



PRIME BUILDING READY PAD SITE 6,000 SQ. FT.

Trellis Square



Sale Overview

- \$198,000 sale price
- Building Lot
.824 acres Developed
- 6,000 sq. ft. Building Site
- Utilities located at site
- High traffic location
- Large common Parking lot
- Build to suit available



Property Overview

Property Prime Building Ready Lot 6,000 Sq ft. Lot, pad ready with improvements completed to include: Electrical, City water/sewer and gas. Home Owner's Association to govern the development. Great location right in front of entrance on North side.

Location Located in the Majestic Business Park. Go North One block from Lincoln & Hitt roundabout East of Hitt in Majestic park. Directly across from the I-Jump



434 GLADSTONE ST.
P.O. BOX 2363
IDAHO FALLS, ID 83403

SHANE MURPHY

PRINCIPAL/BROKER

208.542.7979 OFFICE

208.521.4564 CELL

208.552.8255 FAX

SHANE@VENTUREONEPROPERTIES.CO

Trellis Square -6,000 Pad Site

Trellis Square

Aerial



Trellis Square -6,000 Pad Site

Trellis Square

Plat

1020 Lincoln Road
Idaho Falls, Idaho 83401 (208) 524-6175

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of TRELLIS SQUARE, DIVISION NO. 4, an addition to the City of Ammon, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 11/22/02 at 10:22 AM and recorded under Instrument Number 8795 in Plat Book 7-82 on page 7-82.

Ronald Longmire
Bonneville County Recorder

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pay the required amounts of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 11/22/02 *Patricia*
Bonneville County Treasurer

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ammon, Idaho by resolution adopted this 10/22 day of October, 2002.

James Butler
City Engineer

IRRIGATION WATER RIGHTS

This property remains in the Progressive Irrigation District and to satisfy the requirements of Idaho Code Section 31-302, subsection (1)(b), a signed Water Use and Assessment Agreement between the City of Ammon, Idaho, the Developer and the Irrigation District is pending.

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50, Chapter 13, Section 50-1228 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

EASTERN IDAHO PUBLIC HEALTH DISTRICT
Date: 11/22/02 *Patricia*
Environmental Health Specialist

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1302 of the Idaho Code.

Date: 11/22/02 *Steve Rasmussen*
Bonneville County Surveyor LS 12540

SURVEYOR'S CERTIFICATE

I, Robert Jon Meeks, depose and say that I am a Professional Land Surveyor, that I have surveyed the tract of land described in the Boundary Description attached hereto, that said tract was staked on the ground according to State Law and the map shown hereon.

STATE OF IDAHO
CERTIFICATE NO. 8795

TRELLIS SQUARE
DIVISION NO. 4
AN ADDITION TO THE CITY OF AMMON,
BONNEVILLE COUNTY, IDAHO
LYING IN THE N.W. 1/4 OF SECTION 15, T.2N. R.30E. S.14E.
INCLUDING A REPLAT OF LOTS 2 AND 3, BLOCK 1, TRELLIS SQUARE, DIVISION NO. 1,
TRELLIS SQUARE, DIVISION NO. 2 AND TRELLIS SQUARE, DIVISION NO. 3

STATE OF IDAHO
County of Bonneville
I hereby certify that the within instrument was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 11/22/02 at 10:22 AM and recorded under Instrument Number 8795 in Plat Book 7-82 on page 7-82.

Ronald Longmire
County Recorder

Mountain River Engineering

SCALE 1" = 100'

UNPLATTED

LEGEND & NOTES

- 1. 5/8" x 3/4" Steel rebar set with plastic cap stamped L.S. 8795
- 2. 1/2" x 24" Steel rebar set with plastic cap stamped L.S. 8795
- 3. 5/8" Steel rebar bound with plastic cap stamped L.S. 8795
- 4. 1/2" Steel rebar bound with plastic cap stamped L.S. 8795
- 5. Crossed 'X'
- 6. Survey rail

This division contains 9 lots.
0.62 acre average lot size.
1.27 total acre.

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. All lot owners may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, are all the owners of the tract of land included within the Boundary Description shown herein and have caused the same to be platted and divided into Blocks, Lots and Streets, to be hereafter known as TRELLIS SQUARE, DIVISION NO. 4, an addition to the City of Ammon, Bonneville County, Idaho and we do hereby dedicate to the Public, all streets and rights-of-way shown hereon. The easements shown hereon are not dedicated to the public but the right to use said easements are hereby perpetually reserved for public utilities, drainage or for any other uses as designated on the plat. We also certify that the lots shown on this plat are eligible to receive water from the Falls Water Company, Inc. and said Company has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our hands this 30th day of October, 2002.

