

LAND FOR SALE



I-90 FRONTAGE LAND
±36.43 ACRES AVAILABLE
N Frontage Road
Wallace, ID 83873

*Lot Outlines are Approximate

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Discover an exceptional opportunity to acquire a versatile piece of land located at Exit 61 on Interstate-90, offering easy access and visibility. This expansive property is zoned for multiple uses, making it ideal for a variety of development ventures.

OFFERING SUMMARY -

Asking Price: \$2.50 per foot

Lot Size: ±36.43 Acres (±1,586,891 SF)

Parcel #s: RPB00000278500 & RP48N04E273850

- Multiple Use Zoning
- Over 3,000 feet of I-90 Freeway frontage
- Over 2,000 feet of River frontage
- East & West bound access via exit 61

Strategic Location: Situated conveniently at Exit 61 on Interstate-90, this property boasts over 3,000 feet of freeway frontage. This high-visibility location ensures your development will receive maximum exposure to the thousands of daily commuters and travelers passing through the area.

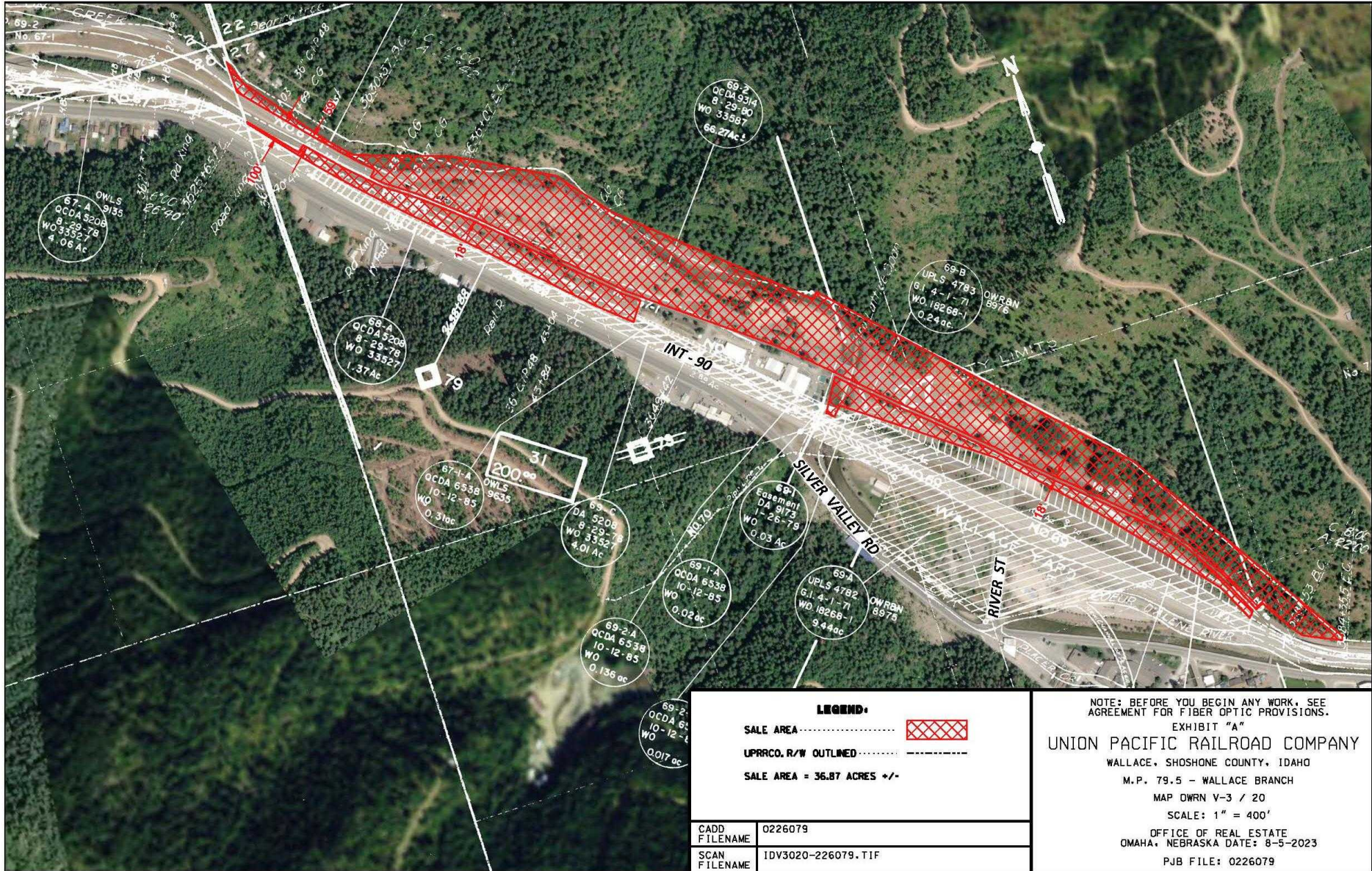
Natural Beauty: Spanning over 2,000 feet of river frontage, the property not only offers commercial potential but also scenic beauty. The tranquil river views enhance the property's appeal, providing a unique setting for a variety of recreational or hospitality ventures.

