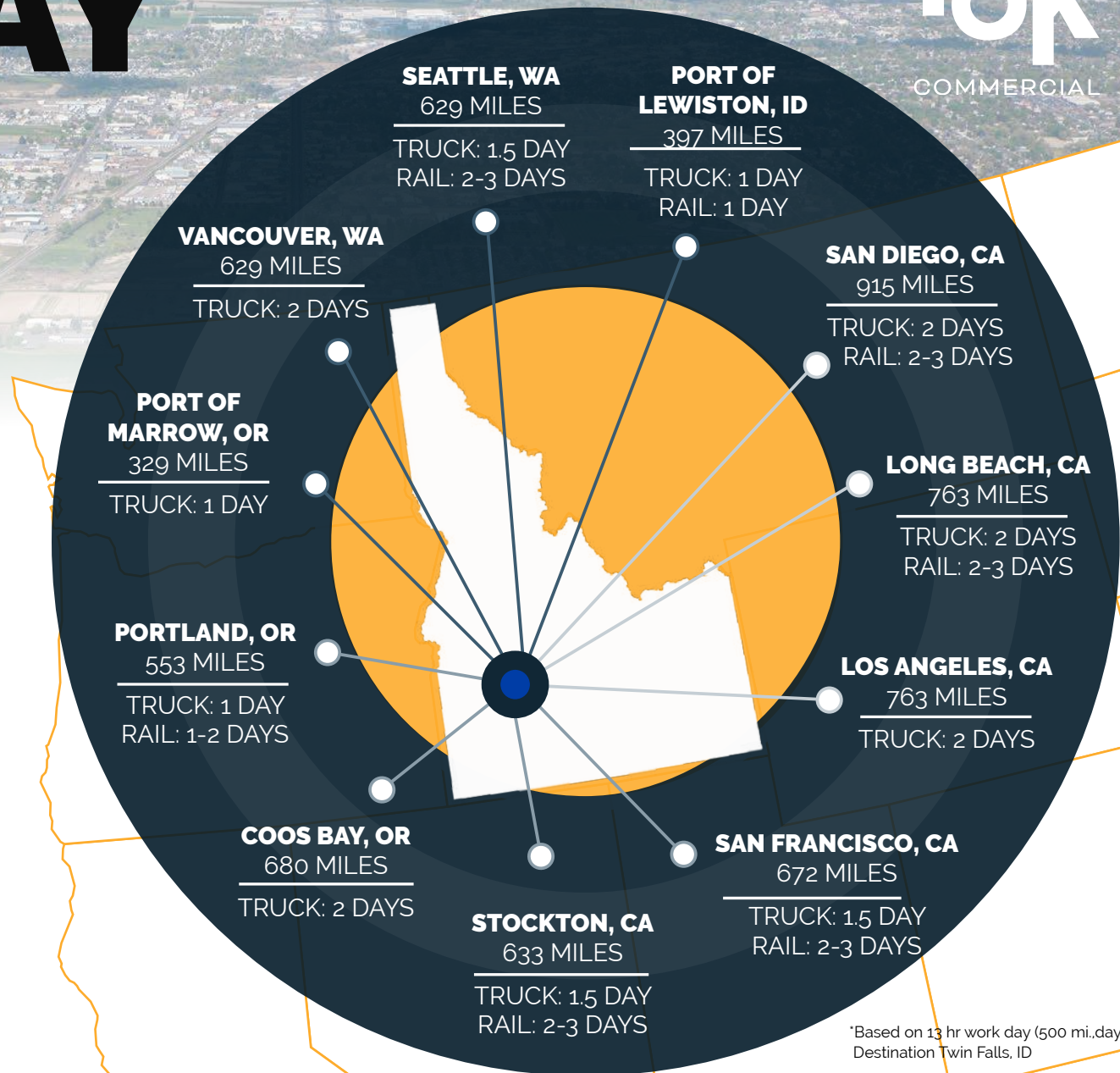

**DIRECT CONNECTION SOUTH TO**  
 TWIN FALLS, JEROME,  
 AND I-84

# ONE DAY DRIVE

## TO EVERYTHING IN THE WEST

**TOK**  
COMMERCIAL

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over 29m pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.



\*Based on 13 hr work day (500 mi./day)  
Destination Twin Falls, ID

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