



PRIME BUILDING READY PAD SITE 5,000 SQ. FT.

Trellis Square



Sale Overview

- › \$159,000 sale price
- › Building Lot
.64 acres Developed
- › 5,000 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 5,000 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 east 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 -5,000 Pad Site

Trellis Square

Aerial



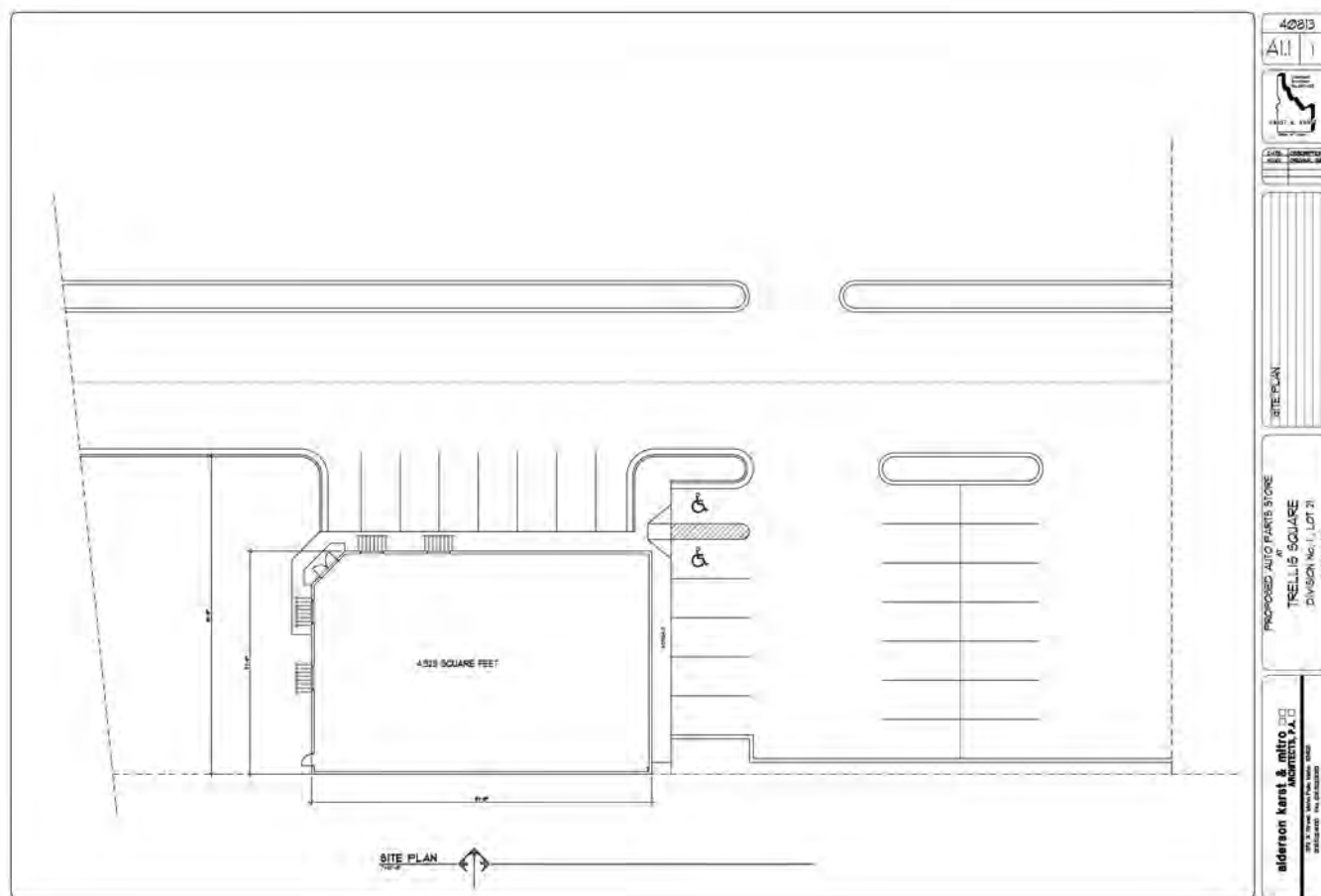
Trellis Square

Plat

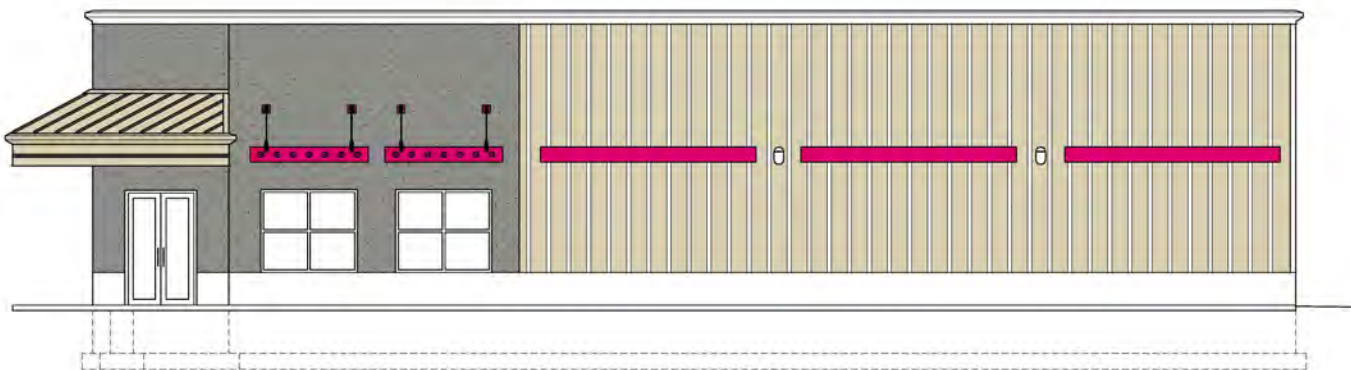
7164-4713 D.M.

