

LAND FOR SALE

1955 Frontage Rd South, Wendell, ID 83355



OFFERING SUMMARY

SALE PRICE:	\$375,000
AVAILABLE SF:	
LOT SIZE:	2.63 Acres
PRICE / SF:	\$3.27

PROPERTY OVERVIEW

Great opportunity to own land right off the freeway in Wendell, ID.

Please call Jason Knorpp with all questions.

PROPERTY HIGHLIGHTS

- Great freeway visibility.
- Large Poll Sign already on Property
- Centrally located between Twin Falls and Mountain Home

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

JASON KNORPP
Director At KW Commercial
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jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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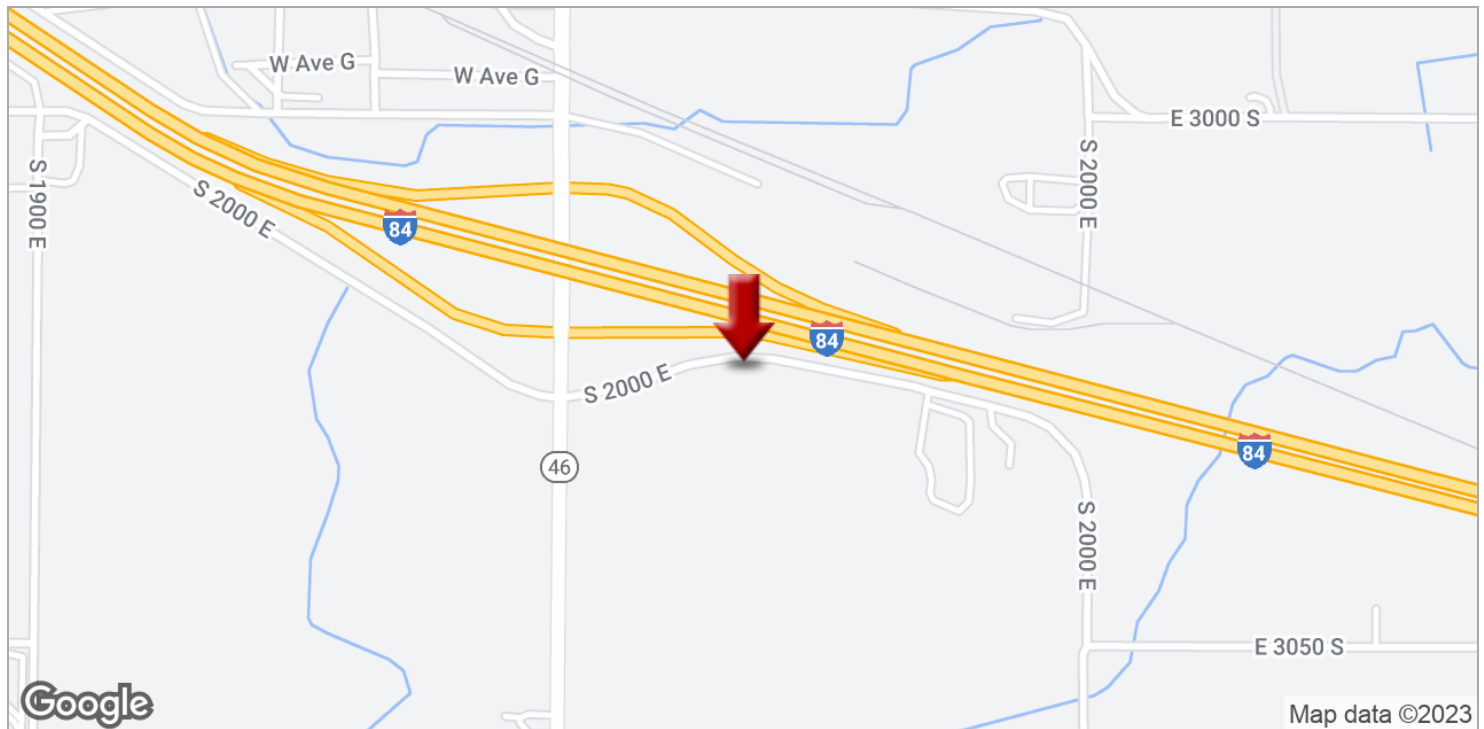
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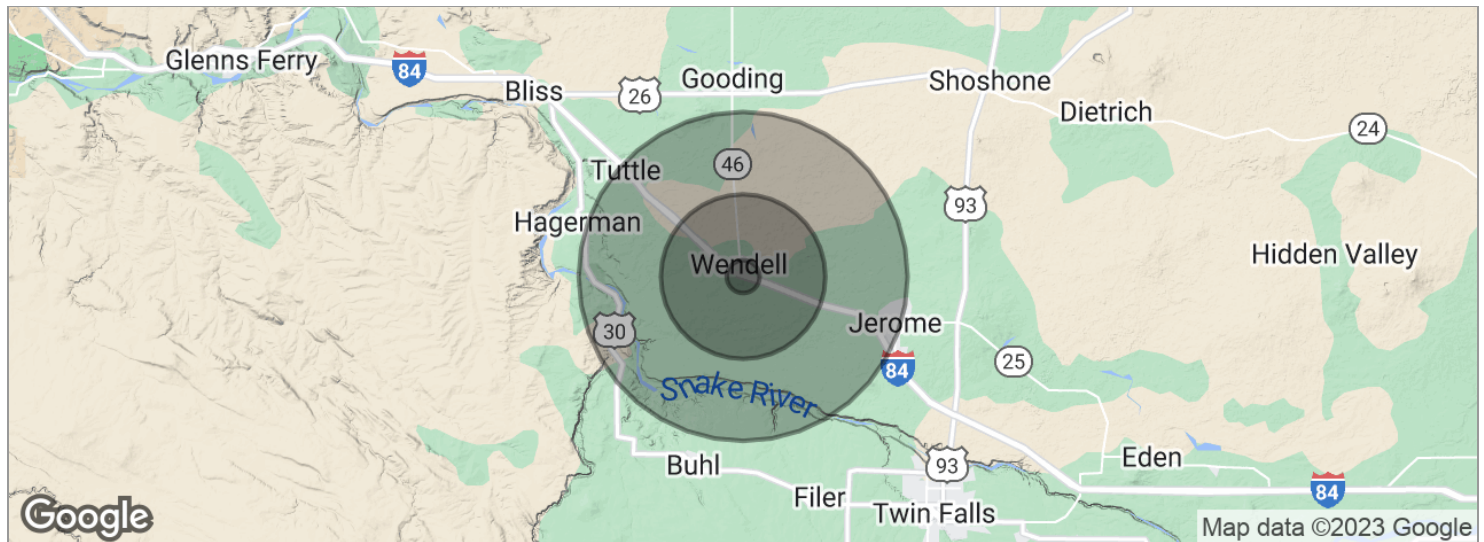
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	144	3,606	12,777
Median age	34.0	33.9	34.5
Median age (male)	34.1	34.0	34.3
Median age (Female)	32.9	32.8	34.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	51	1,276	4,499
# of persons per HH	2.8	2.8	2.8
Average HH income	\$47,553	\$47,516	\$48,719
Average house value	\$189,554	\$189,349	\$184,672

* Demographic data derived from 2020 ACS - US Census

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