

**LAND FOR SALE**  
**315 W. IDAHO AVENUE/HIGHWAY 19**  
Homedale, ID 83628



**ECONOMIC DATA**

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

**PROPERTY INFORMATION**

<b>COUNTY:</b>	Owyhee
<b>MARKET:</b>	Boise City/Nampa
<b>SUBMARKET:</b>	Owyhee County

**LISTING DATA**

<b>PARCEL:</b>	A0010025002A
<b>SELLER FINANCING:</b>	Available, Terms subject to Seller's approval
<b>STREET FRONTAGE:</b>	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**

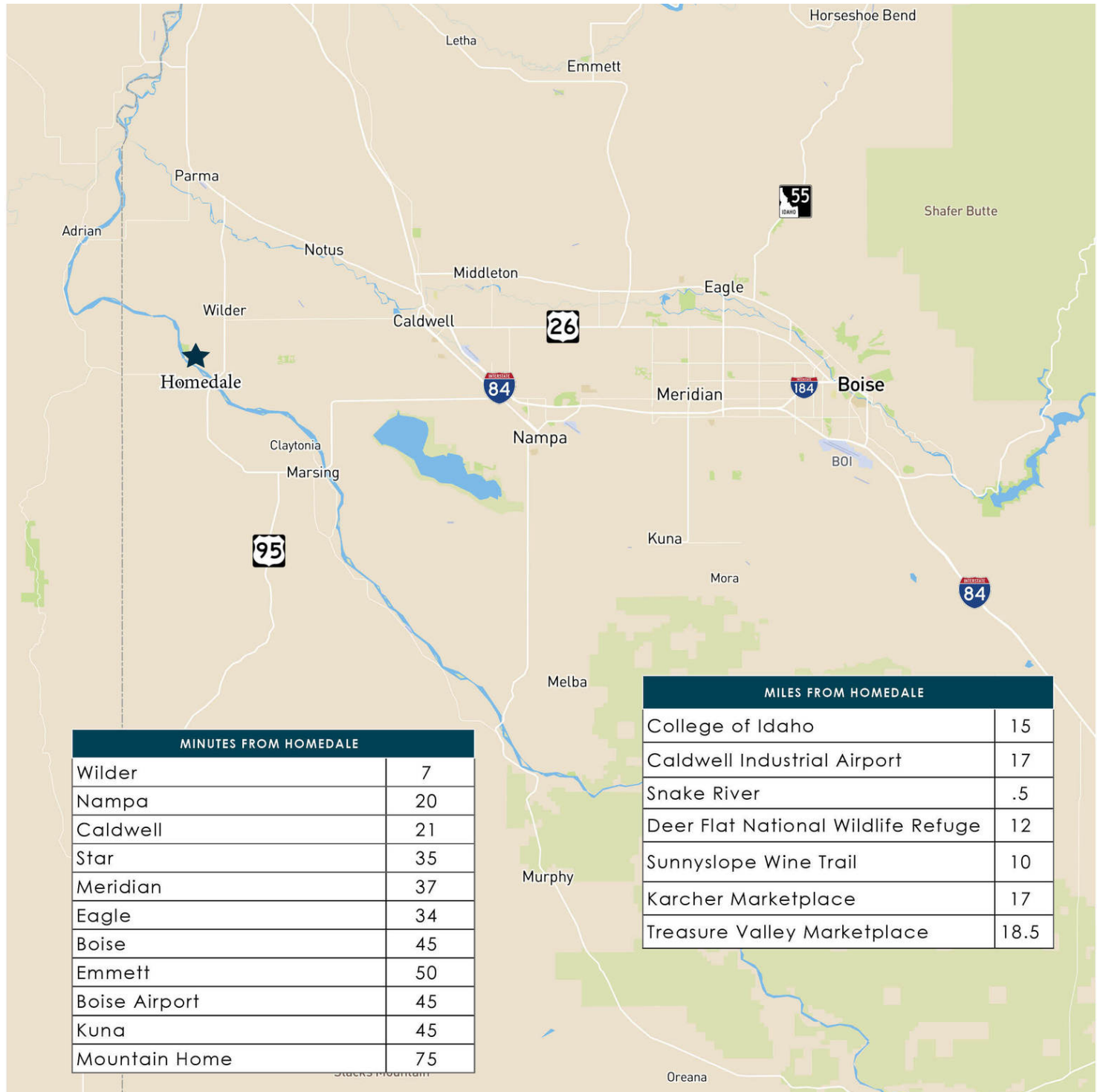
