



Property Highlights

Lot 1 Price Reduced	\$169,000.00 Now \$130,000
Lot 1 Proposed	4,044 SF Building
Lot 2 Pad Site Price	\$209,000.00
Lot 2 Proposed	5,632 SF Building or a 2,425 SF Bank/Restaurant & Drive Through
Build-to-Suit Option	Contact Agent for Details
Pad Site Status	Paving & Landscaping In-Place, Build-Ready, Bring Your Own Builder
Zoning	C-1 (General Commercial)
Parking	Ample / On-Site / Installed
Availability	Immediate, Contact Agent Today

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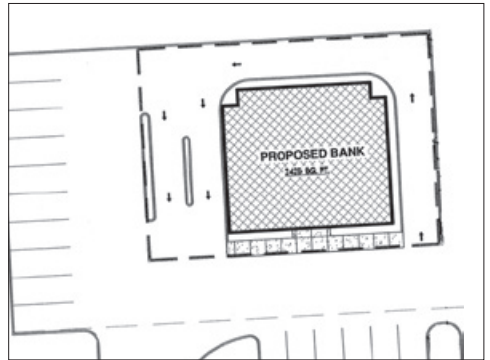
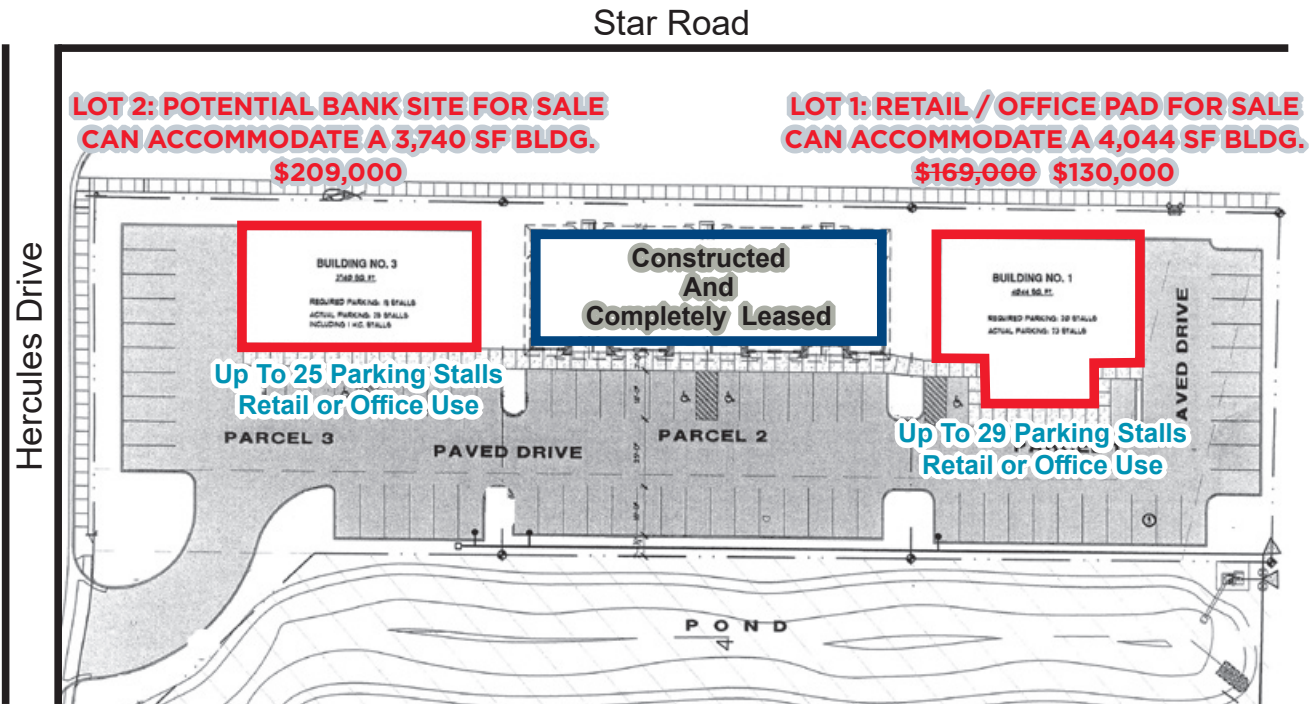
Listing Features

- Celestial Village Professional Retail and Office Complex Pad / Lots
- Center Office Building is Completely Built and Leased
- High Visibility Location with High Traffic Counts - 10,000 ADT
- Growing - Expanding Population in Surrounding Area
- Easy Access to and from Site
- Good / High Demographics 5 Mile Pop. 36,622 | Avg. H.H. Income \$87,637
- Close Proximity to State Street / Highway 44
- About 30 Minutes from Downtown Boise, Almost 19 Miles
- Attractively Landscaped with Adequate On-Site Parking
- Immediate Availability, Contact Agent to Schedule a Site Visit Today!!

