

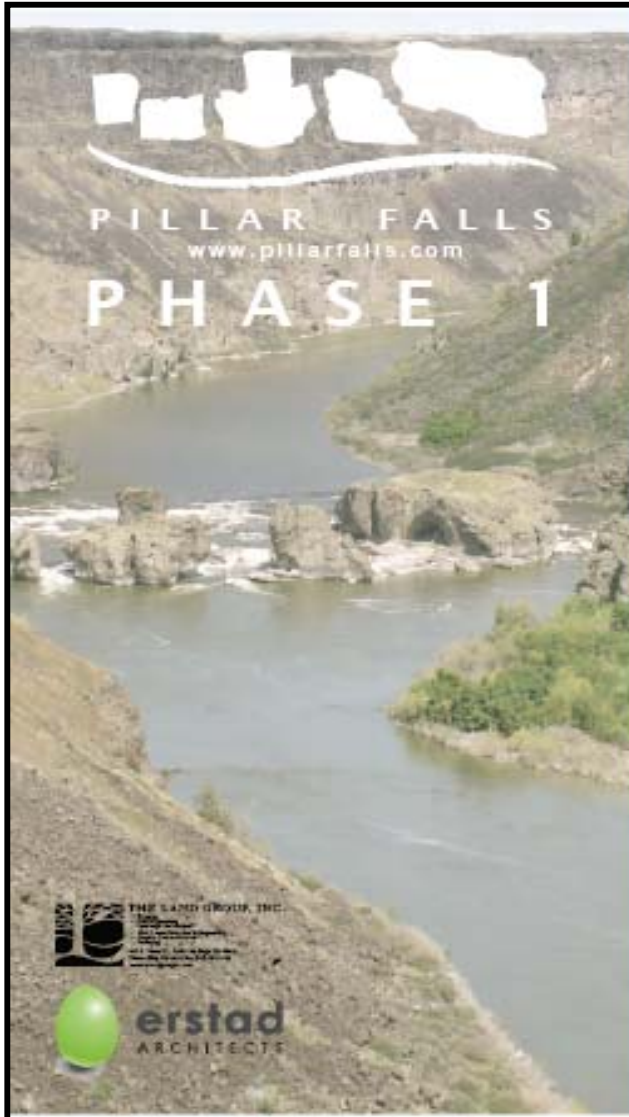


Pillar Falls is a 23.5 acre commercial/residential mixed-use development that has over 1,400 feet of Snake River Canyon Rim frontage and approximately 1,000 feet of Pole Line Road East frontage.

The most powerful strategy for achieving environmental sustainability is incorporating high-performance buildings in mixed-use neighborhoods. This development will utilize a wide array of sustainable strategies onsite such as porous concrete, water efficient landscaping, and renewable energy harvesting. In addition, Pillar Falls has adopted design guidelines to encourage high standards of building design and construction, ensuring that the development will continue to enhance the quality of life in Twin Falls for years to come.



