

536 ACRES OF LAND FOR SALE

PARCELS AVAILABLE TOGETHER OR SEPARATELY
POTENTIAL MULTI-USE OPPORTUNITY

SCENIC VALLEY LANE

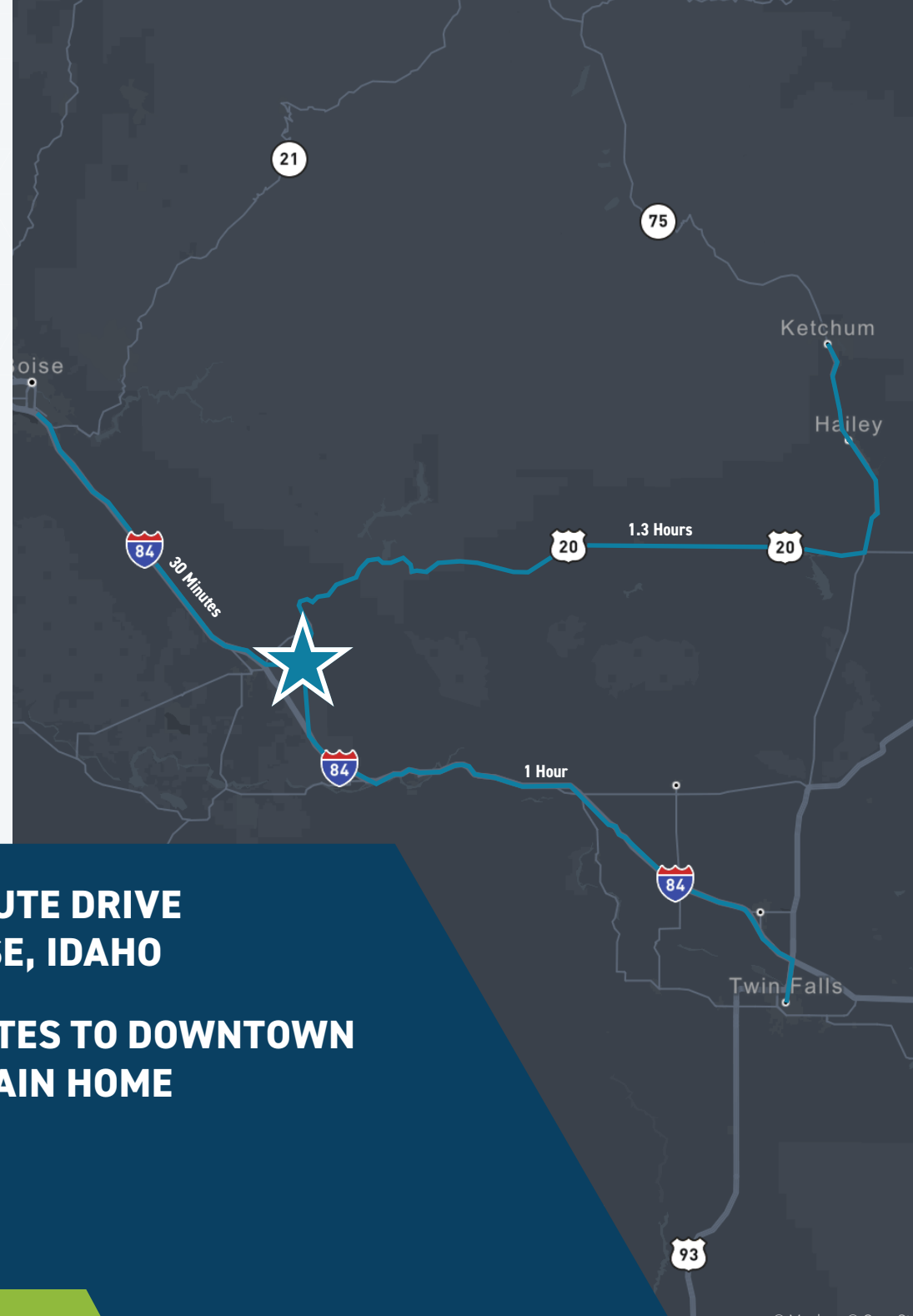
3000 NE SCENIC VALLEY LANE
MOUNTAIN HOME, IDAHO

CBRE

536 ACRES LAND SALE POTENTIAL MULTI- USE OPPORTUNITY

CBRE is pleased to present this rare land development opportunity located in Mountain Home, Idaho. This potential multi-use 536 acres can be purchased together or as individual parcels. The parcels range from 8 acres to 200 acres. With breathtaking direct views of Bennet Mountain and wide-open spaces, the site is a five minute drive to I-84, nine minutes to downtown Mountain Home, and a 25-minute commute to Mountain Home Air Force Base. The property offers multiple power easements, access to Rattlesnake Creek, and plenty of room to roam.

For ski lovers, it's an easy drive to reach Soldier Mountain in 45 minutes and 1.5 hours to the legendary Sun Valley Resort. Water enthusiasts will enjoy Anderson Ranch Reservoir, a short 30-minute commute.



**OPPORTUNITY
TO REZONE**



**30-MINUTE DRIVE
TO BOISE, IDAHO**



**5-MINUTE
ACCESS TO I-84**



**9-MINUTES TO DOWNTOWN
MOUNTAIN HOME**



**VARIOUS PARCEL SIZES SOLD
TOGETHER OR SEPARATELY**

PROPERTY DETAILS

ADDRESS	3000 NE Scenic Valley Lane, Mountain Home, ID
SALE PRICE	\$4,000,000
TOTAL ACRES	536
# OF PARCELS	5
PARCEL SIZE	Various - Ranging from 8 acres to 200 acres

PROPERTY AMENITIES

Multi-Purpose Opportunities for Development

Power Easements

Year-Round Creek

30-Minute Drive to Boise, Idaho

20-Minute Commute to Mountain Home AFB





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INVESTMENT CONTACTS

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