



OFFERING MEMORANDUM



SHANE MURPHY

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7.75 Acre Lot

Ammon, Idaho



7.75 Acre Lot

Idaho Falls, Idaho

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Site Description

Summary

Property	7.75 Acre Lot
Property Address	Hitt Road & 1st Street Ammon, ID 83401

Price	\$1,600,000
Down Payment	100% / \$1,600,000
Lot Size (SF)	337,590
Price/SF	\$4.74
Lot Size (Acres)	7.7500
Price/Acre	\$206,452
Buildable SF	337,590
Price/Buildable SF	\$4.74
Type of Ownership	Fee Simple

Pad Site Description

Assessor's Parcel Number	RPB2950001001D
Zoning	CC-1 Central
Taxes	\$13,000
Tax Year	2013
Frontage	1049
Services	Available
Utilities	Available
Traffic Counts	41,765
Adjacent Development	Tesoro

Financing

FIRST TRUST DEED	
Loan Type	All Cash



Investment Overview

Investment Highlights

- Shovel Ready 7.75 Acre Lot
- One Mile North of the Grand Teton Mall
- Future Cabela's Development Two Miles South on Hitt Road
- One-Third Mile North of Walmart Supercenter
- Adjacent to Tesoro, Arctic Circle, and Taco Time
- All Utilities Available at Site
- Day Time Population of 47,000 within Five Miles
- Combined Daily Traffic Count of 41,765



The subject property is a 7.75 acre plot with permits obtained, plans in place and shovel ready for development. The parcel is located on Hitt Road and intersects both 1st Street and John Adams Parkway. It is on the border of Idaho Falls and Ammon ID. The property has approximately 1,049 feet of Frontage along Hitt Road. The property experiences a combined daily traffic count of 41,765 vehicles and a day time population of 47,000 within a five-mile radius. Utilities are available at the site.

The location is a high potential retail area with many national tenants nearby. The subject property sits adjacent to Tesoro, Taco time, Arctic Circle, and Falls Valley Elementary School. Directly 0.3 miles south is a Walmart Supercenter with McDonald's. Only one mile south is the 2,500,000- square foot Grand Teton Mall with 75 retail stores serving a 100-mile radius that encompasses 14 counties and serves over 350,000 residents. The mall is anchored by Dillards, Macy's, JCPenney, and Sears. Other nearby tenants include: Pizza Hut, Burger King, Carl's Jr, Sizzler, Red Robin, McDonalds, Best Buy, Albertsons, Target and many more. Another two miles south on Hitt Road is a 42,000-square-foot Cabela's to open spring 2015.

Idaho Falls serves as a regional hub for health care, travel and business in southeast Idaho. The Idaho National Laboratory has created high-income jobs for Idaho Falls since 1949. In May 2006, Inc. magazine ranked Idaho Falls eighth on its list of "Hottest Small Cities" in the U.S. based on the region's job growth rate over the prior 10 years. Idaho Falls was also listed #2 on MSN Real Estate's list of top ten best smaller cities in America, in terms of job prospects, quality of life and cost of living.



