Air Base Road Development Pad

AIR BASE ROAD & S 5TH W STREET · MOUNTAIN HOME, IDAHO 83647

FOR SALE · COMMERCIAL LAND · 1.05 ACRES · BUILD-READY · ALL UTILITIES TO SITE



$350,000
SALE PRICE

1.05 AC
45,564 SF PARCEL

11,000
CARS / DAY ON AIR BASE RD

COMMERCIAL
ZONING

A build-ready commercial pad on Mountain Home's busiest retail corridor, minutes from I-84 and the direct route to Mountain Home Air Force Base.

ANDREA NILSON
+1 208 890 4028
andrea@summitcreg.com

CORY PERRY
+1 208 871 8824
cory@summitcreg.com

01

The Opportunity

A 1.05-acre, build-ready commercial pad on Air Base Road, the main route to Mountain Home Air Force Base.

The site sits just south of Air Base Road between S Haskett Street and S 5th W Street, surrounded by national and regional retailers including D&B Supply, McDonald's, Pizza Hut, Subway, O'Reilly Auto Parts, AutoZone, Les Schwab and Domino's. Close to the new proposed Sho-Ban Mountain Casino, a $311 million casino with 2,000 gaming machines, a hotel with 250 rooms, six food venues, a 15,000 square-foot event center, an 8-lane bowling alley, 2 movie theaters, and an entertainment arcade - Click here to learn more. All utilities are available to the site and cross access is in place, making it a strong fit for multi-tenant or mid-box retail, restaurant or service users.

HIGHLIGHTS

- Commercially zoned, build-ready pad with all utilities available to the site
- Cross access with easy entry from S 5th W Street and Air Base Road (11,000 cars per day)
- On the main route between I-84 and Mountain Home Air Force Base - 8,600 Airmen & Families
- Neighbors include D&B Supply, McDonald's, Pizza Hut, Subway, O'Reilly, AutoZone and Les Schwab
- Between I-84 Exits 90 and 95, about 5 miles to each
- Mountain Home is the waypoint from Boise to Sun Valley, Twin Falls and southeastern Idaho



Google Map View ›

PROPERTY DETAILS

SALE PRICE	PARCEL SIZE
$350,000	1.05 AC (45,564 SF)
ZONING	PARCEL NUMBER
Commercial	RPA3S06E350320A
UTILITIES	TRAFFIC COUNT
All available to site	11,000 ADT (ITD 2025)
POTENTIAL USES	AVAILABILITY
Retail, restaurant, service	Immediate

$350,000
OFFERED FOR SALE

1.05 AC
COMMERCIAL ZONING

02

Easy Access to Interstate 84

Between two I-84 interchanges, Exits 90 and 95, on the main road to Mountain Home Air Force Base.



24,500 vehicles per day travel I-84 between Exits 90 and 95 (ITD 2025).

GOOGLE MAP VIEW ›

03

Demographics & Traffic

Esri 2026 estimates within 1, 3 and 5 miles of the site, with the latest Idaho Transportation Department traffic counts.

ESRI 2026	1 MILE	3 MILES	5 MILES
Population	8,679	20,210	22,317
Households	3,652	8,038	8,859
Median Household Income	$63,771	$68,529	$71,228
Average Household Income	$82,261	$88,355	$92,290
Daytime Population	6,724	14,766	16,108
Median Age	33.5	35.1	35.6

Source: Esri forecasts for 2026; U.S. Census Bureau 2020. Daytime population from Esri Business Key Facts (2026).

5-MILE SNAPSHOT

22,317
POPULATION

$92,290
AVERAGE HOUSEHOLD INCOME

16,108
DAYTIME POPULATION



1, 3 & 5 Mile Demographics

Esri Demographic & Income Profile

CLICK TO VIEW THE FULL REPORT



Executive Summary

Esri 2026 · 1, 3 & 5 mile rings

CLICK TO VIEW THE FULL REPORT

TRAFFIC COUNTS · ITD 2025 AADT

Air Base Rd at the site	11,000 ADT
Air Base Rd east of S 3rd W St	18,500 ADT
S 5th W Street	4,100 ADT
I-84, Exits 90 to 95	24,500 ADT

04

Mountain Home, Idaho

ONE TOWN, ONE TEAM

Big-city conveniences with a friendly, small-town feel.

Mountain Home offers residents and visitors a strong sense of community and a full calendar of local events, from Air Force Appreciation Day, one of Idaho's largest parades, to the Mountain Home Country Music Festival and the Endless Summer Festival of Beer.

Outdoor recreation starts right outside town: climb the sand dunes, hike mountain-side trails, fish the area's lakes and reservoirs, or set up camp and take in the scenery. For a day trip or a long weekend, Mountain Home has an experience for everyone.