- Located at the corner of Idaho and Railroad Avenues across from a new Family Dollar store in fast growing Homedale
- Rare small commercial or residential development site
- Flat lot with public utilities to site
- Multi-Family development possible
- Two street access
- Adjacent to new, single family 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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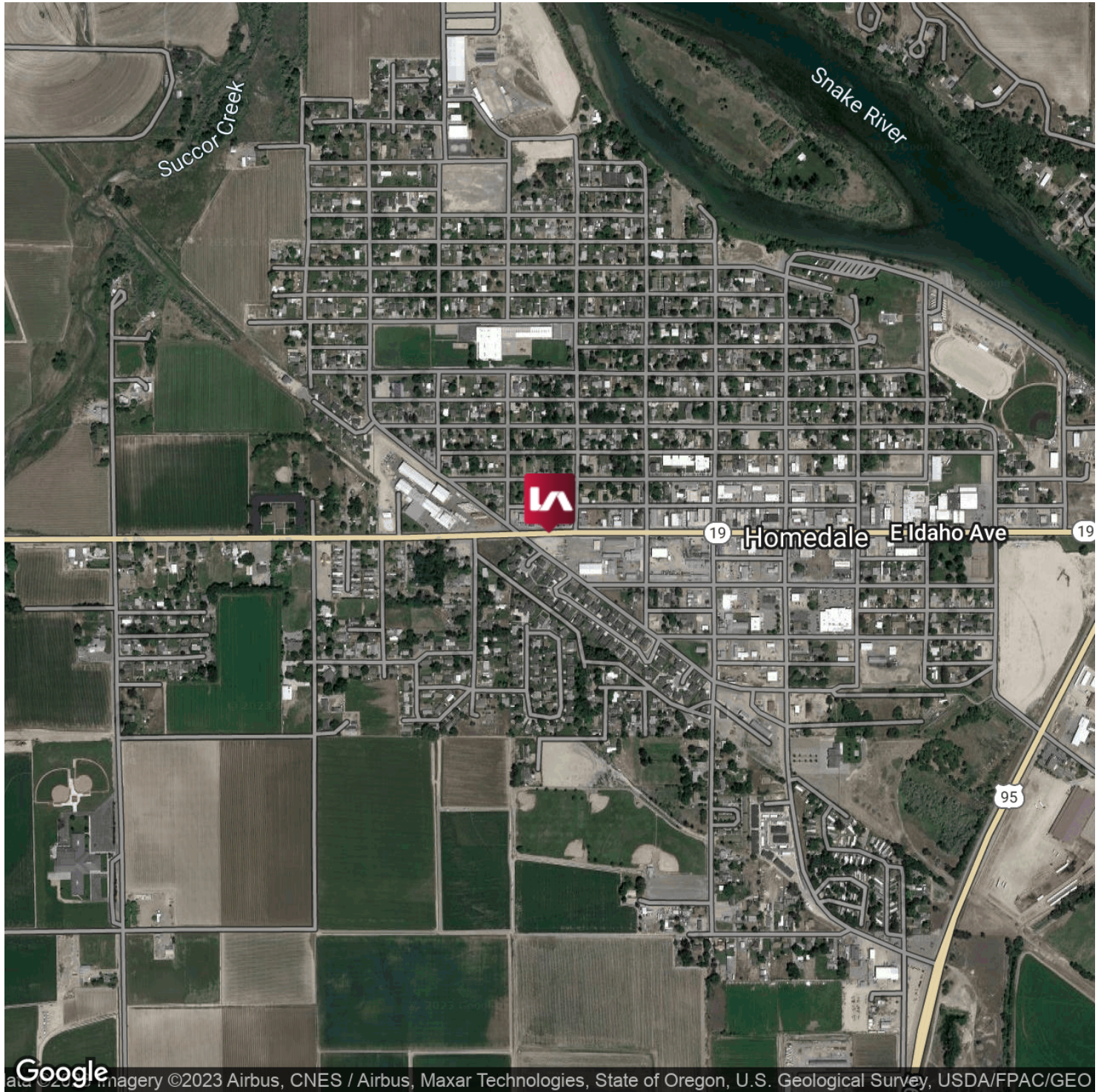
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