Property Photo

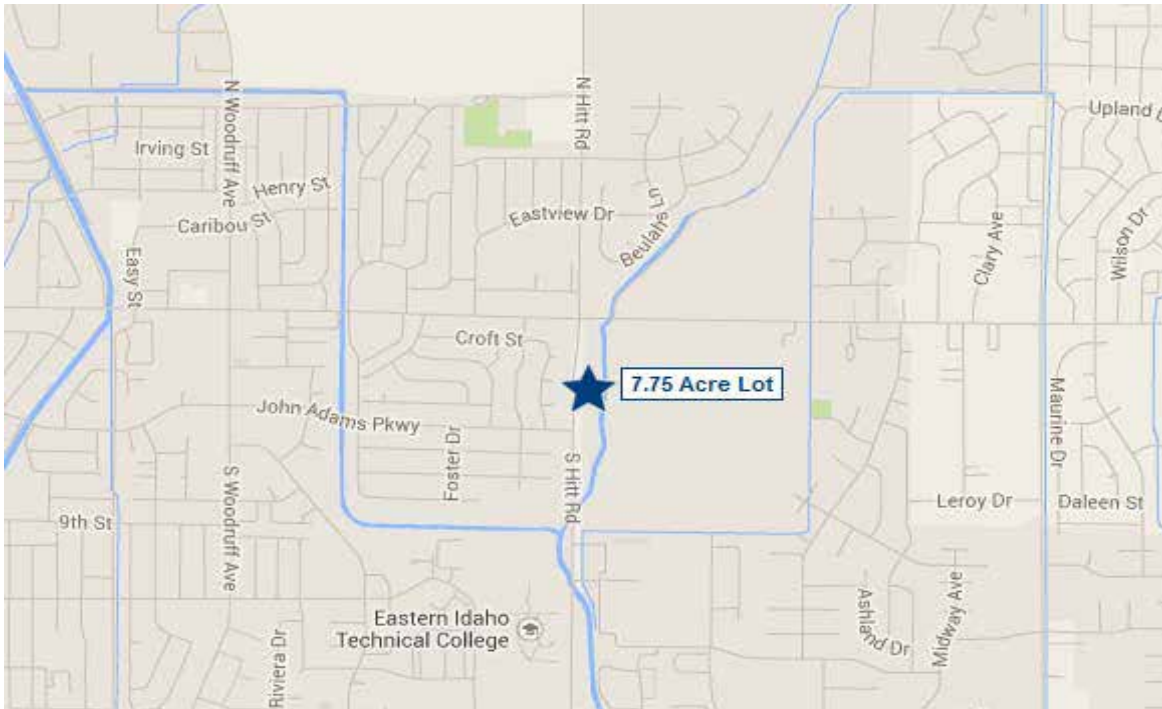


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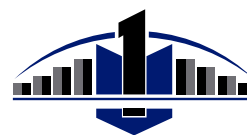


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C O M M E R C I A L R E A L E S T A T E

