

SE 3RD AVE



LOCAL CO-OP

FERTILIZER & SEED WAREHOUSE

COFFEE DRIVE-THRU

INDUST FLEX

INDUSTRIAL FLEX UNITS

INDUST FLEX

INDUST FLEX

INDUSTRIAL FLEX UNITS

INDUST FLEX

INDUST FLEX

MINI STORAGE UNITS

INDUSTRIAL FLEX UNITS

NATURAL MENT SALES & YARD

I.F.U.

GATEWAY PARK DRIVE

INDUST FLEX

COVERED RV STORAGE

INDUSTRIAL FLEX UNITS

INDUSTRIAL FLEX UNITS

GATEWAY COMMERCIAL PARK

OFFERING MEMORANDUM

Commercial Sub - HWY 30 & I84

4523 Southeast 3rd Avenue
New Plymouth, ID 83655

Angela Bruno
Certified Land Consultant - Realtor
208.353.3965 (Direct)
angela@landcollectiveidaho.com

The Land Collective - FLX Realty
Boise
Boise, Idaho 83704
2083533965



Executive Summary

4523 SE 3rd Ave, New Plymouth, ID



LOT SIZE

I-4I (Subdividable)

Secure your footprint at the Gateway to New Plymouth. With over 1,100 feet of highway exposure and immediate I-84 access, this is the premier site for the next phase of Treasure Valley's westward expansion.

PROPERTY DATA

Lot Size (Acres)	1-41 (Subdividable)
Parcel ID	07N04W273022, 07N04W273030
Zoning	Comp Plan - Commercial
County	Payette
Coordinates	43.922077,-116.810133
Appraised Land Value	—
Frontage	1175'
Traffic	2500 vehicles per day

Investment Highlights

Western parcel already zoned commercial. The eastern parcel needs a simple rezone aligning with the Comp Plan - Commercial zoning designation significantly reduce pre-development risk, timeline, and cost for the incoming developer.

1. **The "Gateway" Factor:** primary route to New Plymouth. Less than a mile from I84, Exit 9.
2. **Turn-Radius/Acreage:** 41-acre contiguous footprint allows for **full 53' trailer turnarounds.**
3. **Zoning Readiness:** Simple rezone complies with comp-plan.

Concrete Washout currently on site.

The site offers direct access to major arterials and interstate highways, positioning future development to serve a broad regional trade area.

1. Heavy Equipment & Agricultural Dealerships
2. Regional Logistics & Fleet Services
3. Storage Developers - Large or Small
4. Industrial & Logistics Developers

Lot Size

1-41 (Subdividable)

Location Highlights

📍 Strategic Logistics & Access

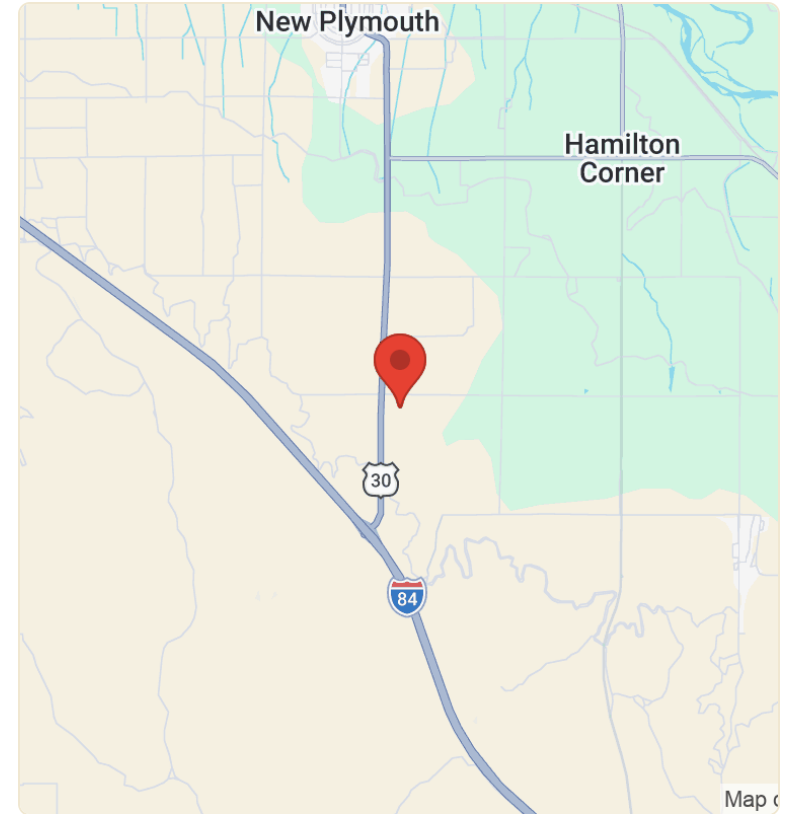
- **The "First Mile" Advantage:** Located one minute from the I-84 / Exit 9 interchange, offering immediate north-south and east-west connectivity.
- **Unrivaled Visibility:** Over **1,175 linear feet** of direct Highway 30 frontage—the primary arterial for all commuters and commercial transport entering New Plymouth.
- **High-Volume Corridor:** Highway 30 serves as the critical link between the I-84 interstate and the heavy agricultural/industrial zones of the western Treasure Valley.

