



MARK BOTTLES
REAL ESTATE SERVICES

LAND
FOR SALE



4523 SE 3RD AVE | NEW PLYMOUTH, ID 83655

MIXED-USE GROUND



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PROPERTY DESCRIPTION

Located just one mile from I-84 access, this 42-acre property offers excellent visibility and connectivity. The site is composed of two parcels: 14 Acres zoned Commercial and 28 Acres zoned Agricultural (with Rezone Potential). The commercial parcel is well-suited for retail, service, or light industrial development, while the agricultural parcel offers potential for future rezoning or complementary uses. This location provides strong development potential in a growth area with convenient interstate access.

PROPERTY HIGHLIGHTS

- 1,160 feet of frontage on HWY 30
- 1 Mile from I-84 access
- Current use: trucking yard (14 acres)
- Includes one rental home on property

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	42 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	525	1,889	9,478
Total Population	1,574	5,442	26,883
Average HH Income	\$124,575	\$112,504	\$90,113

DAVE BOHECKER

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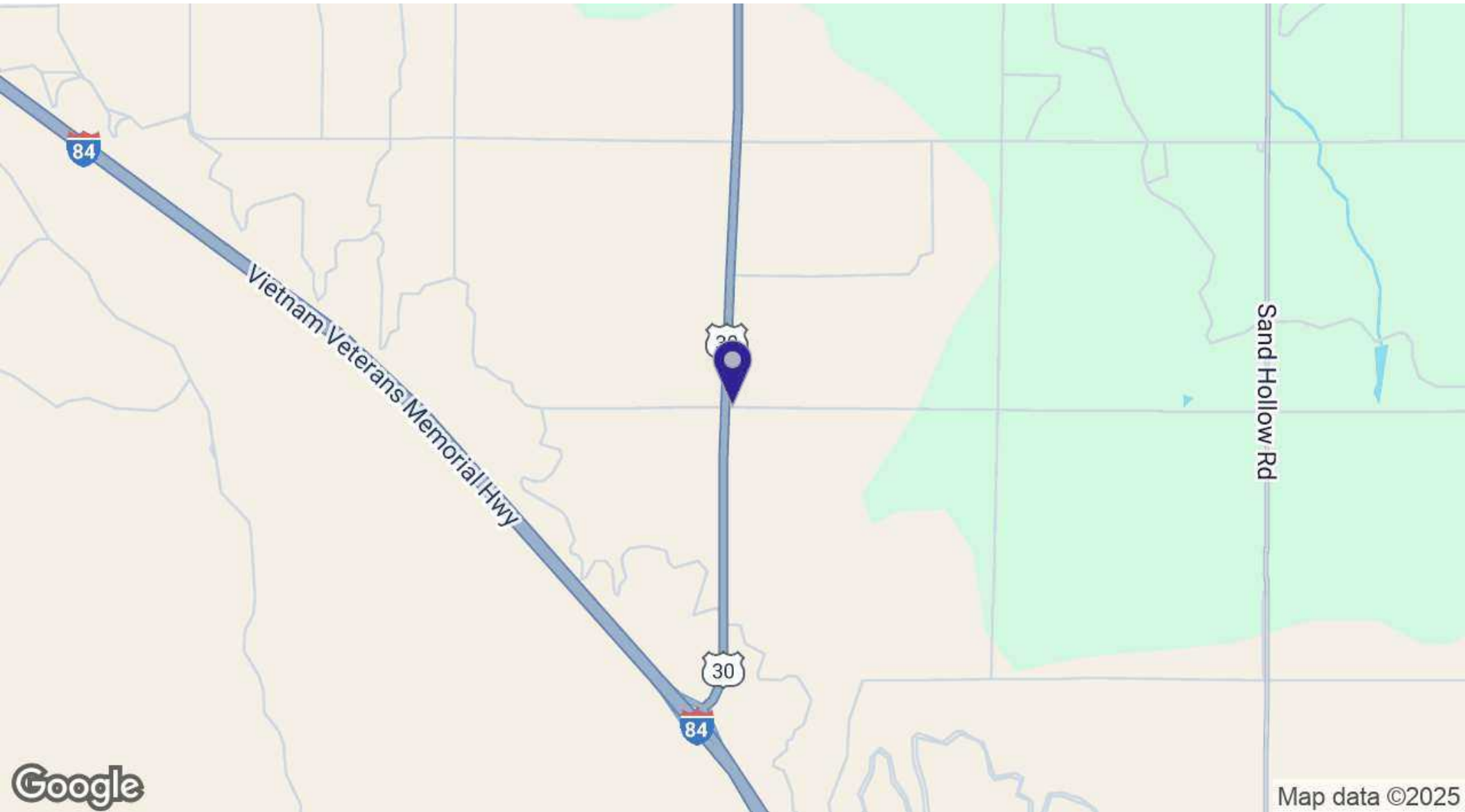