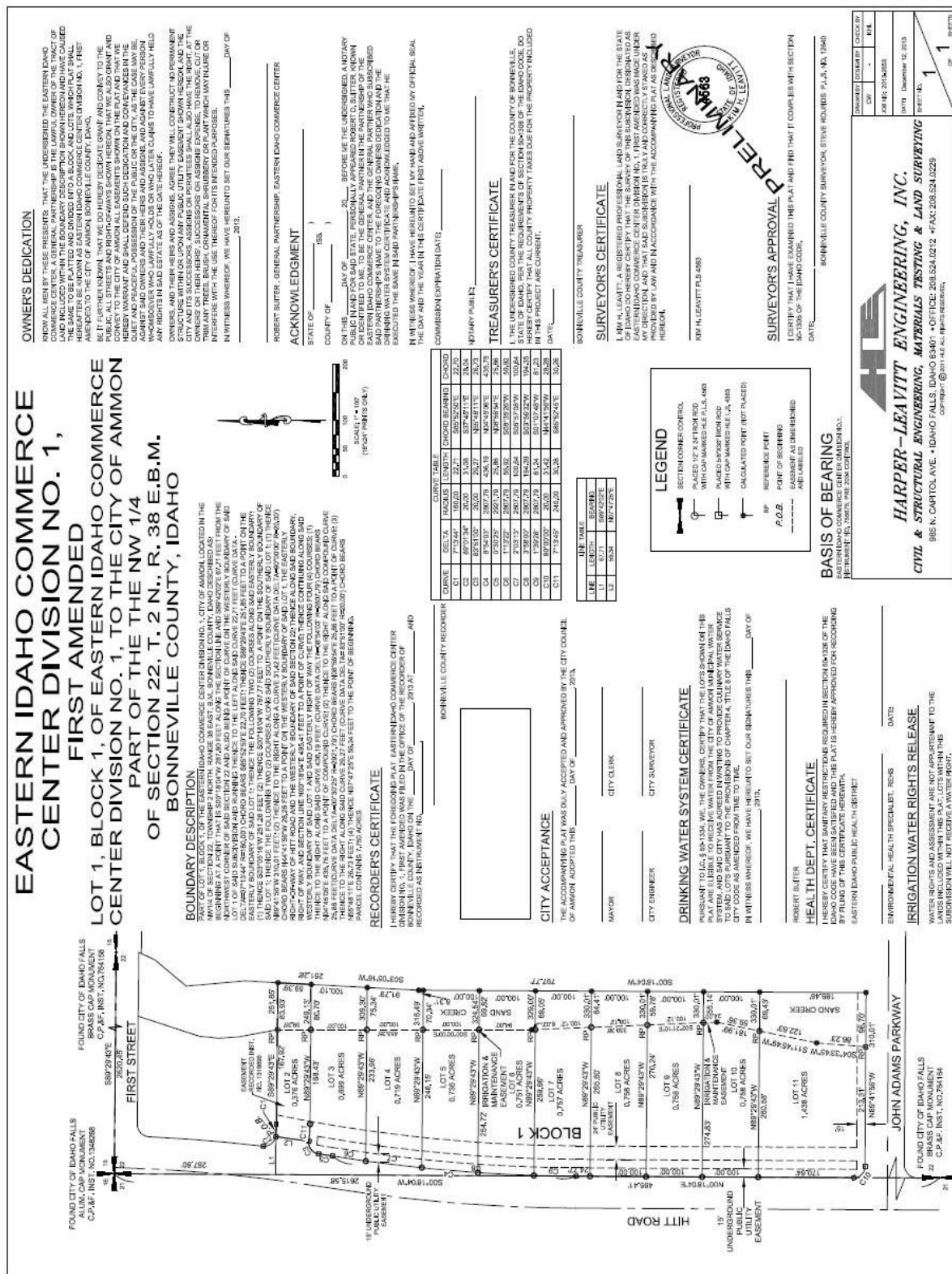
Area Maps



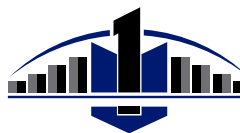
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Aerial Photo



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Sold Comparables



Land Sale # 4

Sale Date: 01-23-2008
Analysis \$: \$2,642,700
Site Area: 767,440 sf
 17.618 acres
Unit Rates: \$3.44/sf
 \$150,000/acre

CompID: 4772 © VL

Identification: Ratliff Property
Address: 850 South Ammon Road, Ammon, Bonneville County, ID
Location: Located west of Walgreens on the west side of Ammon Road.

Grantor:	Gary Ratliff	Property Rights:	Fee Simple
Grantee:	JCBF Properties or as Assigns	Document:	Pending Sale
Sale Price:	\$2,642,700	Confirmation:	Brian Ball (208) 351-1266 (Jenny Benson)
Financing:	Cash to Seller		
Adjusted Price:	\$2,642,700		
Comments:	This is a pending sale.		

Parcel #:	RPB00000222376, RPB00000227585	Zoning:	CC-1, Central Commercial
Size:	767,440 sf (17.618 acres)	Utilities:	All available
Proposed Use:	Commercial Building	Topography:	Level
Shape:	Rectangular	Access:	Paved city street
Dimensions:	N/A	Frontage:	The site has frontage on Ammon Road and Briar Creek Lane and proposed John Adams.

Legal: Lot 1-A and 2-A, Block 2 Ammon Park Center Amended, SE 1/4, Section 22, Township 2N, Range 38E, Lot 2, Block 1, Walgreens, Division 1 to the City of Ammon, Bonneville County, Idaho.

Description: The site is level and at grade with surrounding roads and properties. The site is located adjacent to the new Walgreens.

Remarks: World Gym, Office, Community Care and Professional Office are planned for the site.



Sold Comparables



CompID: 4799 © VL

Land Sale # 3

Sale Date: 08-22-2007
Analysis \$: \$930,006
Site Area: 186,001 sf
4.270 acres
Unit Rates: \$5.00/sf
\$217,800/acre

Identification: 17th Street Retail Land
Address: 1255 East 17th Street, Idaho Falls, Bonneville County, ID
Location: North side of 17th Street, just east of Juniper Drive and two blocks west of St Clair Road.

Grantor:	N/A	Property Rights:	Fee Simple
Grantee:	Listing	Document:	Listing
Sale Price:	\$930,006	Confirmation:	Shane Murphy (208) 525-8088
Financing:	Cash to Seller		(Jenny Benson)
Adjusted Price:	\$930,006		
Comments:	This is an ACTIVE LISTING		

Parcel #:	RPA2490001005O and RPA2490001001O	Zoning:	CC-1, Central Commercial
Size:	186,001 sf (4.270 acres)	Utilities:	All available
Proposed Use:	Mixed Use	Topography:	Level
Shape:	Irregular	Access:	Paved city street
Dimensions:	varied	Frontage:	17th Street

Legal: Lots 1 and 5, Block 1, Television Park SE 1/4, Section 20, Township 2, Range 38, City of Idaho Falls, Bonneville County, ID

Description: 4.72 acres of commercially zoned land with access and exposure off of 17th Street. All city utilities are available on the site. The property is level and graded for development.

