

Hayden, Idaho - Commercial Land

10401 N Government Wy, Hayden, ID 83835



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HAYDEN, IDAHO - COMMERCIAL LAND

10401 N Government Wy, Hayden, ID 83835

Price: \$1,600,000

Acres: 2.44 - vacant land / unimproved

Square Footage: 106,069

Price Per SQ FT: \$15.00

Approved Plans: Seller has approved plans for 16,000 sqft pickleball court facility

INVESTMENT OVERVIEW

Situated on a spacious 2 + acre corner lot at 10401 N. Government Way in Hayden, ID, this prime commercial property offers a lucrative investment opportunity. With approved plans for a 16,000 sq ft sports facility in a burgeoning growth corridor, investors can capitalize on the high demand for recreational amenities in the area. Zoned for commercial use and strategically located, this property presents a compelling prospect for savvy investors seeking substantial returns in a thriving community.

INVESTMENT HIGHLIGHTS

- Prime Location: Situated in a growth corridor, offering excellent visibility and accessibility.
- Zoned Commercial: Ideal for various commercial ventures, providing flexibility for development.
- Approved Plans: Plans for a 16,000 sq ft sports facility are already approved, saving time and effort for potential investors.
- Development Opportunity: Perfect for investors looking to capitalize on the growing demand for sports facilities in the area.
- Potential Revenue Stream: Once developed, the sports facility can generate consistent revenue through memberships, events, and programs.
- Strong Market Demand: With the growing population in the area, there's a high demand for recreational facilities, ensuring steady patronage.
- Established Infrastructure: Surrounding infrastructure supports commercial development, facilitating smooth operations.
- Proximity to Amenities: Close proximity to amenities such as schools, residential areas, and retail centers enhances the property's appeal.
- Favorable Economic Conditions: Hayden's thriving economy and business-friendly environment provide a conducive atmosphere for investment.
- Potential for Expansion: The sizeable land area offers opportunities for future expansion or additional developments to further enhance the property's value.

SECTION 1

Executive Summary

RETAILER MAP

REGIONAL MAP

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Hayden, Idaho - Commercial Land // TRAFFIC GENERATOR MAP