Development Potential: With its multiple use zoning, the property presents endless possibilities for development. Whether you envision a retail complex, a hospitality establishment or industrial facilities, this land offers the flexibility to bring your vision to life.



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LEGEND:

SALE AREA [Red Hatched Box]

UPRRCO, R/W OUTLINED [Dashed Line]

SALE AREA = 36.87 ACRES +/-

NOTE: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR FIBER OPTIC PROVISIONS.

EXHIBIT "A"

UNION PACIFIC RAILROAD COMPANY

WALLACE, SHOSHONE COUNTY, IDAHO

M.P. 79.5 - WALLACE BRANCH

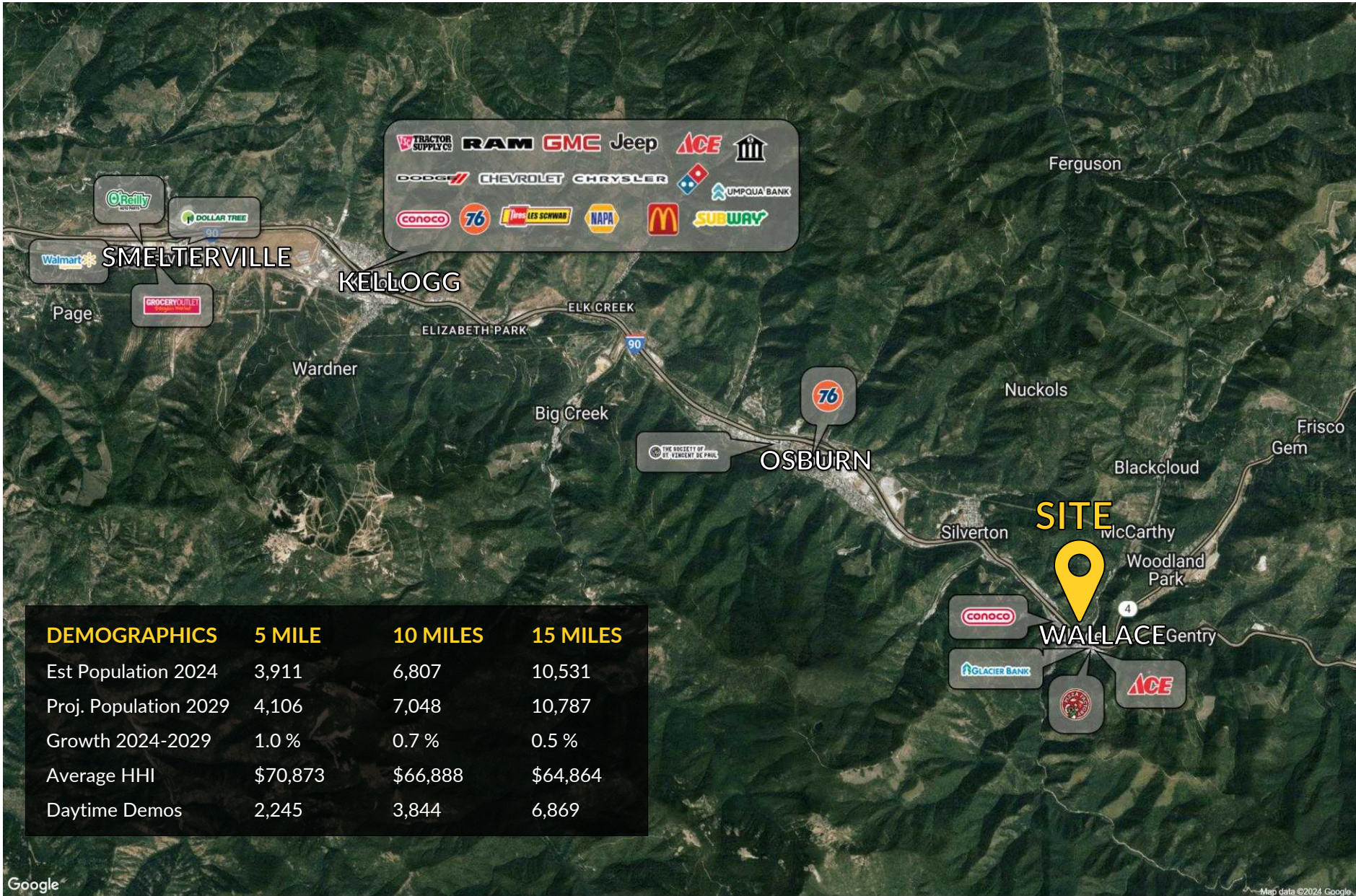
MAP OWN V-3 / 20

SCALE: 1" = 400'

