

AN EXCLUSIVE LISTING IN HORSESHOE BEND, IDAHO

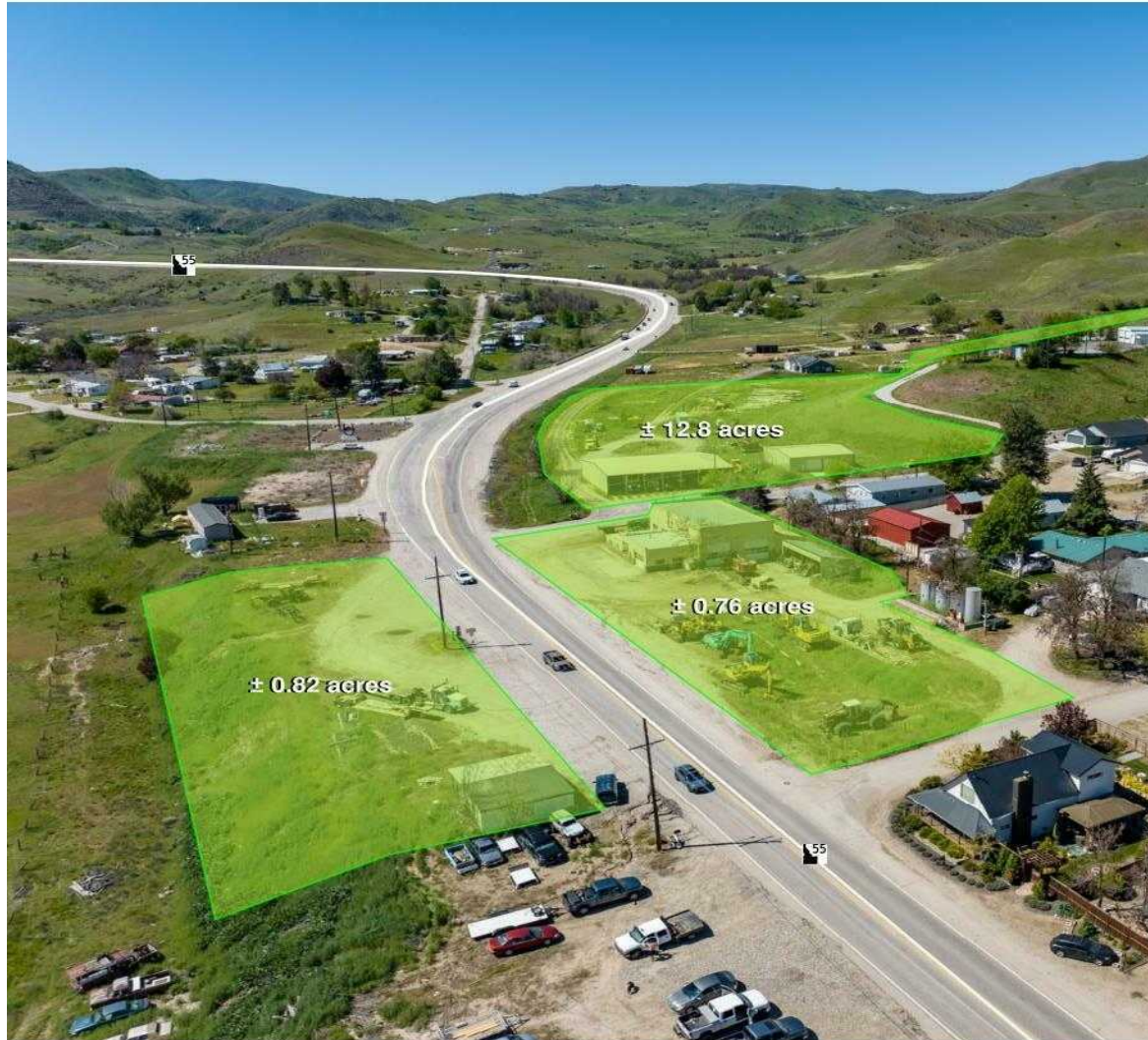


328 HIGHWAY 55

328 HIGHWAY 55 Horseshoe Bend, ID

Prime Development Land

FOR SALE



LOCATION INFORMATION

STREET ADDRESS	328, 6266,TBD Highway 55
CITY / COUNTY	Horseshoe Bend Boise County