Robert Jon Meeks
Surveyor

BOUNDARY DESCRIPTION

Beginning at a point that is 5.0070852E along the Section line 643.04 feet and S.89°52'18"E 55.37 feet from the Northwest Corner of Section 15, Township 2 North, Range 30 East of the 6th Meridian, said point also being the Northwest corner of Lot 1, Block 1, Majestic Acres, Division No. 1, an Addition to the City of Ammon, Bonneville County, Idaho, curving thence S.89°52'18"E along the North boundary line of said Division No. 1 extended 1347.82 feet; thence N.00°07'42"E 371.54 feet to the Northeast Boundary corner of Trellis Square, Division No. 3, an Addition to the City of Ammon, Bonneville County, Idaho; thence N.89°52'18"W along the North Boundary line of said Division No. 3 extended 782.24 feet to the Northwest corner of Lot 5, Block 1, Trellis Square, Division No. 1, an Addition to the City of Ammon, Bonneville County, Idaho; thence along the Boundary of Lots 1, 4 and 5, Block 1, Trellis Square, Division No. 1 and the East Right-of-Way line of 23th East the following right (B) courses: S.00°07'42"W 205.50 feet; thence N.89°52'18"W 440.00 feet; thence N.00°07'42"E 450.00 feet; thence N.89°52'18"W 150.00 feet; thence S.00°07'42"W 73.00 feet; thence N.89°52'18"W 281.34 feet to a point on a curve with a radius of 3508.33 feet and a chord bearing S.08°13'40"E 14.89 feet; thence to the left along said curve 14.89 feet through a central angle of 01°28'42" to a point of reverse curve with a radius of 3722.33 feet and a chord bearing S.00°07'42"E 58.99 feet; thence to the right along said curve 58.99 feet through a central angle of 01°11'58" to the POINT OF BEGINNING.

Containing 6.782 acres.

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 30th day of October, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared Mark Shurt, known or identified to me to be a managing member in the limited liability company of Builders Group, LLC, and the person who submitted said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Mark Shurt
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 12-31-2007

