



Idaho Commercial Real Estate Advisory & Development Project Management

(888) 973-1653

Twin Falls • Jerome • Magic Valley Region

The Magic Valley Advantage

Where the Snake River Canyon Meets Idaho's Fastest-Growing Commercial Corridors

Twin Falls and the broader Magic Valley region have become one of Idaho's most strategically important commercial markets, driven by strong industrial demand, national retail expansion, food-processing growth, and sustained population inflows.

Cullina Management provides institutional-grade advisory and development-management services tailored specifically to the regulatory, environmental, and infrastructure dynamics of this region.



Regional Identity: Twin Falls & Magic Valley

Perrine Memorial Bridge — Gateway to Southern Idaho

The iconic Perrine Bridge stands above the Snake River Canyon as the symbolic entry point to Magic Valley commerce. Its surrounding corridors, Blue Lakes, Pole Line, Washington Street, and the North Five Points district, anchor the region's retail, industrial, and redevelopment activity.

Magic Valley Growth Drivers

- Strong industrial and food-processing base
- Expanding regional retail demand
- Strategic transportation access (I-84, US-93, US-30)
- Rapid residential growth fueling commercial absorption
- Pro-development municipal posture with predictable processes

Our Idaho Services

Purpose-built for Magic Valley's regulatory landscape, infrastructure constraints, and commercial growth patterns.

Entitlement Strategy & Municipal Navigation

We manage the full entitlement lifecycle across Twin Falls, Jerome, and Magic Valley jurisdictions:

- Zoning verification & land-use compatibility
- Conditional Use Permits (CUPs)
- Plats, lot line adjustments & development agreements
- Planning & zoning commission coordination
- Multi-agency approval strategy

Outcome: Faster approvals, predictable timelines, and reduced entitlement risk.

Easement Resolution & Access Strategy

Magic Valley's commercial corridors often contain legacy easements, ITD access restrictions, and utility constraints. We specialize in:

- ITD access & encroachment permitting
- Easement releases, relocations & vacations
- Utility easement coordination
- Setback, access, and circulation redesign

Outcome: Clear, buildable sites with maximized commercial value.

Due Diligence & Risk Mitigation

We deliver insurance-grade due diligence packages tailored to Magic Valley's environmental and infrastructure conditions:

- Title, encumbrance & legal description review
- Environmental & geotechnical screening
- Water rights & irrigation district coordination
- Utility capacity verification (power, sewer, telecom)
- Stormwater, drainage & floodplain feasibility

Outcome: Lender-ready due diligence that protects investor capital before commitment.

Design & Construction Management (Owner's Representative)

Cullina Management acts as the investor's on-the-ground representative throughout Magic Valley:

- Weekly reporting & milestone tracking
- Coordination with engineers, surveyors & architects
- Agency meetings & utility negotiations
- Budget, schedule & scope oversight
- Redevelopment strategy for underperforming commercial sites

Outcome: Institutional-grade execution without requiring the investor to be physically present.

Why Investors Choose Cullina Management in Magic Valley

- Deep experience with ITD, Twin Falls Planning & Zoning, Jerome County, and regional utility providers
- Proven ability to remove development barriers and unlock commercial value
- Transparent, investor-grade reporting and milestone management
- Expertise across retail, industrial, flex, mixed-use, and redevelopment
- Strong regional knowledge of Magic Valley's growth corridors and regulatory dynamics

Magic Valley Markets We Serve

- Twin Falls
- Jerome
- Kimberly
- Filer
- Buhl
- Burley / Minidoka
- Southern Idaho industrial & food-processing corridors

Contact

Email: Info@Cullinamgmt.net

Website: Cullinamgmt.net