REGIONAL MAP // Hayden, Idaho - Commercial Land



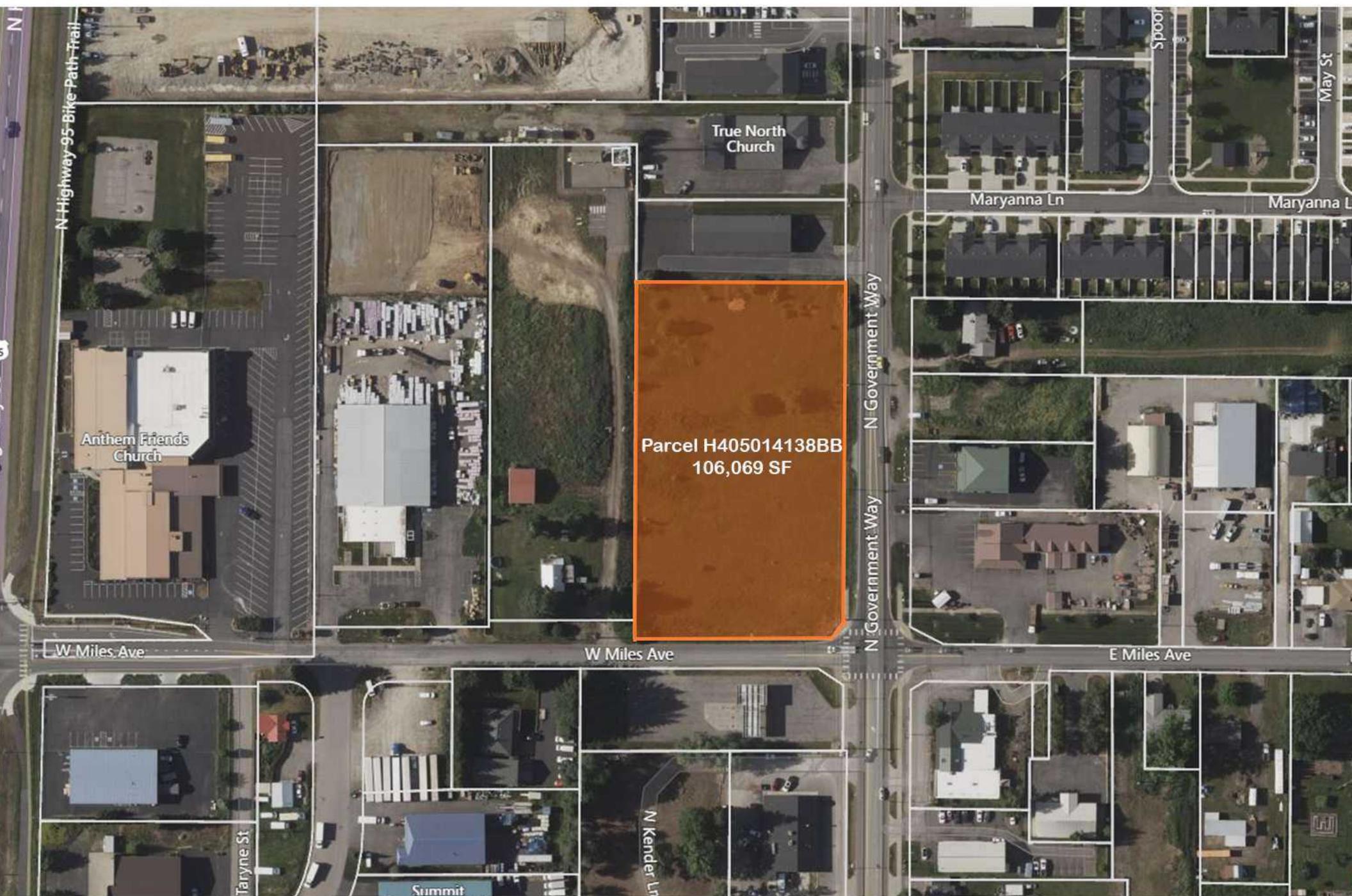


GOVERNMENT WAY









SECTION 2

Market Overview

DEMOGRAPHICS

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Hayden, Idaho - Commercial Land // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	8,639	37,444	78,611
2022 Estimate			
Total Population	8,046	34,128	71,364
2010 Census			
Total Population	6,760	27,033	55,798
2000 Census			
Total Population	5,950	19,391	41,198
Daytime Population			
2022 Estimate	7,301	35,889	74,506
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	3,495	14,542	31,470
2022 Estimate			
Total Households	3,223	13,158	28,345
Average (Mean) Household Size	2.5	2.5	2.5
2010 Census			
Total Households	2,643	10,252	21,801
2000 Census			
Total Households	2,194	7,080	15,625

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	1.6%	2.6%	2.3%
\$200,000-\$249,999	2.3%	1.9%	1.6%
\$150,000-\$199,999	3.1%	5.6%	5.3%
\$125,000-\$149,999	2.7%	5.2%	4.8%
\$100,000-\$124,999	9.8%	11.0%	10.4%
\$75,000-\$99,999	14.1%	14.5%	13.5%
\$50,000-\$74,999	25.0%	24.4%	23.0%
\$35,000-\$49,999	16.8%	13.5%	13.2%
\$25,000-\$34,999	9.1%	7.6%	9.0%
\$15,000-\$24,999	9.9%	8.5%	9.6%
Under \$15,000	5.6%	5.3%	7.2%
Average Household Income	\$74,879	\$84,604	\$79,575
Median Household Income	\$60,043	\$65,365	\$62,177
Per Capita Income	\$30,148	\$32,729	\$31,831