James Butler
City Engineer

Patricia
Bonneville County Treasurer

Steve Rasmussen
Bonneville County Surveyor LS 12540

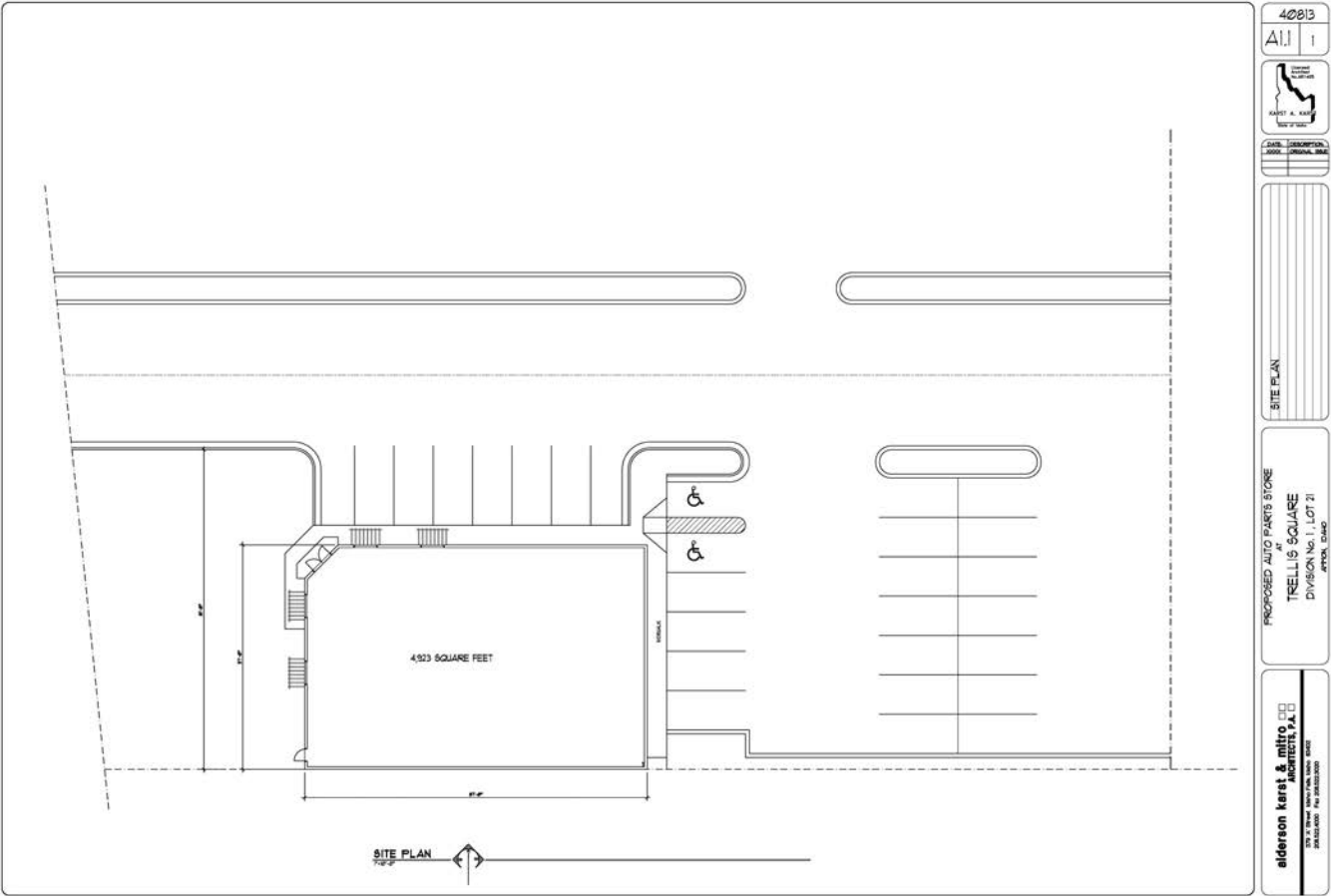
Robert Jon Meeks
Surveyor

FOUND ALUMINUM CAP
1/4 COR. SECTION 15
T.2N. R.30E. S.14E.
CPR# BY L.S. 8795
INSTR. No. 1100942

Trellis Square -6,000 Pad Site

Trellis Square

Site Plan



40813

A11

ALDERSON KERST & MITRO ARCHITECTS, P.A.