LAND INFORMATION

LOTS	3
LOT SIZES	± 12.801 acres ± 0.76 acres ± 0.82 acres Total:±14.38 acres
BUILDINGS	±4,600 SF Office/Shop ±5,600 SF Pole Barn ±2,500 SF Garage
PRICE	\$ 2,900,000

PROPERTY HIGHLIGHTS

- Parcels can be sold separately or in combinations
- ±4 acres flat commercial pad site at the southern entrance of town
- Existing shop with great bones on ±0.55 acres
- Upper residential bldg. lots with incredible mountain views
- Utilities in highway at property
- Commercial in Comp Plan
- Minutes from the Payette River
- Ideal for C-Store/Highway retail

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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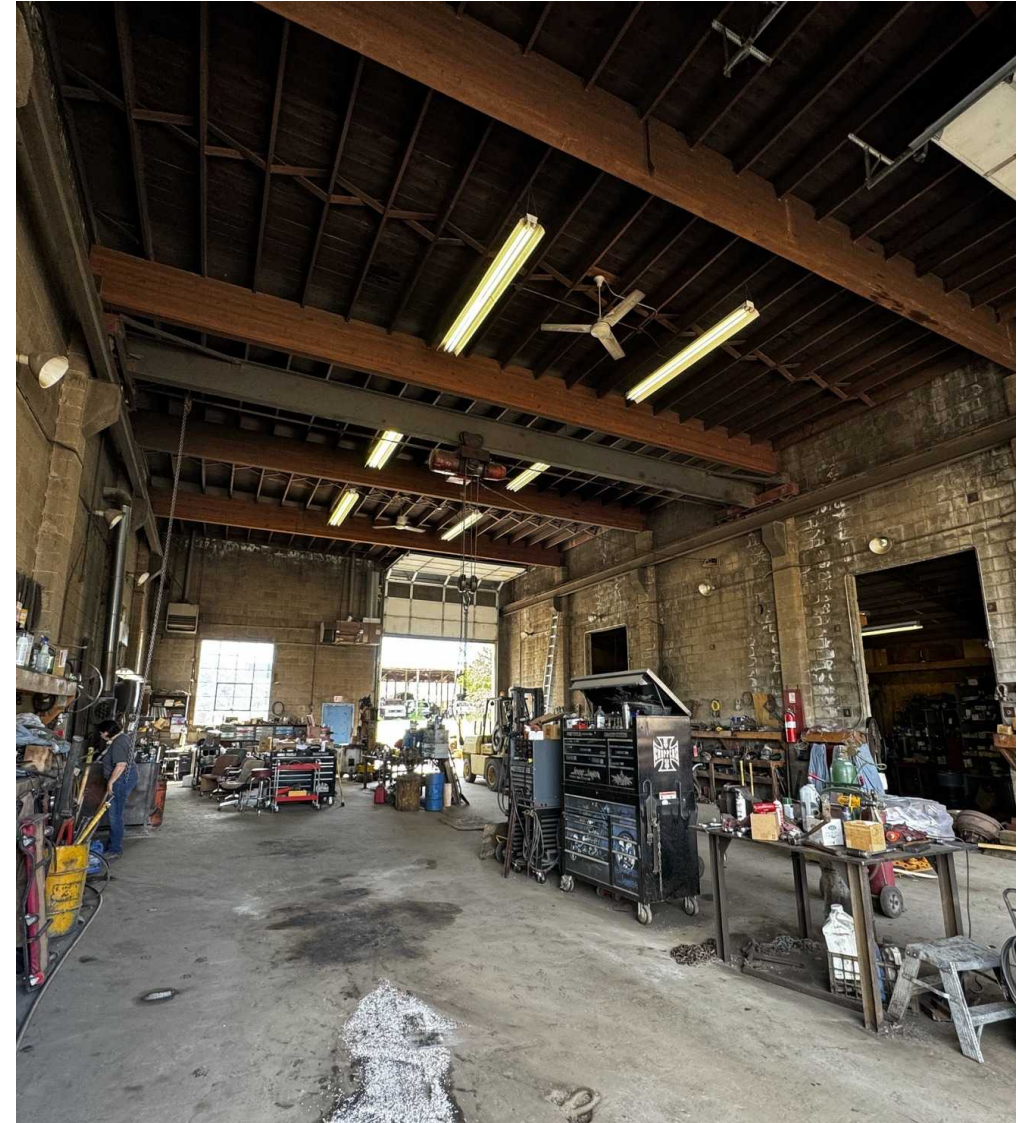
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Exterior of Shop Building: +/- 4,600 SF