Remarks: This is development land that could be divided for several different uses. There are two sections that have 17th Street frontage and the back section that could be used for commercial or multi-family development.



Sold Comparables



CompID: 4795 © VL

Land Sale # 3

Sale Date: 01-05-2007
Analysis \$: \$2,800,000
Site Area: 708,861 sf
16.273 acres
Unit Rates: \$3.95/sf
\$172,062/acre

Identification: Ratliff Commercial Land
Address: Ammon Road, Ammon, Bonneville County, ID
Location: West side of Ammon Road, north of 17th Street

Grantor:	Gary Ratliff	Property Rights:	Fee Simple
Grantee:		Document:	N/A
Sale Price:	\$2,800,000	Confirmation:	Gary Ratliff (208) 221-7130 ()
Financing:	Cash to Seller		
Adjusted Price:	\$2,800,000		
Comments:	None		

Parcel #:	RP02N38E000081	Zoning:	CC-1, Central Commercial
Size:	708,861 sf (16.273 acres)	Utilities:	N/A
Proposed Use:	Mixed Use	Topography:	Level
Shape:	Irregular	Access:	Paved county road
Dimensions:	N/A	Frontage:	Ammon Road

Legal: SE 1/4, Section 22, Township 2N, Range 38E, City of Idaho Falls, Bonneville County, ID
Description: Level site with all utilities available

Remarks:



Market News

Cabela's® Announces Plans for Ammon, Idaho, Store 42,000-square-foot location to open in Spring 2015

SIDNEY, Neb. (Feb. 13, 2014) - Cabela's Incorporated, the World's Foremost Outfitter® of hunting, fishing and outdoor gear, announced today plans to open a 42,000-square-foot store in Ammon, Idaho, serving the greater Idaho Falls area.

Construction is scheduled to begin later this year and Cabela's plans to open the location in spring 2015. The store will be located in the Sandcreek Commons development near Hitt Road and Sunnyside Avenue off Interstate 15.

It will be Cabela's third Idaho location, joining the Boise store opened in 2006 and the Post Falls store opened in 2007. Cabela's expects the store to employ approximately 90 full-time and part-time employees, most of whom will come from Ammon and the surrounding area.

"It's incredibly exciting to announce a third location in Idaho, a place Cabela's loves," said Tommy Millner, Cabela's Chief Executive Officer. "The continued loyalty of Cabela's customers across the state, coupled with the success of our Boise and Post Falls locations, made it an easy decision to open a store in Ammon." The Ammon store will be designed with a rugged look and feel and offer seasonal product assortments. In addition to thousands of quality outdoor products, the store also will feature museum-quality wildlife displays, innovative digital signage, an indoor archery range and archery tech room, gun counter and more. Customers will be treated to the exciting Cabela's shopping experience with access to all Cabela's merchandise via online order kiosks, as well as free shipping with an in-store pickup program. In-store pickup allows customers to order Cabela's gear ahead of time and pick it up at their convenience at the store of their choice.

Also today, the company announced plans to open stores in Fort Oglethorpe, Ga., and Short Pump, Va. Cabela's operates 50 stores across North America with plans to open 23 more over the next two years.

About Cabela's Incorporated

Cabela's Incorporated, headquartered in Sidney, Nebraska, is a leading specialty retailer, and the world's largest direct marketer, of hunting, fishing, camping and related outdoor merchandise. Since the Company's founding in 1961, Cabela's® has grown to become one of the most well-known outdoor recreation brands in the world, and has long been recognized as the World's Foremost Outfitter®. Through Cabela's growing number of retail stores and its well-established direct business, it offers a wide and distinctive selection of high-quality outdoor products at competitive prices while providing superior customer service. Cabela's also issues the Cabela's CLUB® Visa credit card, which serves as its primary customer loyalty rewards program. Cabela's stock is traded on the New York Stock Exchange under the symbol "CAB".