MOUNTAIN HOME AT A GLANCE

- Home to Mountain Home Air Force Base
- On I-84 about 45 minutes southeast of Boise
- Gateway to Sun Valley via US-20 and to Twin Falls and southeastern Idaho
- County seat of Elmore County
- Regional shopping hub for Elmore County and the Air Force Base community

EXPLORE MOUNTAIN HOME · ONLINE GUIDES & INFORMATION

WATCH
Doing Business in Mountain Home
OPEN ›

WATCH
Welcome Videos
OPEN ›

GUIDE
Elmore County Visitor Guide
OPEN ›

GUIDE
Visit Mountain Home
OPEN ›

CITY
Downtown Revitalization
OPEN ›

PLAN
2020 Comprehensive Plan
OPEN ›

REPORT
Impact Fee Study & Capital Improvement Plan
OPEN ›

CITY
Industrial Rail Park
OPEN ›

05

Contact the Listing Team

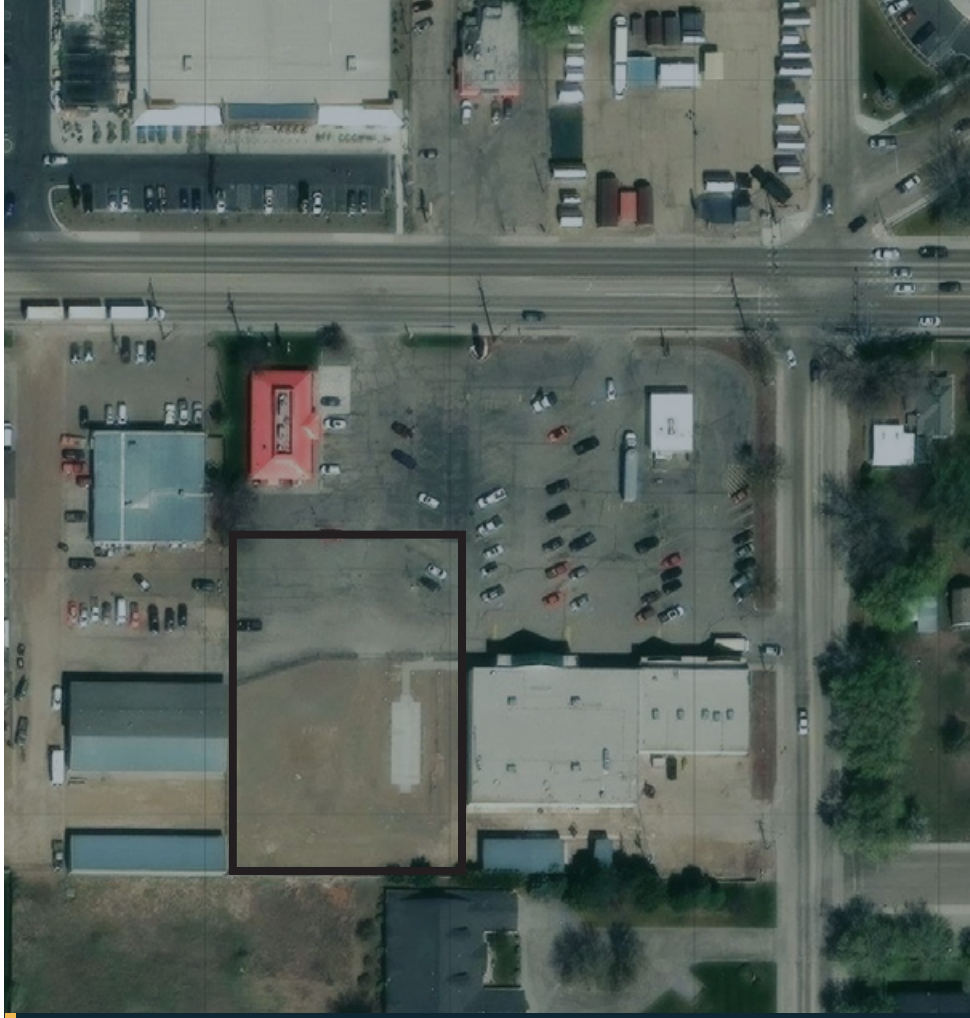
For additional information, site details and tours:

Andrea Nilson
EXECUTIVE DIRECTOR
+1 208 890 4028
andrea@summitcreg.com

Cory Perry
SENIOR ASSOCIATE
+1 208 871 8824
cory@summitcreg.com

SUMMIT COMMERCIAL REAL ESTATE GROUP

1517 West Hays Street
Boise, Idaho 83702
+1 208 975 4447 · summitcreg.com



Air Base Road Development Pad

$350,000 · 1.05 Acres · Mountain Home, ID

©2026 Summit Commercial Real Estate Group. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Summit Commercial Real Estate Group's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Summit Commercial Real Estate Group. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SUMMIT COMMERCIAL REAL ESTATE GROUP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.