DEMOGRAPHICS // Hayden, Idaho - Commercial Land

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	8,046	34,128	71,364
0 to 4 Years	5.5%	5.4%	5.6%
5 to 14 Years	12.9%	13.3%	12.8%
15 to 17 Years	4.0%	4.1%	3.9%
18 to 19 Years	2.3%	2.2%	2.1%
20 to 24 Years	5.1%	4.9%	5.4%
25 to 29 Years	5.5%	5.6%	6.6%
30 to 34 Years	6.2%	6.1%	6.7%
35 to 39 Years	6.0%	6.1%	6.3%
40 to 49 Years	12.6%	11.9%	11.7%
50 to 59 Years	13.5%	12.4%	12.2%
60 to 64 Years	6.7%	6.8%	6.6%
65 to 69 Years	6.0%	6.6%	6.3%
70 to 74 Years	5.1%	5.8%	5.4%
75 to 79 Years	3.6%	4.0%	3.7%
80 to 84 Years	2.6%	2.7%	2.5%
Age 85+	2.5%	2.3%	2.3%
Median Age	42.1	42.0	40.5

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	5,651	23,951	50,063
Elementary (0-8)	0.6%	0.9%	1.2%
Some High School (9-11)	7.3%	5.7%	6.0%
High School Graduate (12)	29.3%	24.3%	24.9%
Some College (13-15)	29.8%	28.4%	29.3%
Associate Degree Only	10.5%	11.1%	11.2%
Bachelor's Degree Only	15.5%	18.9%	17.9%
Graduate Degree	7.0%	10.7%	9.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2027 Projection	3,599	15,609	33,698
2022 Estimate	3,324	14,124	30,342
Owner Occupied	2,379	9,932	19,389
Renter Occupied	844	3,227	8,955
Vacant	101	965	1,998
Persons in Units			
2022 Estimate Total Occupied Units	3,223	13,158	28,345
1 Person Units	25.8%	24.2%	26.7%
2 Person Units	36.3%	38.1%	36.9%
3 Person Units	16.0%	14.7%	14.6%
4 Person Units	12.0%	12.6%	12.0%
5 Person Units	6.1%	6.4%	6.1%
6+ Person Units	3.8%	3.9%	3.6%

Hayden, Idaho - Commercial Land // DEMOGRAPHICS



POPULATION

In 2022, the population in your selected geography is 71,364. The population has changed by 73.2 percent since 2000. It is estimated that the population in your area will be 78,611 five years from now, which represents a change of 10.2 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 40.5, compared with the U.S. average, which is 38.6. The population density in your area is 906 people per square mile.



HOUSEHOLDS

There are currently 28,345 households in your selected geography. The number of households has changed by 81.4 percent since 2000. It is estimated that the number of households in your area will be 31,470 five years from now, which represents a change of 11.0 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2022, the median household income for your selected geography is \$62,177, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 60.3 percent since 2000. It is estimated that the median household income in your area will be \$67,492 five years from now, which represents a change of 8.5 percent from the current year.

The current year per capita income in your area is \$31,831, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$79,575, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 42,230 people in your selected area were employed. The 2000 Census revealed that 60.7 percent of employees are in white-collar occupations in this geography, and 39.3 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 14.9 minutes.



HOUSING

The median housing value in your area was \$335,534 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 11,819 owner-occupied housing units and 3,806 renter-occupied housing units in your area. The median rent at the time was \$510.