Market News

Scientech Plans to Relocate to Snake River Landing

IDAHO FALLS (ID) - With support in the site selection process from the Idaho Department of Commerce, the Idaho Department of Labor, and Grow Idaho Falls, the Snake River Landing is pleased to announce Scientech will locate their Idaho Falls office to new buildings currently under construction. The new Scientech offices will be a total of approximately 112,300 square feet on 8.6 acres of land within the more than 400 acre mixed use development, of which plans were presented to the community by developers at a press conference on August 14th in Snake River Landing. Housed in two separate buildings, the new offices are planned for land near Potandon Produce just east of Interstate 15.

Scientech is currently located in former retail space on South Woodruff in Idaho Falls but should occupy their new office by summer 2014. Scientech is a business unit of Curtiss-Wright Flow Control Co. and employs approximately 400 people, of which 200 are in Idaho Falls. The company provides numerous products and services that support the global commercial power industry.

Plans were unveiled for the new facility at the build site on Wednesday, with Lt. Governor Brad Little, Idaho Falls Mayor Jared Fuhrman, Eric Isom, Chief Development Officer for Ball Ventures and others making remarks to an audience including several members of the Idaho Falls City Council, community leaders, business owners, and contractors involved in the project. The site of the new building is near other construction currently underway, including Thomas Development's Bandon River Apartments and Galusha, Higgins & Galusha's new Idaho Falls office.

With the move to Snake River Landing, Scientech is pleased to offer employees a more positive atmosphere for work within a state-of-the-art facility located near restaurants, shops, I-15, the Greenbelt and parks. "These new facilities will allow us to continue our growth in the local community and will provide a more streamlined workplace environment for our employees, allowing us to deliver our products and services to our customers in a much more efficient manner," said Scott Robuck, Scientech's General Manager.

The state-of-the-art facility will feature the look of a traditional brick building, where portions of some of the panels appear to have been peeled away to expose a glass substructure. The glass intervention will refer to the high-tech nature of Scientech's work, while the traditional brick will tie the buildings into the Snake River Landing community. Cantilevered glass spaces will act as a marker to draw people toward the lobby area. The lobby will be clad in finishes selected to best represent Scientech to visitors and will house a ¾ scale model of the Wright Flyer.

Snake River Landing is pleased to have Scientech join the property. "Scientech will be an excellent addition to the growing community of Snake River Landing. The Snake River Landing property is a perfect match for the type of campus Scientech is building," says Eric Isom, Chief Development Officer for Snake River Landing. "And Scientech employees will really enjoy the many trails, the river views and other amenities that surround their new location."

The site of the new Scientech offices is being developed by a partnership between Ball Ventures of Idaho Falls and -Martek Global of Bethesda, Maryland. The buildings were designed by Steven Kahle Architects and AEUrbia Architects and will be constructed by Tom Stuart Construction.

By CHRISTINA LORDS
clords@postregister.com



Market News

Idaho Falls Events Center Design Debuts

Members of the Idaho Falls Auditorium District Board received a dose of reality Wednesday. Frankly, they couldn't be happier.

For the first time since the Idaho Falls Events Center's inception, the design of the 140,000-squarefoot, 5,000-seat facility has moved from conceptual suggestions to concrete designs.

The center will feature a flowing river theme to complement Snake River Landing's concepts and location, senior principal architect Kevin DeKold said. That theme will be incorporated into the building's facade, landscaping and sidewalk. The design will be unveiled during a Grow Idaho Falls breakfast at 7:30 a.m. today at the Hotel on the Falls.

"I see this river concept carrying through in a lot of ways," DeKold said. "It could become a pretty dominant feature through the design." Final approval for the 22-acre site rests with the Idaho Falls City Council. Council members are expected to consider the project's final plat in the coming weeks.

Plans call for the arena to host hockey games and other sporting events, as well as concerts and meetings. Included in the plat are plans for a new road -- Events Center Road -- that would connect to Snake River Parkway in Snake River Landing for public access. Access to the center also will be available via Pioneer Road.

