

Kimberly Road Development Opportunity

2875 KIMBERLY ROAD, TWIN FALLS, ID 83301

Approved Special-Use Permit for Self-Storage Facility

\$1,000,000

Price

CAPITAL MARKETS | INVESTMENT PROPERTIES



Executive Summary

THE OFFERING

CBRE is proud to present a prime commercial development opportunity on Kimberly Road in Twin Falls. Located adjacent to Chobani, the region's largest employer, this site is positioned in the path of significant regional growth. The area is seeing rapid development, with several new residential subdivisions currently approved or under construction and a nearby industrial park recently approved. This C-1 zoned parcel offers exceptional versatility and immediate access to a high-traffic corridor. The site includes an approved special-use permit for a self-storage facility, providing a clear, low-risk path to development. Beyond this, the flexible C-1 zoning supports medical facilities, high-density residential (5+ units), and retail trade, making this a strategic acquisition for developers seeking to capitalize on surging demand in a major employment hub.





Kimberly Road Development Opportunity

INVESTMENT HIGHLIGHTS



Address

2875 Kimberly Road, Twin Falls ID 83301



Acres

2.71



Zoning

C-1



Special Use Permit (SUP)

Self-Storage Facility



Parcel

RPT00107149420



C-1 Uses

Medical Facilities
Residential - 5 Units or More
Retail Trade
Manufacturing



LOCATION
MAP



2875 Kimberly Road

Future Industrial Park

Eastern Sun Subdivision
90 Single family Homes

Future Residential
Subdivision

Alder Apartments
72 Units



Chobani

Recently approved \$500
million expansion



Property Description

PROPERTY OVERVIEW

Address	2875 Kimberly Road, Twin Falls, ID
Location Description	West of the NWC of Kimberly Road & Hankins Road
Market	Twin Falls
Parcel ID	RPT00107149420
Lot Size	2.71
Zoning	C-1

Twin Falls Overview

Twin Falls Idaho is the largest city within a 100-mile radius and is the 7th largest city in Idaho. It serves as a regional commercial center and is the fastest growing city in South-Central Idaho. As a hub for Southern Idaho and Northern Nevada, Twin Falls is the anchor of Magic Valley, a national leader of dairy processing jobs. These jobs account for 10% of all employment in the region and have grown by four times in the last 25 years.

McClure Center for Public Policy Research, University of Idaho



Twin Falls, Touted as the Silicon Valley of Food, is one of the Top Food Producers in all of the United States

Twin Falls Snapshot



Population
57,4112



Average Household Income
\$92,655



Average Age
35.2



Average Owner-Occupied Housing Unit Value
\$386,715



Twin Falls Labor Growth
+2.9% YoY



Annual Projected Population Growth
+1.06%

Top Employers

CHOBANI
2,000+ Employees

GLANBIA
1,000+ Employees

CLIF BAR
400+ Employees

About three-fourths of Idaho's milk comes from the Magic Valley!

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INVESTMENT CONTACTS

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