

Homedale, ID 83628



### ECONOMIC DATA

SALE PRICE:	\$135,000
SELLER FINANCING:	Terms TBD
LOT SIZE:	0.416 AC
ZONING:	Commercial
	(Residential Possible)

#### **PROPERTY INFORMATION**

COUNTY:	Owyhee
MARKET:	Boise City/Nampa
SUBMARKET:	Owyhee County

#### **LISTING DATA**

PARCEL:	A0010025002A
SELLER FINANCING:	Available, Terms subject to Seller's approval
STREET FRONTAGE:	204' on W. Idaho Ave. 236' on Railroad Ave.

#### **PROPERTY OVERVIEW**

Lee & Associates Idaho is pleased to present 0.416 acres of commercial land for sale in Homedale. Located across from the Family Dollar at the corner of Idaho and Railroad avenues. Owner may carry financing.

#### **PROPERTY HIGHLIGHTS**

- Located at the corner of Idaho and Railroad Avenues across from a new Family Dollar store in fast growing Homedale
- Rare small commercial or residential development site
- Flat lot with public utilities to site
- Multi-Family development possible
- Two street access
- Adjacent to new, single family homes

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Parma Adrian Notus	Letha	Emmett	Horseshoe Bend	e
Wilder	Caldwell	26	Eagle	
Homedale		84	Meridian 184 Boise	5
Claytonia Marsing		Nampa	BOI	and the second s
		Melba	Mora 84	
			MILES FROM HOMEDALE	15
MINUTES FROM HOMEDALE			College of Idaho	15
Wilder	7	In the second se	Caldwell Industrial Airport Snake River	17
Nampa	20			
	21		Deer Flat National Wildlife Refuge	12
Star Meridian	35 37	Murphy	Sunnyslope Wine Trail	10
Eagle	34		Karcher Marketplace	17
Boise	45		Treasure Valley Marketplace	18.5
Emmett	50		5	
Boise Airport	45			
Kuna	45	-		
Mountain Home	75		Oreana	

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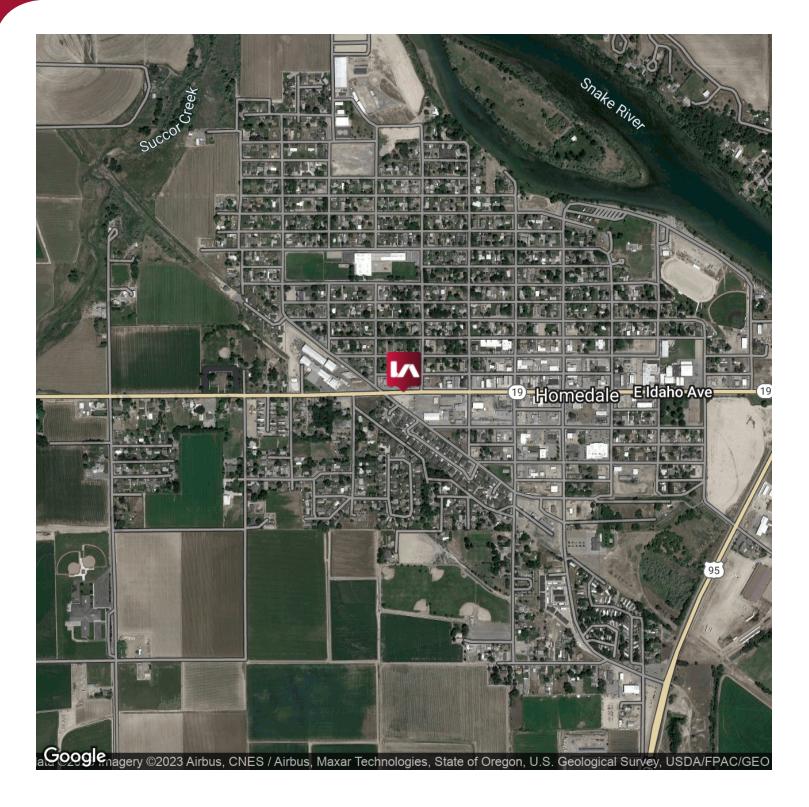


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The second states and	Homedale	(55) Meridian B	loise
	95 Marsing	Nampa 👸	j
	78		All a strange of the second
		Bowmont	Valley
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	289	6,892	19,004
Median age	34.3	35.6	36.7
Median age (Male)	33.9	35.4	36.6
Median age (Female)	34.4	35.5	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 96	<b>5 MILES</b> 2,334	<b>10 MILES</b> 6,536
Total households	96	2,334	6,536

\* Demographic data derived from 2020 ACS - US Census

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