Trellis Square

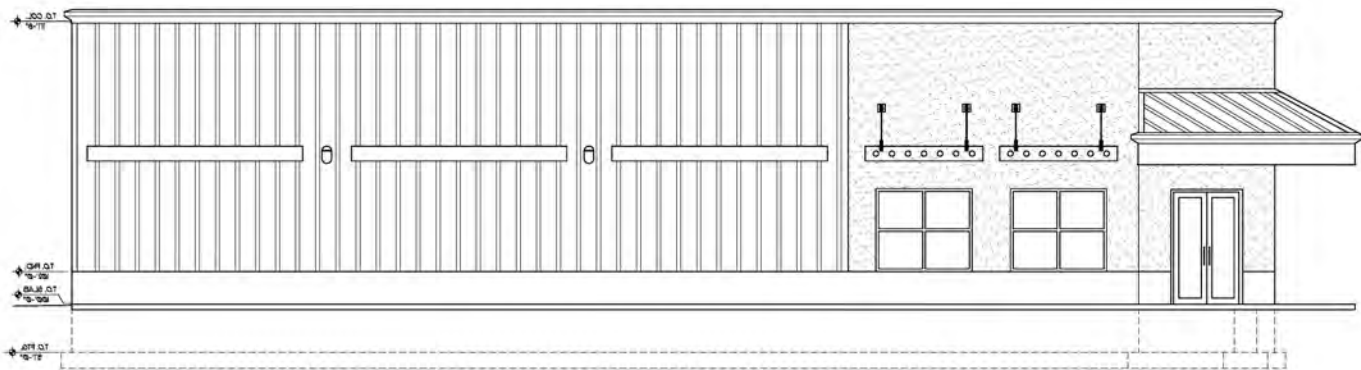
Site Plan



CONCEPTUAL BUILDING PLAN



WEST ELEVATION

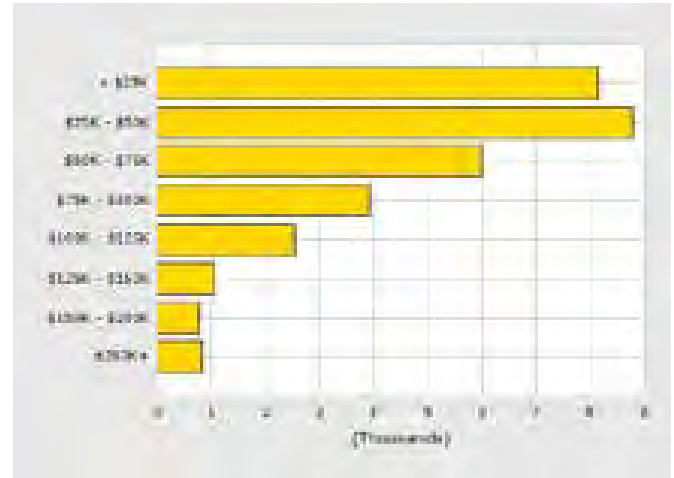
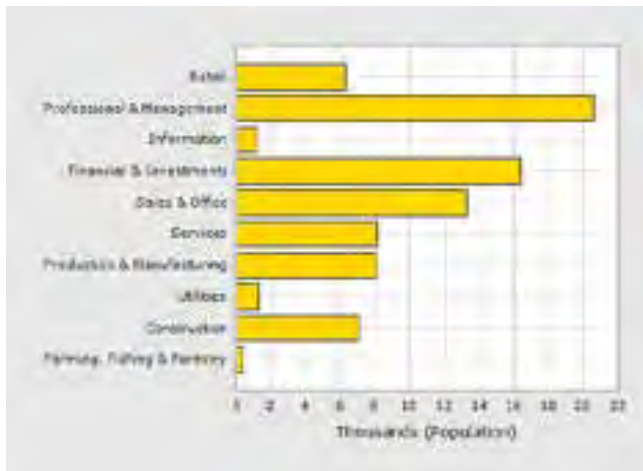


NORTH ELEVATION

Trellis Square -5,000 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 -5,000 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 -5,000 Pad Site

Broker Bio & Contact



Shane Murphy

Principal Broker

208.529.4564 Cell

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.