Interior of Shop Building (business and equipment not included)

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Pole Barn +/- 5,600 SF: 6 Covered bays, perfect for equipment, trucks, or materials



Enclosed Garage +/- 2,500 SF: 2 bays, ideal for vehicle storage, equipment

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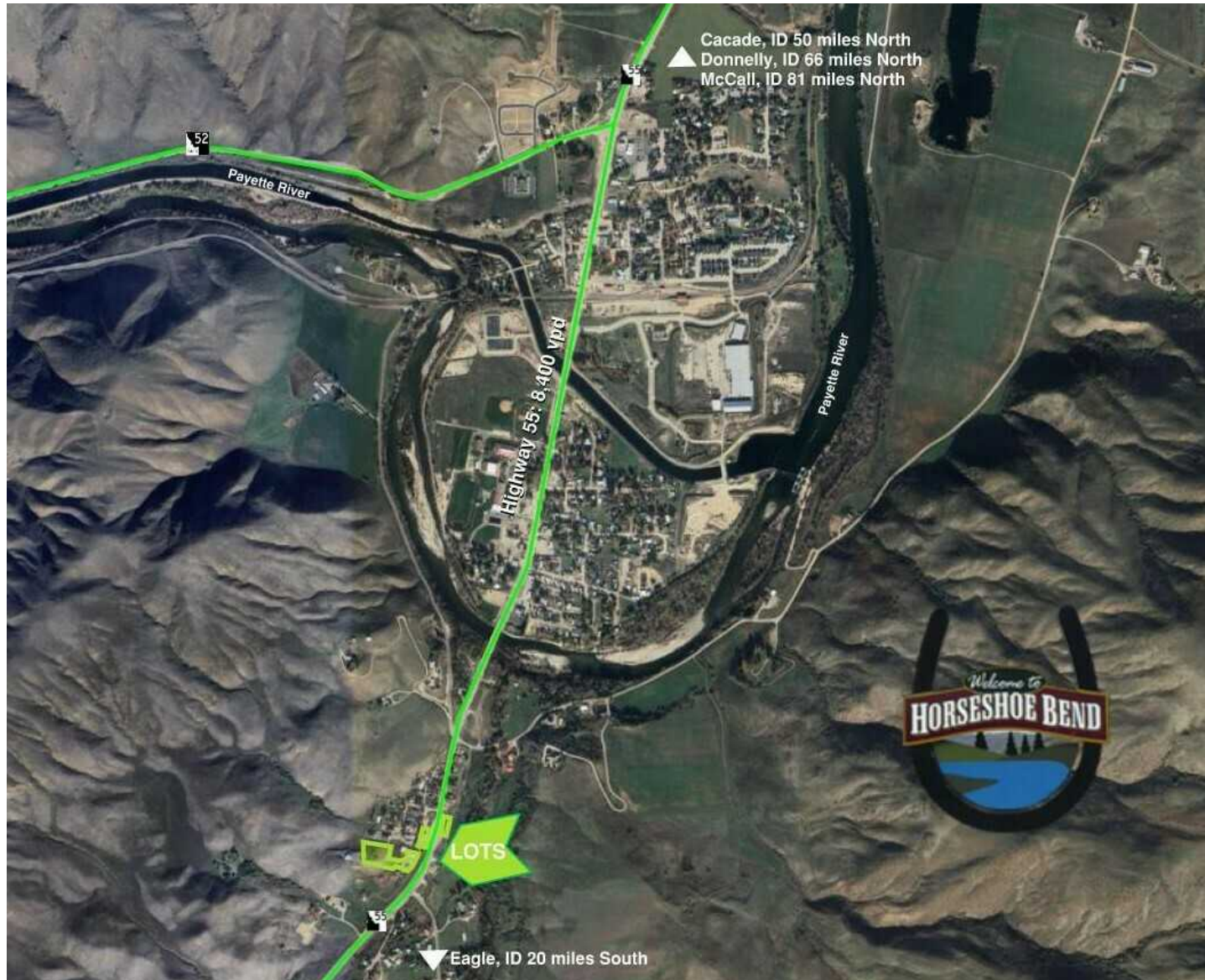
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	0	0	0
AVERAGE AGE	0	0	0
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	0	0
# OF PERSONS PER HH	0	0	0
AVERAGE HH INCOME	\$0	\$0	\$0
AVERAGE HOUSE VALUE			

Demographics data derived from AlphaMap



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