

# 5.5 ACRES POTENTIAL DEVELOPMENT LAND

81 S Highway 93 - Shoshone, Idaho



Subject Site



Highway 93 looking North



Highway 93 looking South



Entrance

## SALE PRICE

\$550,000 (+/- \$2.28 PSF)

## PROPERTY SIZE

Approximately 5.53 Acres ( or +/-241,092 SF)

## ZONING

Current Industrial use. Could be further developed into additional Commercial use.

## LOCATION DETAILS

- Property is first sign you will see coming into Shoshone from Twin Falls, Idaho
- Currently used for operating sawmill, which could also be purchased as part of the transaction
- Could be further developed into additional Commercial use
- 450 feet of frontage on S Highway 93
- Topography generally level with some gently rolling topography at street grade
- Power to the site



**ARTHUR BERRY  
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

**Seth Ruhter**  
208-639-6167  
seth@arthurberry.com

File 5183 / Rev20230616