Auditorium District Board President Cindy Ozaki said officials hope to break ground on the project this fall. The construction date hinges upon funding, she said. The district, approved by Idaho Falls voters in May 2011, collects a 5 percent fee -- also known as a bed tax -- from hotel guests. Revenue raised through the tax will be used to build the events center, estimated to cost from \$30 million to \$35 million.

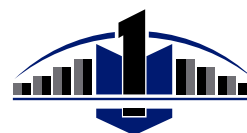
Using the latest estimates, the tax so far has generated more than \$1.9 million for the project. A number of federal grants are available for the project, Ozaki said, but require a certain amount of match funding before the district can apply. "If we could start playing hockey in the fall of 2014, that would be (ideal)," she said. "That's our goal."

By CHRISTINA LORDS
clords@postregister.com



Demographic Report

	1 Mile	3 Miles	5 Miles
2000 Population	7,835	50,380	69,632
2010 Population	10,729	63,970	88,990
2013 Population	11,091	65,818	91,676
2018 Population	12,190	71,273	99,462
2000 Households	2,883	18,140	24,645
2010 Households	4,087	23,116	31,539
2013 Households	4,225	23,772	32,474
2018 Households	4,744	25,961	35,509
2013 Average Household Size	2.81	2.76	2.79
2013 Daytime Population	4,314	29,977	47,253
2000 Median Housing Value	\$0	\$92,816	\$92,736
2000 Owner Occupied Housing Units	61.33%	66.86%	69.10%
2000 Renter Occupied Housing Units	37.15% 2	7.72%	25.81%
2000 Vacant	3.82%	5.08%	4.89%
2013 Owner Occupied Housing Units	55.84%	63.85%	67.01%
2013 Renter Occupied Housing Units	44.16%	36.15%	32.99%
2013 Vacant	4.73%	5.96%	5.90%
2018 Owner Occupied Housing Units	55.87%	63.79%	67.10%
2018 Renter Occupied Housing Units	44.13%	36.21%	32.90%
2018 Vacant	4.83%	6.06%	6.04%
\$ 0 - \$14,999	12.2%	11.6%	10.6%
\$ 15,000 - \$24,999	13.3%	12.6%	11.3%
\$ 25,000 - \$34,999	11.8%	12.3%	11.8%
\$ 35,000 - \$49,999	13.7%	15.3%	14.8%
\$ 50,000 - \$74,999	22.8%	21.6%	21.3%
\$ 75,000 - \$99,999	14.7%	13.2%	13.8%
\$100,000 - \$124,999	5.4%	6.0%	7.2%
\$125,000 - \$149,999	3.0%	3.0%	3.5%
\$150,000 - \$199,999	2.1%	2.6%	3.2%
\$200,000 - \$249,999	0.5%	0.9%	1.1%
\$250,000 +	0.6%	1.0%	1.4%
2013 Median Household Income	\$48,811	\$48,023	\$51,819
2013 Per Capita Income	\$22,158	\$22,449	\$23,865
2013 Average Household Income	\$57,868	\$61,491	\$66,808



Demographic Report

Geography: 5 Miles Population

In 2013, the population in your selected geography was 91,676. The population has changed by 31.65% since 2000. It is estimated that the population in your area will be 99,462 five years from now, which represents a change of 8.49% from the current year. The current population is 49.6% male and 50.3% female. The median age of the population in your area is 31.6, compare this to the U.S. average which is 37. The population density in your area is 677.10 people per square mile.

Households

There are currently 32,474 households in your selected geography. The number of households has changed by 31.76% since 2000. It is estimated that the number of households in your area will be 35,509 five years from now, which represents a change of 9.34% from the current year. The average household size in your area is 2.79 persons.

Income

In 2013, the median household income for your selected geography is \$51,819, compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 23.05% since 2000. It is estimated that the median household income in your area will be \$58,377 five years from now, which represents a change of 12.65% from the current year. The current year per capita income in your area is \$23,865, compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$66,808, compare this to the U.S. average which is \$75,373.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 89.78% White, 0.69% African American, 0.86% Native American and 1.06% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 12.83% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

Housing

The median housing value in your area was \$92,736 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 17,901 owner occupied housing units in your area and there were 6,687 renter occupied housing units in your area. The median rent at the time was \$407.