📈 Regional Growth & Economic Context

- **Treasure Valley Overflow:** As Nampa and Caldwell industrial spaces reach capacity, this location offers a high-value alternative with "Interstate-adjacent" convenience at a lower cost-of-entry.
- **Boise-to-Ontario Link:** Positioned perfectly at the halfway point for regional distribution services between the Boise Metro and Eastern Oregon markets.
- **Growth-Friendly Jurisdiction:** Located in Payette County, which has shown active support for expanding industrial and commercial footprints near major interchanges to capture regional growth.

🏠 Site-Specific Selling Points

- **Fleet-Friendly Topography:** Level, usable acreage with expansive road frontage allows for wide



LOCATION

Address

4523 Southeast 3rd Avenue

✈️ AIRPORTS

Davison Ranch Airport	18.5 mi
Nampa Model Aviators Field	25.9 mi
Caldwell Executive Airport	21.3 mi
Boise Regional Airport	45.0 mi

🛣️ HIGHWAYS

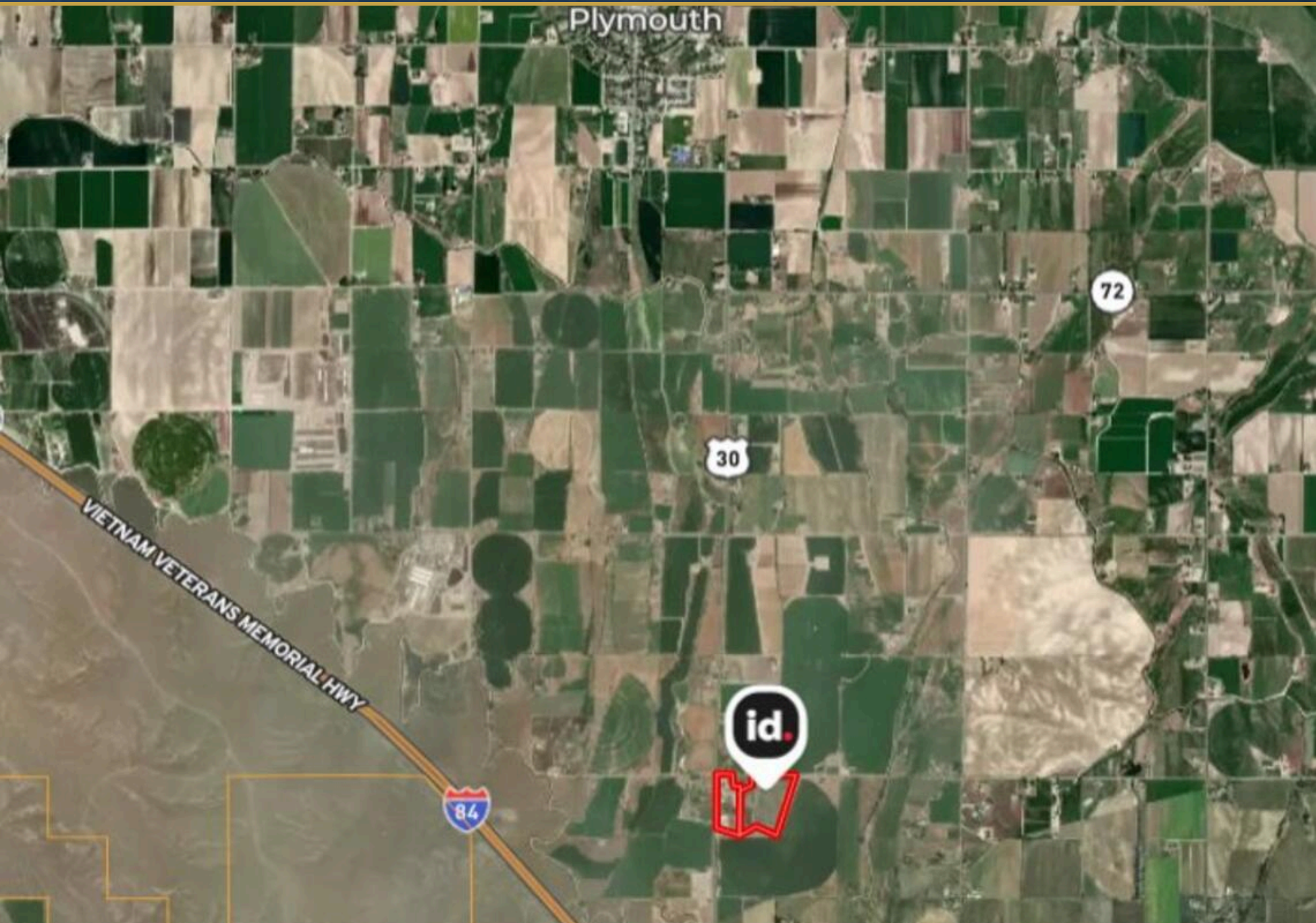
I84	0.9 mi
US 30	53 ft
US 72	2.0 mi
US 95	7.6 mi