OFFICE OF REAL ESTATE
OMAHA, NEBRASKA DATE: 8-5-2023

PJB FILE: 0226079

CADD FILENAME	0226079
SCAN FILENAME	IDV3020-226079.TIF



DEMOGRAPHICS	5 MILE	10 MILES	15 MILES
Est Population 2024	3,911	6,807	10,531
Proj. Population 2029	4,106	7,048	10,787
Growth 2024-2029	1.0 %	0.7 %	0.5 %
Average HHI	\$70,873	\$66,888	\$64,864
Daytime Demos	2,245	3,844	6,869

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For more information on this opportunity:

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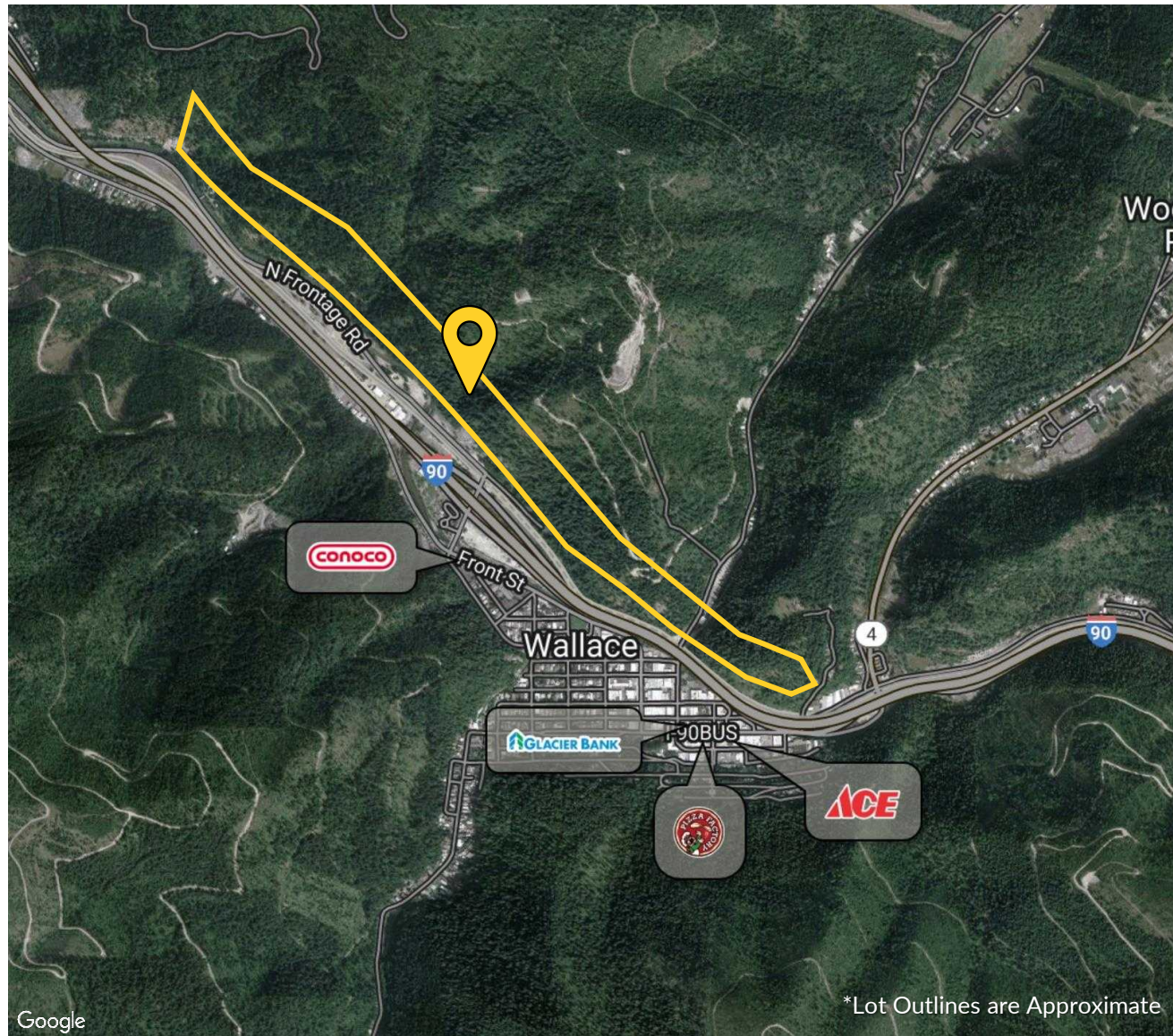
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