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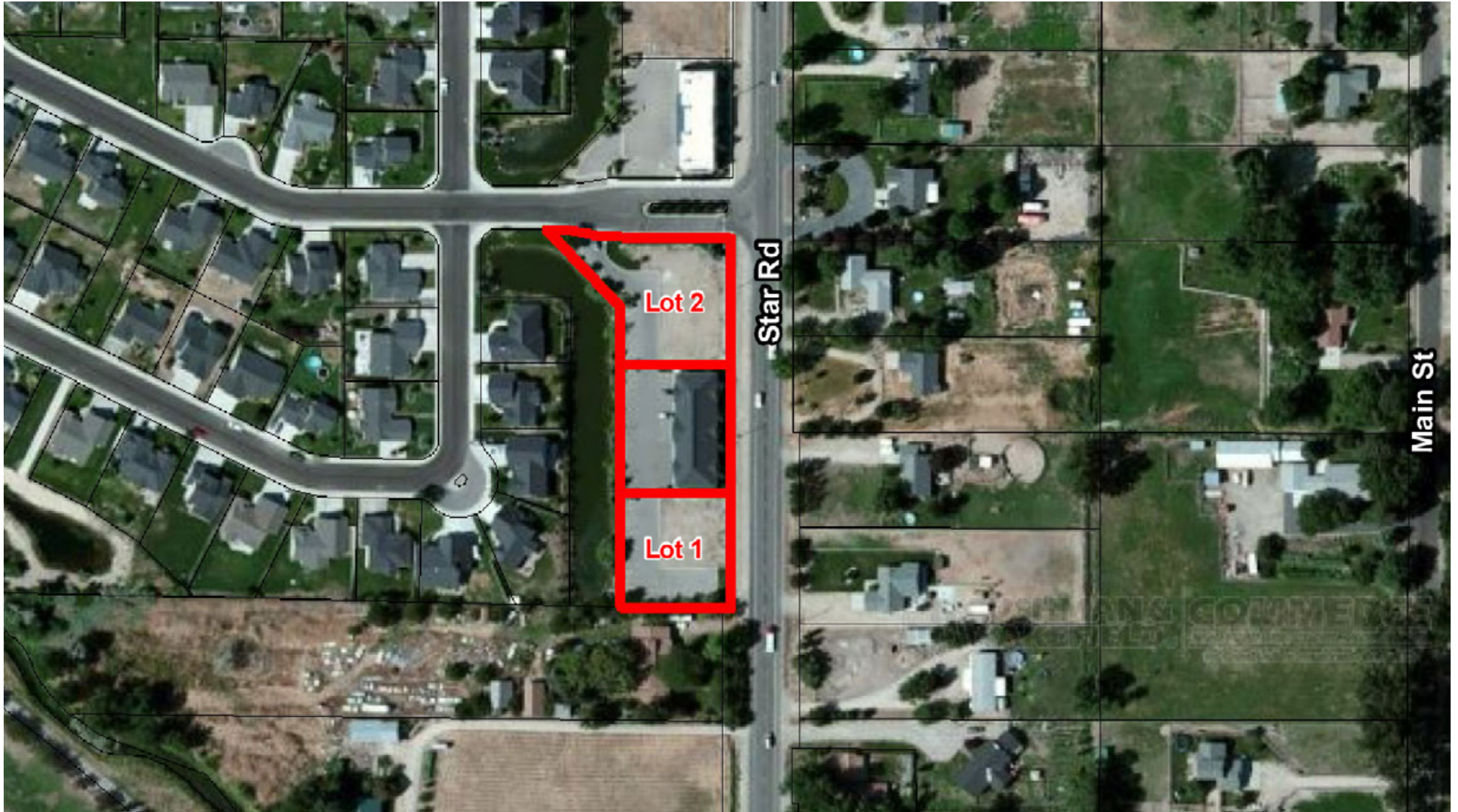
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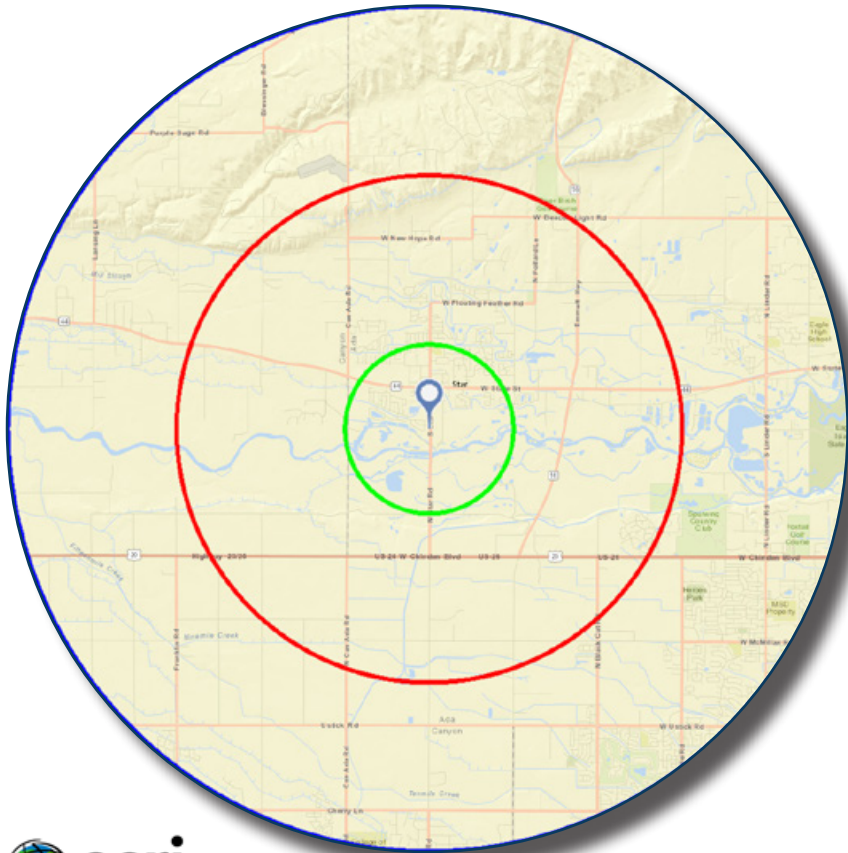
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- LOCATED IN A HIGH GROWTH AREA IN STAR -