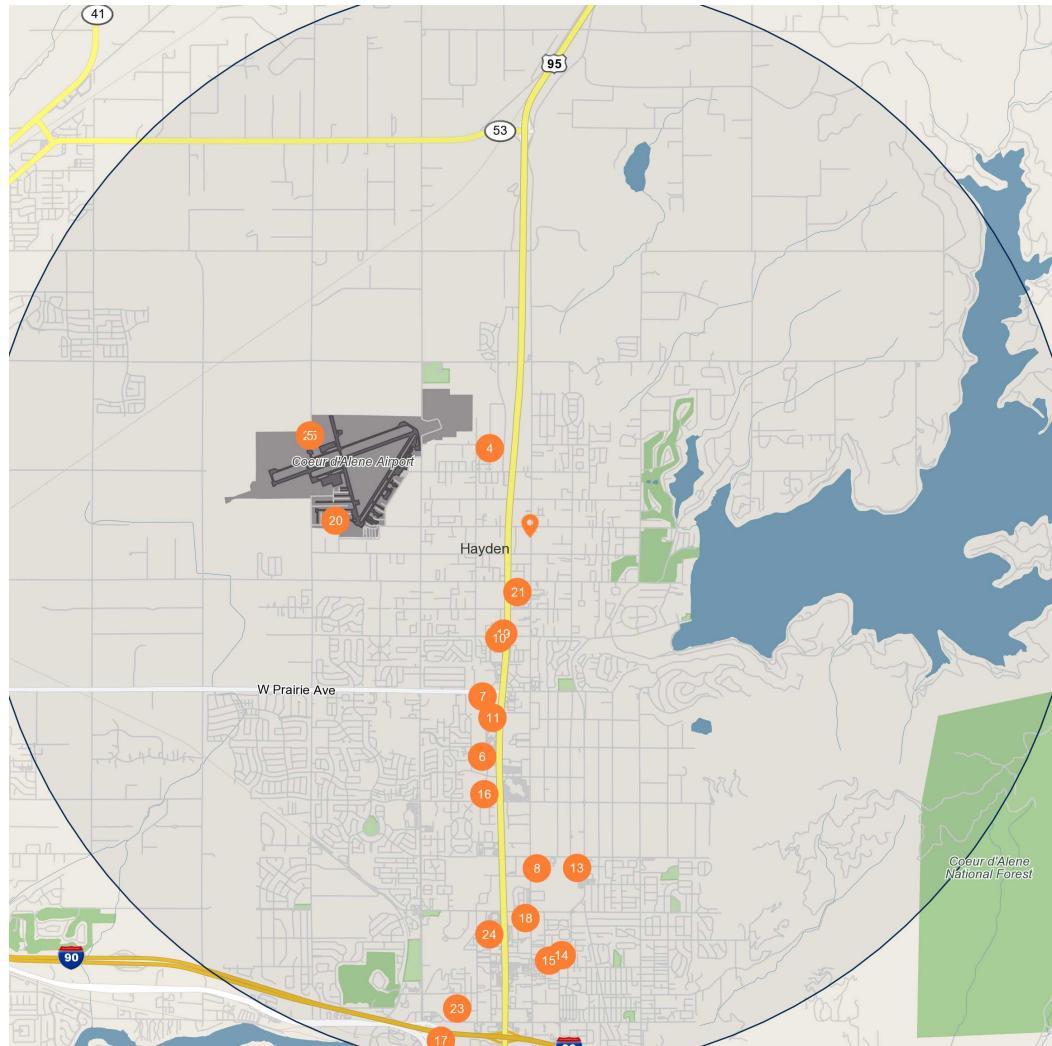
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S averages. Only 9.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 17.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 11.2 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 24.9 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.3 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Hayden, Idaho - Commercial Land



Major Employers

	Employees
1 Kootenai Hospital District-KOOTENAI HEALTH	1,450
2 Kootenai Health-Kootenai Memorial Hospital	600
3 A Full Life Agency Inc	500
4 Creel Printing LLC-Digital Lizard	437
5 Empire Airlines Inc-Empire Aerospace	350
6 Advanced Input Devices Inc-Advanced Input Systems	325
7 Idaho Dept Transportation-Division of Highways	262
8 County of Kootenai-Kootenai County Sheriff	250
9 Veterans Affairs US Dept	243
10 Walmart Inc-Walmart	242
11 Life Care Centers America Inc-Life Care Center Couer D Alene	233
12 Mountain West Bank	223
13 Coeur D Alene School Dst 271-Coeur DAlene High School	193
14 Employment and Training ADM-Sacramento Job Corps Center	180
15 Costco Wholesale Corporation-Costco	176
16 Marshals Service United States	165
17 Gentiva Health Services Inc	151
18 Home Depot USA Inc-Home Depot The	135
19 North Ida Fmly Physicians LLC-Medical Practice MGT Svcs	130
20 Unitech Composites Inc-AGC Aerocomposites - Hayden	120
21 Manito Super 1 Foods Inc-Super 1 Foods	120
22 Dart Club Management LLC	113
23 Lowes Home Centers LLC-Lowes	110
24 Cafe Rio Inc	110
25 Empire Holdings Inc	110

Hayden, Idaho - Commercial Land // DEMOGRAPHICS