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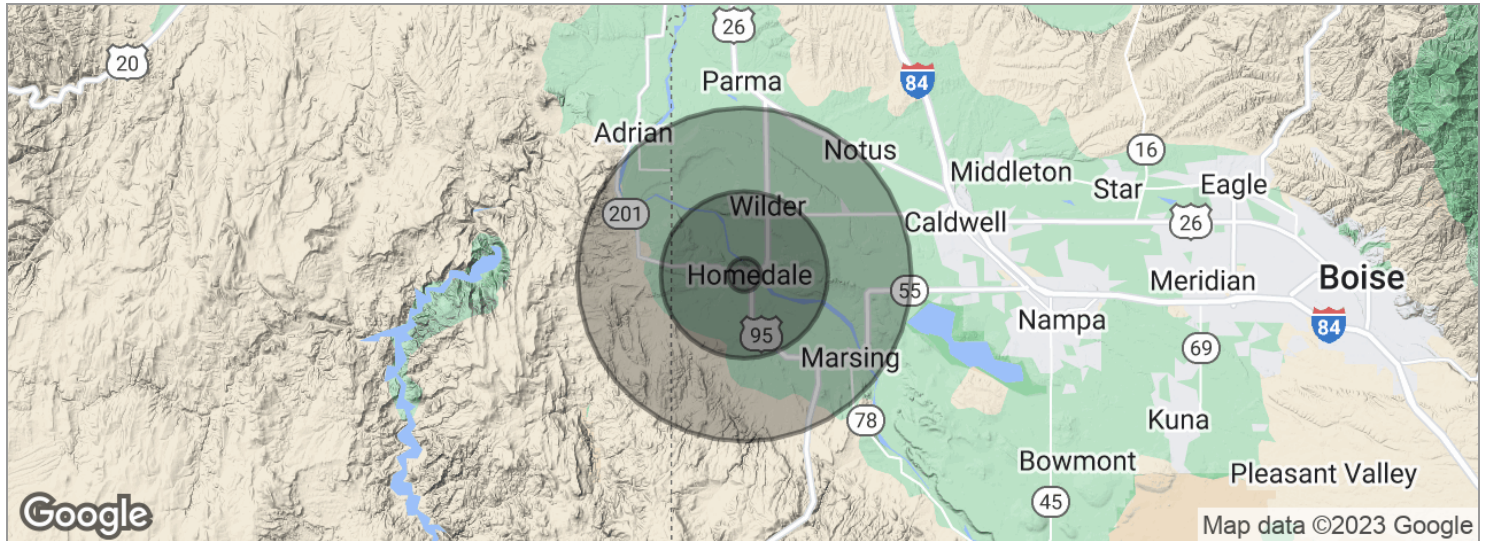
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# LAND FOR SALE

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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
Total households	96	2,334	6,536
# of persons per HH	3.0	3.0	2.9
Average HH income	\$48,805	\$49,369	\$49,840
Average house value		\$176,069	\$206,227

\*Demographic data derived from 2020 ACS - US Census

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