Employment

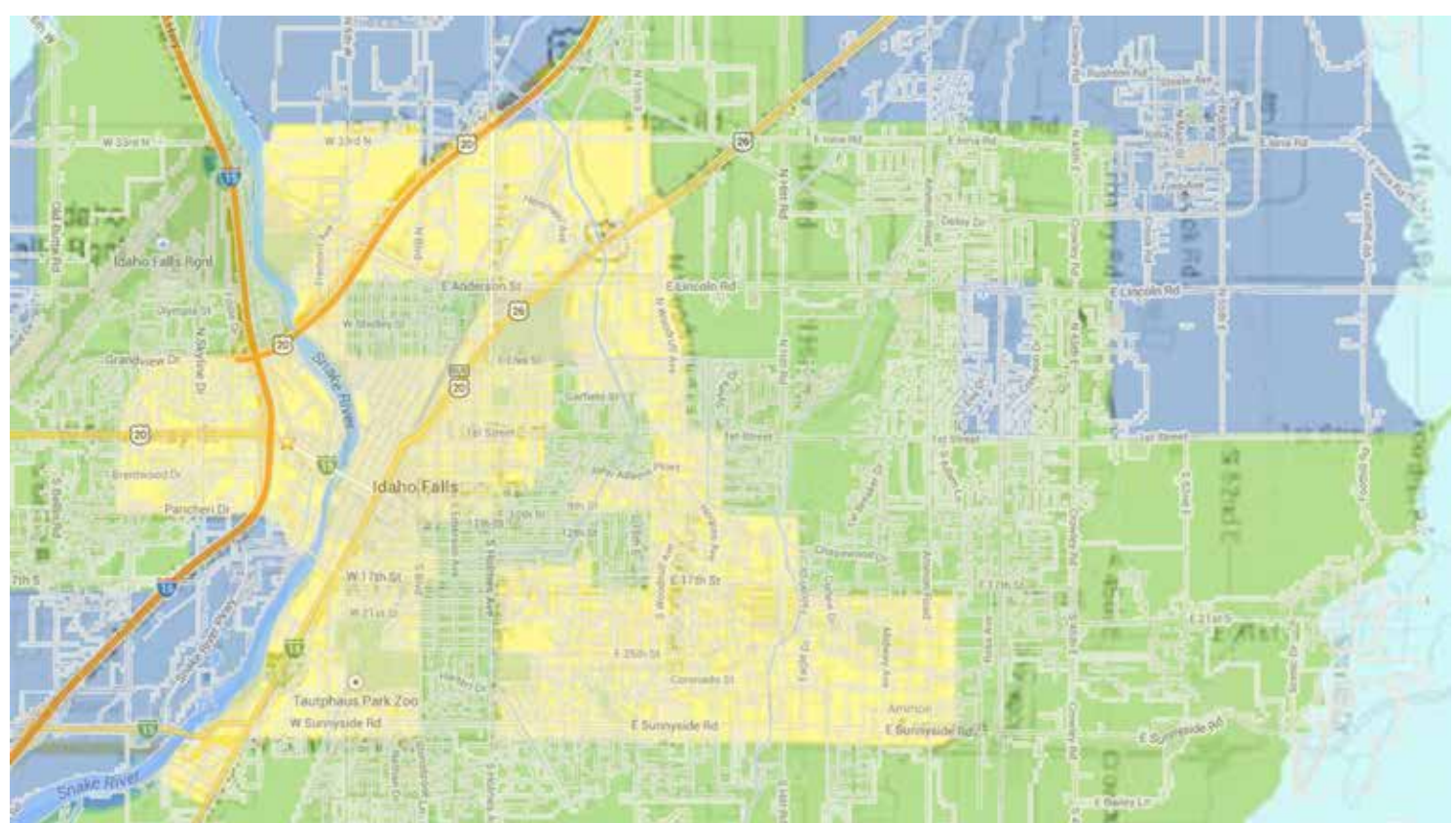
In 2013, there are 47,253 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 64.0% of employees are employed in white-collar occupations in this geography, and 35.8% are employed in blue-collar occupations. In 2013, unemployment in this area is 4.36%. In 2000, the median time traveled to work was 14.3 minutes



DEMOGRAPHIC ANALYSIS

7.75 Acre Lot
Ammon, Idaho

Employment Density



Employment Density		
Theme	Low	High
Low	less than	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