PILLAR FALLS
www.pillarfalls.com

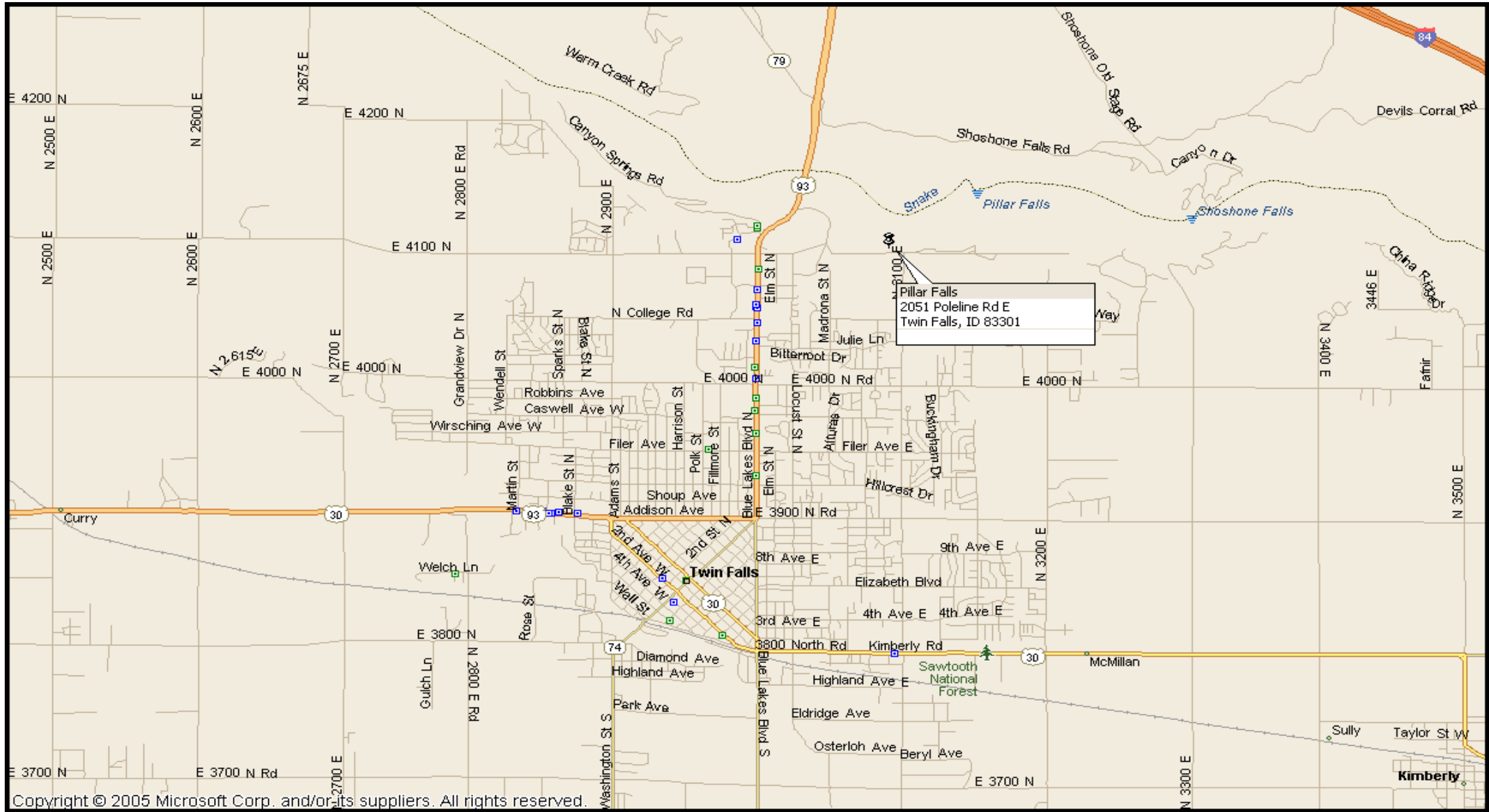


Phase 1 of Pillar Falls Plaza encompasses the southeast corner of the development and has been designed to accommodate a variety of retail and office users. It will showcase several sustainable features, including porous pavement and water efficient landscaping.

Scope of Work

- Canyon Rim trail to be completed.
- Landscaping and sidewalks to be completed along Pole Line Drive.
- Pillar Falls entrance/access roads and central circle to be completed, including curb, gutter, and landscaping.
- Water, sewer, power, gas, cable and phone to be stubbed directly to individual building pads.
- Phase 1 infrastructure to be provided by developer including: ground fill, parking lot drainage, parking lot lighting, parking lot planters, internal directional signage, pressurized irrigation and landscaping.
- Development entry signage to be completed.





View of Pillar Falls



View of LDS Temple from Pillar Falls



Location of Pillar Falls Phase 1.



Pole Line Road East frontage.



Property Highlights

- Over 1,000 feet of Pole Line East Frontage.
- Pole Line Road Frontage will be bermed and landscaped in Phase 1.
- Over 1,400 feet of Snake River Canyon Rim frontage.
- Canyon Rim Trail to be fully developed during Phase 1.
- Excellent visibility and access via Pole Line Road East, a gateway arterial.
- Independent traffic study counted 9,350 VPD at Pillar Falls in 2006 and projected 18,600 VPD by 2018.
- At full build-out, study estimated that Pillar Falls would generate 4,035 new vehicle trips per day.
- Primary Retail Trade Area encompasses eight counties with an estimated population of 240,000.
- CC&Rs implemented to protect individual building owners and ensure developments long-term desirability
- Architectural standards designed to create a cohesive and appealing development and ensure the projects long-term desirability.
- Environmental responsible site design.

Twin Falls County Demographics

	2009	2014	2019
Household Income	\$62,262	\$67,761	\$69,958
Population	\$74,700	\$78,700	\$82,600
Non-Farm Employment	\$45,400	\$48,600	\$51,400

Pillar Falls — Phase 1

Block 1	Size (AC)	Size (SF)	Price / SF	Total Price
Lot 1	1.28	55,757	\$18.00	\$1,003,622
Lot 2	0.73	31,799	\$17.00	\$540,580
Lot 3	0.61	26,572	\$16.50	\$438,431
Lot 4	0.47	20,473	Pending	Pending
Lot 5	0.38	16,553	\$15.00	\$248,292
Lot 6	0.61	26,572	\$16.50	\$438,431
Lot 7	0.95	41,382	\$18.00	\$744,876

- **Competitive build-to-suit rates starting at \$13.75/SF NNN.**
- **Shell condo space starting at \$160/SF.**

List prices include base grading and utilities stubbed to site. Contact agent for additional details.



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