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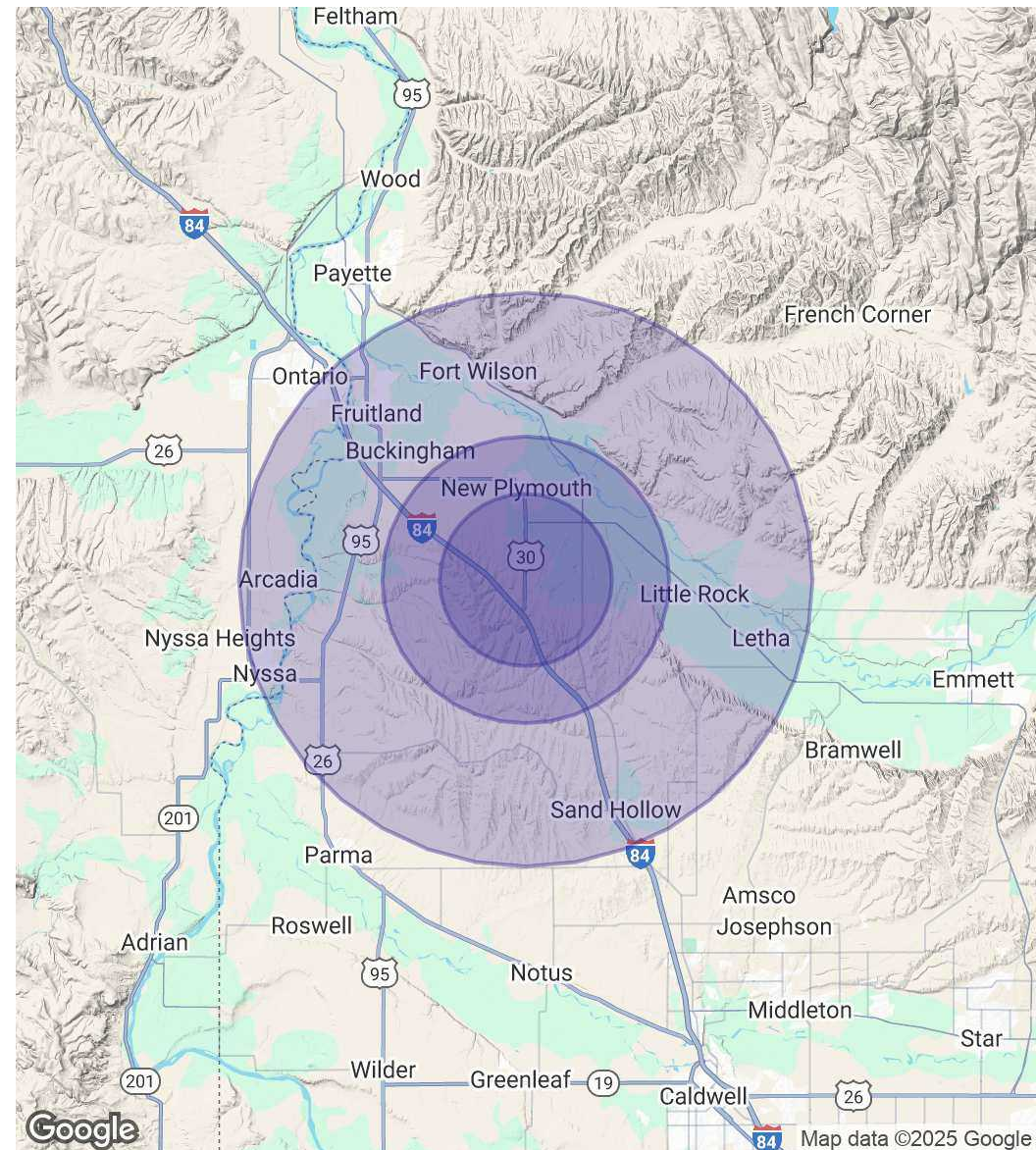
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,574	5,442	26,883
Average Age	39	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	525	1,889	9,478
# of Persons per HH	3	2.9	2.8
Average HH Income	\$124,575	\$112,504	\$90,113
Average House Value	\$487,001	\$440,335	\$374,213

Demographics data derived from AlphaMap



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