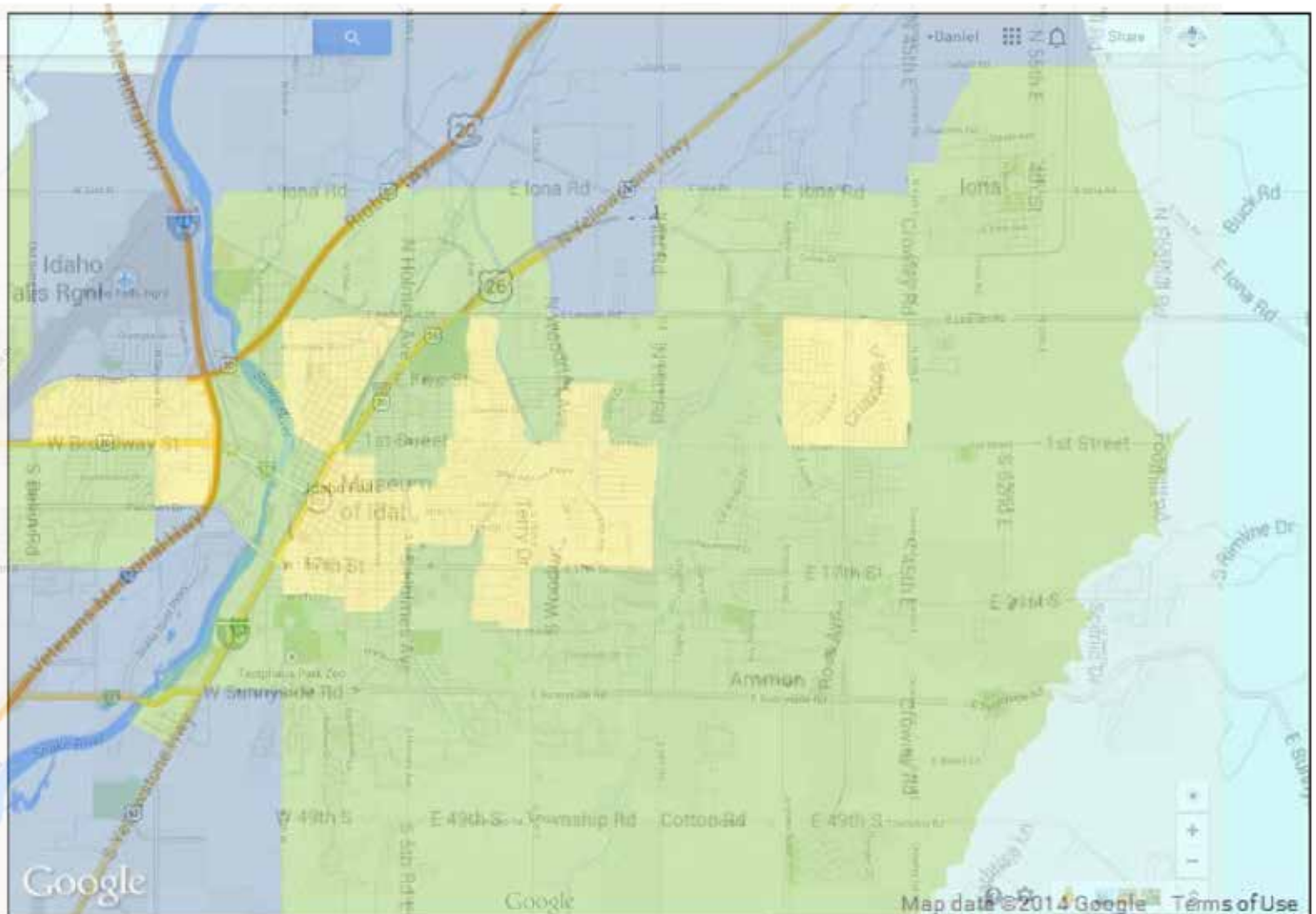
The number of people employed in a given area per square mile.

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Population Density

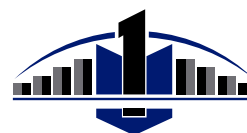


Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.



7.75 Acre Lot

Idaho Falls, Idaho

OFFERING MEMORANDUM

Presented By

Shane Murphy

Broker/Owner

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