43.9183°N, 116.8138°W



Plymouth



SE 3RD AVE



COMMERCIAL SUBDIVISION OPPORTUNITY

1-ACRE LOT OPTIONS

208.353.3965

Angela
BRUNO



THE LAND
COLLECTIVE

AN Angela Bruno COMPANY

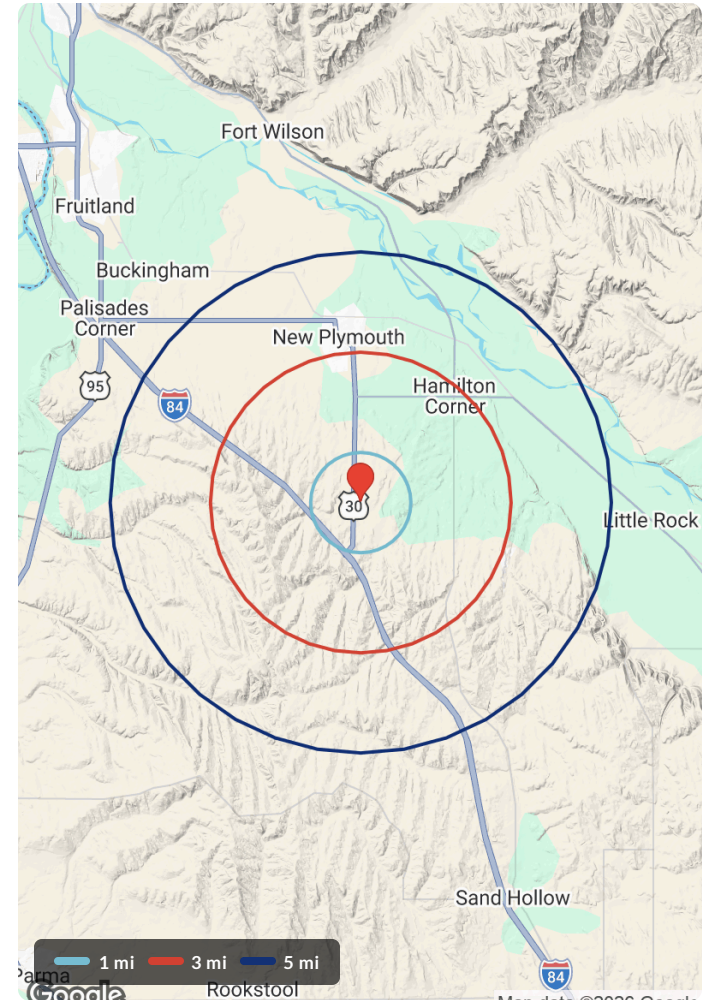
POWERED BY:
FLX. REAL ESTATE

41-ACRES TOTAL



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	185	1,298	3,984
2010 Population	207	1,448	4,404
2025 Population	263	1,862	5,396
2030 Population	282	1,992	5,744
2025-2030 Growth Rate	1.40 %	1.36 %	1.26 %
2025 Daytime Population	168	1,367	3,979
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	49	430	1,365
2010 Total Households	58	504	1,549
2025 Total Households	74	618	1,864
2030 Total Households	80	662	1,986
2025 Avg. Household Size	3.54	3	2.89
2025 Owner Occupied Housing	63	520	1,531
2030 Owner Occupied Housing	68	563	1,650
2025 Renter Occupied Housing	11	98	333
2030 Renter Occupied Housing	11	99	335
2025 Vacant Housing	2	19	95
2025 Total Housing	76	637	1,959
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	34	101
\$15,000-\$24,999	2	24	95
\$25,000-\$34,999	6	45	149
\$35,000-\$49,999	9	69	226
\$50,000-\$74,999	12	102	334
\$75,000-\$99,999	8	74	263
\$100,000-\$149,999	17	142	358
\$150,000-\$199,999	3	24	80
\$200,000 or greater	14	104	258
Median HH Income	\$89,108	\$85,030	\$76,985
Average HH Income	\$115,087	\$111,722	\$103,339



\$89,108 MEDIAN HH INCOME (1-MI)	\$115,087 AVG HH INCOME (1-MI)
85.1% OWNER OCCUPIED (1-MI)	14.9% RENTER OCCUPIED (1-MI)
2.6% VACANCY RATE (1-MI)	1.40 % 2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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Lic# SP47446

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