In the identified area, the current year population is 36,622. In 2010, the Census count in the area was 30,622. The rate of change since 2010 was 3.47% annually. The five-year projection for the population in the area is 42,976 representing a change of 3.25% annually from 2015 to 2020.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
Population			
2000 Population	1,416	2,892	11,258
2010 Population	3,193	7,160	30,622
2015 Population	3,631	9,308	36,622
2020 Population	5,129	11,853	42,976
2000-2010 Annual Rate	8.47%	9.49%	10.52%
2010-2015 Annual Rate	2.48%	5.12%	3.47%
2015-2020 Annual Rate	7.15%	4.95%	3.25%
2015 Male Population	49.5%	49.6%	49.9%
2015 Female Population	50.5%	50.4%	50.1%
2015 Median Age	35.4	34.4	34.2

	1 mile	3 miles	5 miles
Households			
2000 Households	523	1,057	3,826
2010 Households	1,119	2,457	9,884
2015 Total Households	1,300	3,228	11,776
2020 Total Households	1,852	4,142	13,886
2000-2010 Annual Rate	7.90%	8.80%	9.96%
2010-2015 Annual Rate	2.90%	5.34%	3.39%
2015-2020 Annual Rate	7.33%	5.11%	3.35%
2015 Average Household Size	2.79	2.88	3.09

	1 mile	3 miles	5 miles
Average Household Income			
2015 Average Household Income	\$81,146	\$82,123	\$87,637
2020 Average Household Income	\$92,824	\$93,901	\$100,984
2015-2020 Annual Rate	2.73%	2.72%	2.88%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	96	213	650
Total Employees:	482	1,141	4,660

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