

## LAND FOR SALE

195 S Wooddale Ave, Eagle, ID 83616



**SALE PRICE:** \$114,900

**LOT SIZE:** 0.17 Acres

**APN #:** R3260230080

**ZONING:** MU-DA

### PROPERTY OVERVIEW

Office pad site ready to build on.

### PROPERTY FEATURES

- Pad site with sewer, water and power to site.
- Parking lot in place with cross parking agreement through the association.
- Building envelope of approximately 3000 SF.

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

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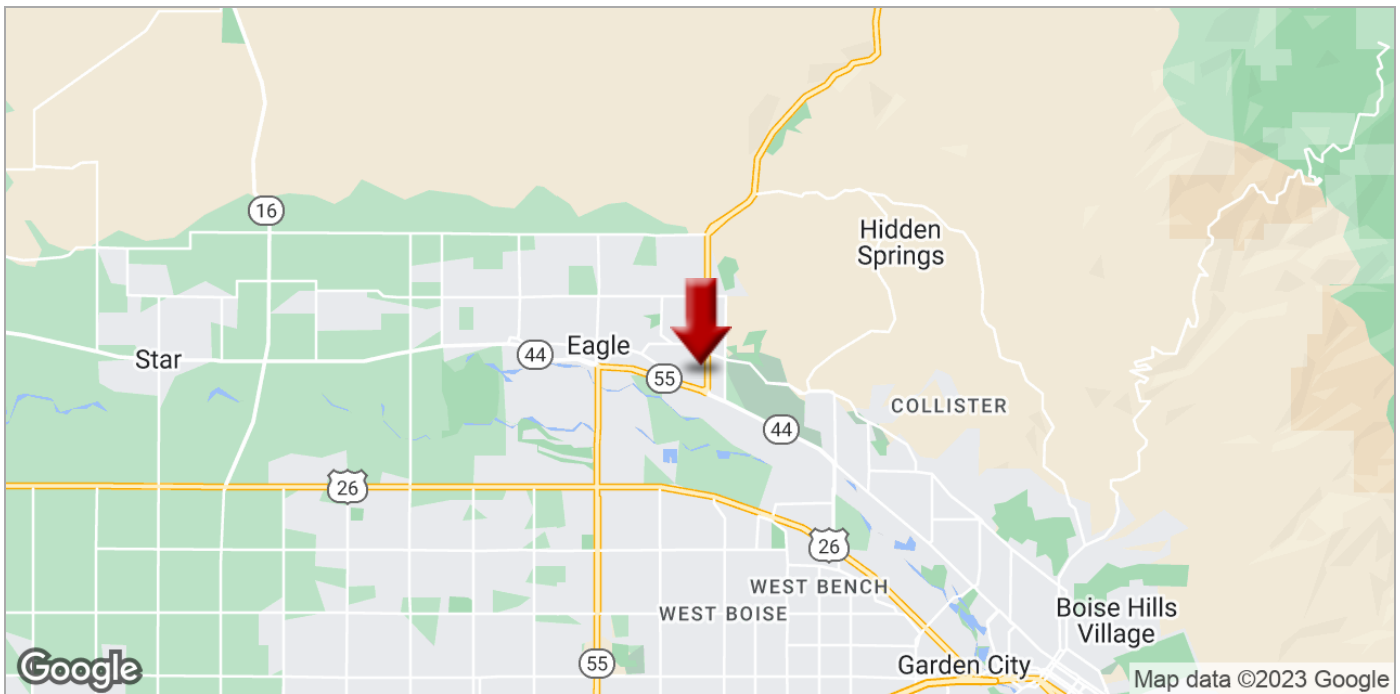
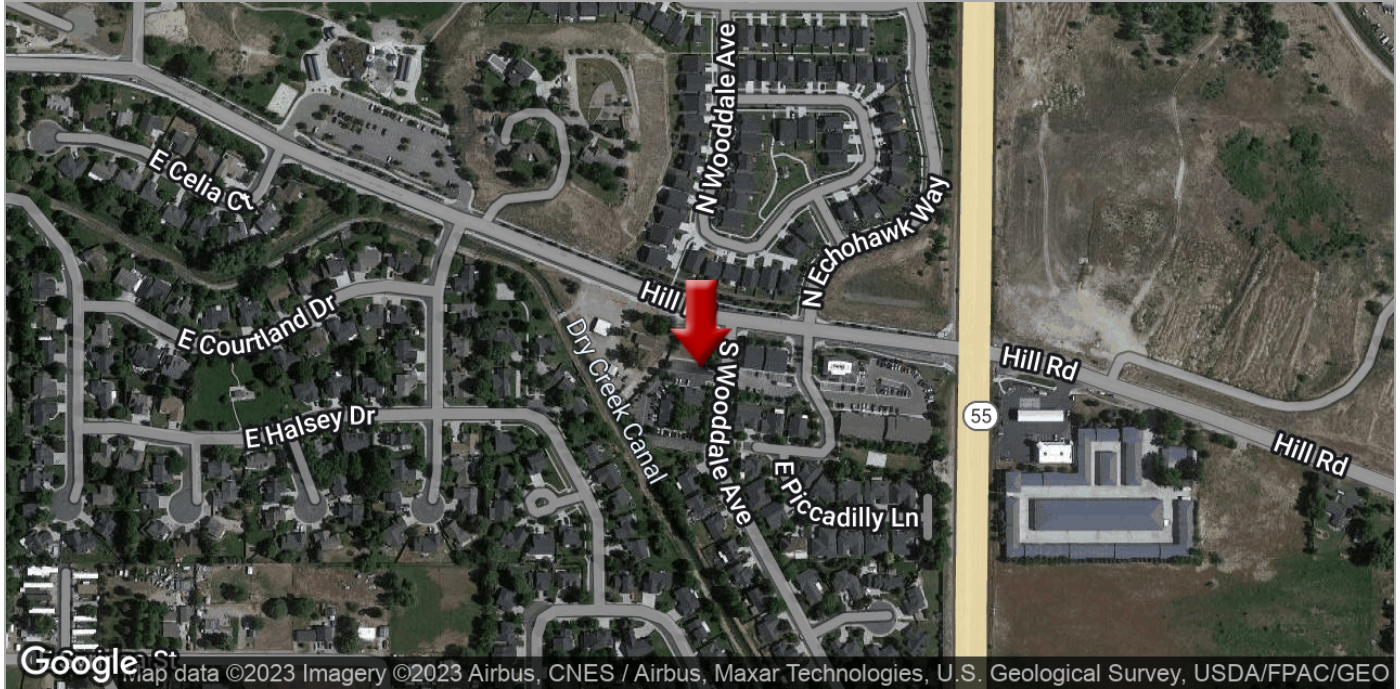
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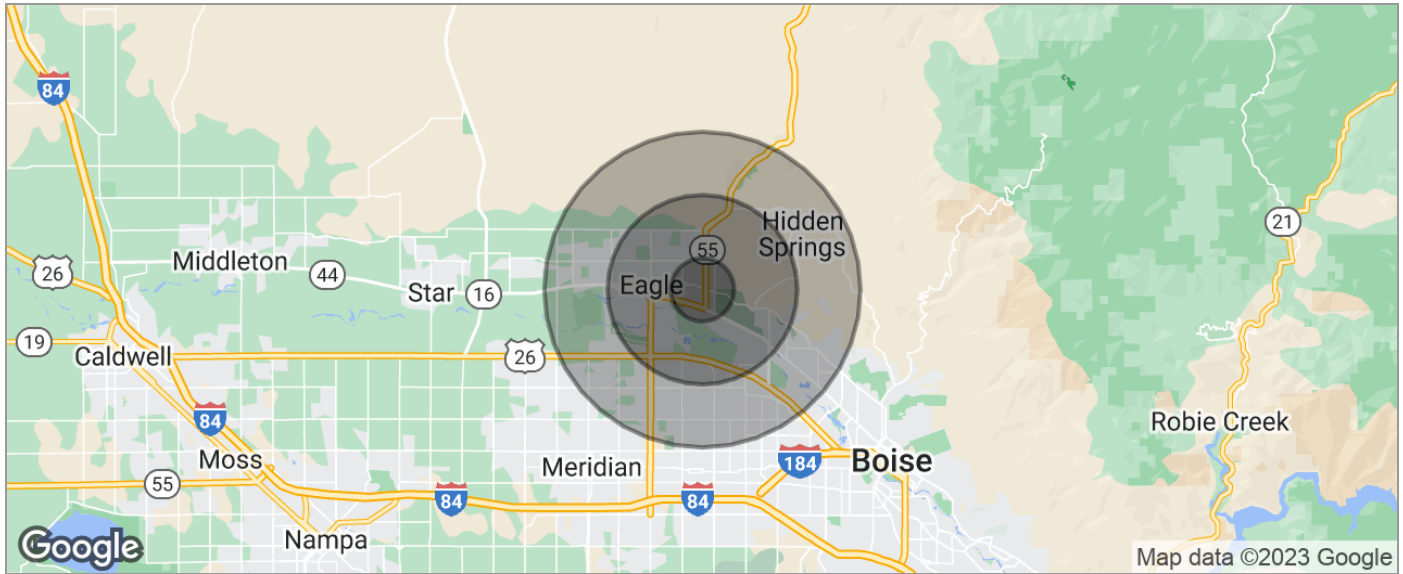
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,975	37,507	107,686
MEDIAN AGE	41.6	39.9	37.8
MEDIAN AGE (MALE)	41.1	39.4	37.2
MEDIAN AGE (FEMALE)	42.1	40.7	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,014	14,432	40,947
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$81,701	\$86,454	\$80,814
AVERAGE HOUSE VALUE	\$418,226	\$342,494	\$249,426
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.7%	94.0%	92.5%
% BLACK	0.2%	0.9%	1.1%
% ASIAN	1.9%	1.0%	2.0%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	0.5%	0.5%	0.5%
% OTHER	1.0%	1.1%	1.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.4%	6.1%	6.4%

\* Demographic data derived from 2020 ACS - US Census

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