DATE: 10/10/2013

BY: J. J. MITRO

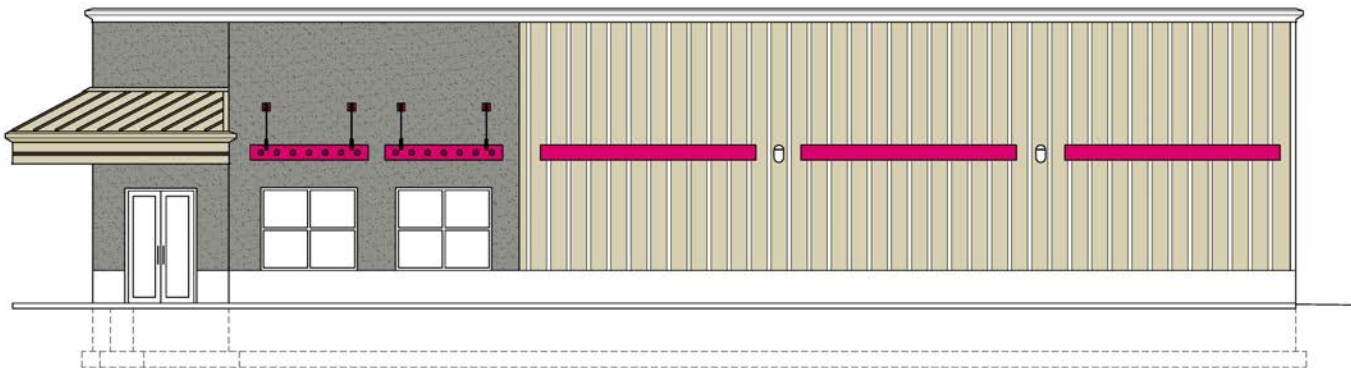
SITE PLAN

PROPOSED AUTO PARTS STORE
AT
TRELLIS SQUARE
DIVISION No. 1, LOT 21
AYER, OHIO

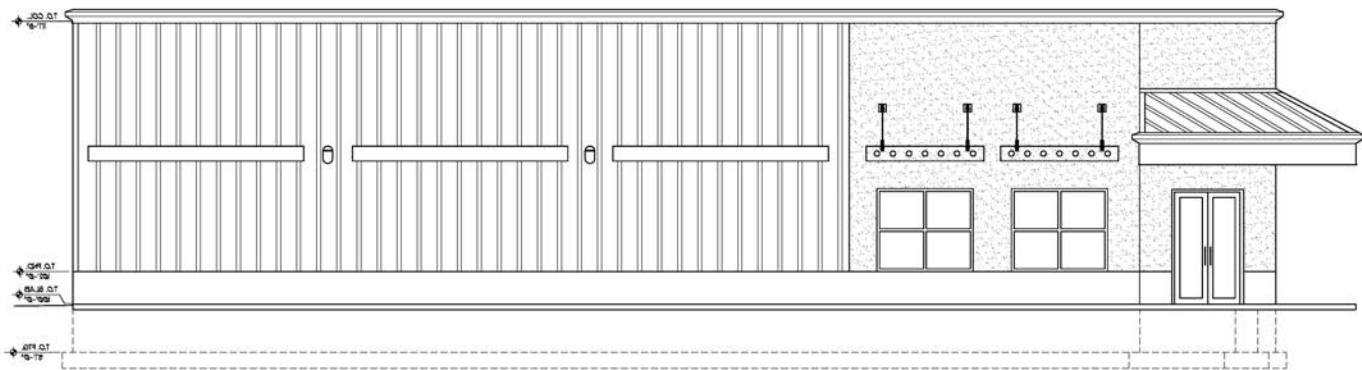
alderson kerst & mitro
ARCHITECTS, P.A.

300 N. BROAD STREET, SUITE 200
AYER, OHIO 44004

CONCEPTUAL BUILDING PLAN



WEST ELEVATION

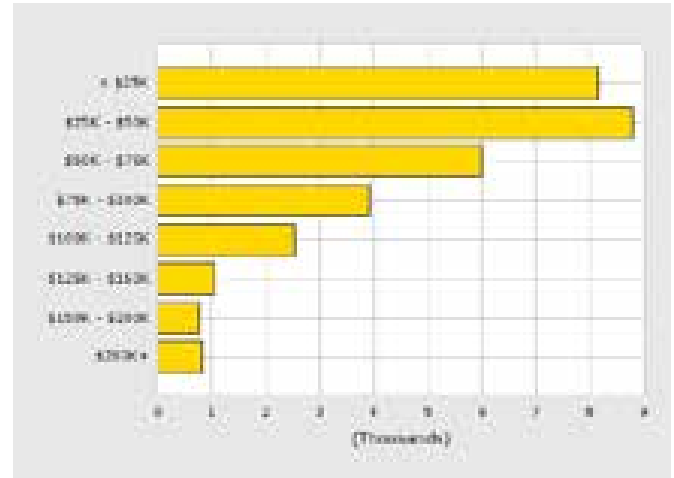
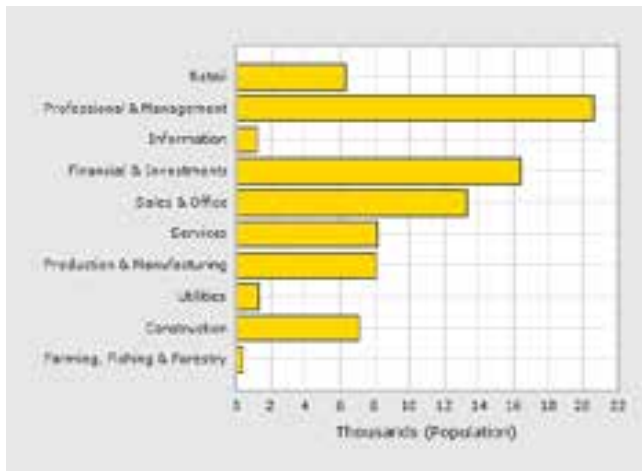


NORTH ELEVATION

Trellis Square -6,000 Pad Site

Trellis Square

Demographics



Population	1 Mile	5 Mile	10 Mile
2013 Total Population:	5,522	89,431	111,688
2018 Population:	5,818	93,701	116,820
Pop Growth 2013-2018:	5.36%	4.77%	4.59%
Average Age:	30.7	34.3	34.4
Households			
2013 Total Households:	1,751	31,801	38,881
HH Growth 2013-2018:	5.54%	4.84%	4.68%
Median Household Inc:	\$52,729	\$45,711	\$49,517
Avg Household Size:	3.2	2.8	2.9
2013 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$147,395	\$158,545	\$162,205
Median Year Built:	1992	1977	1978

Trellis Square -6,000 Pad Site



Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third part without the written consent of Venture One Properties or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Venture One Property Broker listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the property, this Offering Brochure must be returned to Venture One Properties.

Neither the Venture One Property Broker nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Venture One Properties with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Venture One Property Broker and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Venture One Property Broker, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Venture One Property Broker from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Trellis Square -6,000 Pad Site

Broker Bio & Contact



Shane Murphy

Principal Broker

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208.542.7979 Office

shane@ventureoneproperties.com

Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land de-velopment, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.