

PAD SITE FOR SALE / GROUND LEASE / BTS

445 FARNSWORTH WAY

RIGBY, IDAHO 83442



LAND AVAILABLE:

Size:	1.45 Acres
Price:	\$525,000
Rate:	\$8.31/SF

DEMOGRAPHICS:

2015	1 Mi.	3 Mi.	5 Mi.
Population:	3,507	11,546	18,453
Avg HH Income:	\$55,094	\$63,419	\$65,621
Employees:	2,242	3,240	3,964
Median Age:	28.5	29.0	29.7
Households:	1,166	3,604	5,682

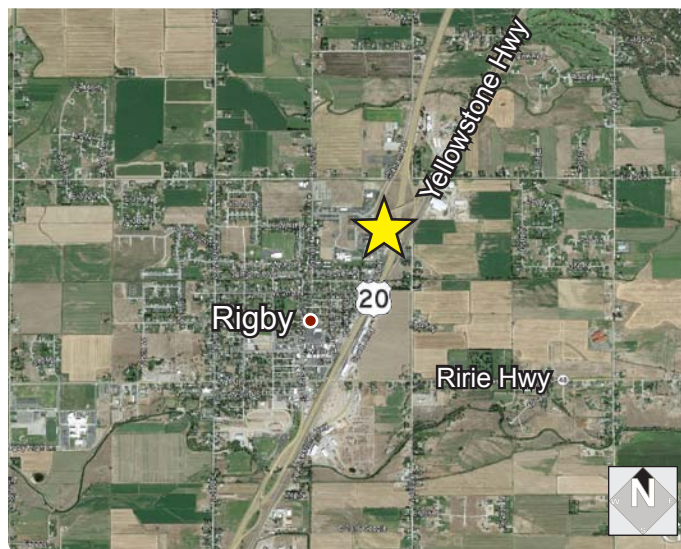
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LISTING COMMENTS:

Prime corner retail pad at Highway 20 Interchange.

Located on the primary route to Yellowstone National Park's west entrance.

Full-movement access via two streets.

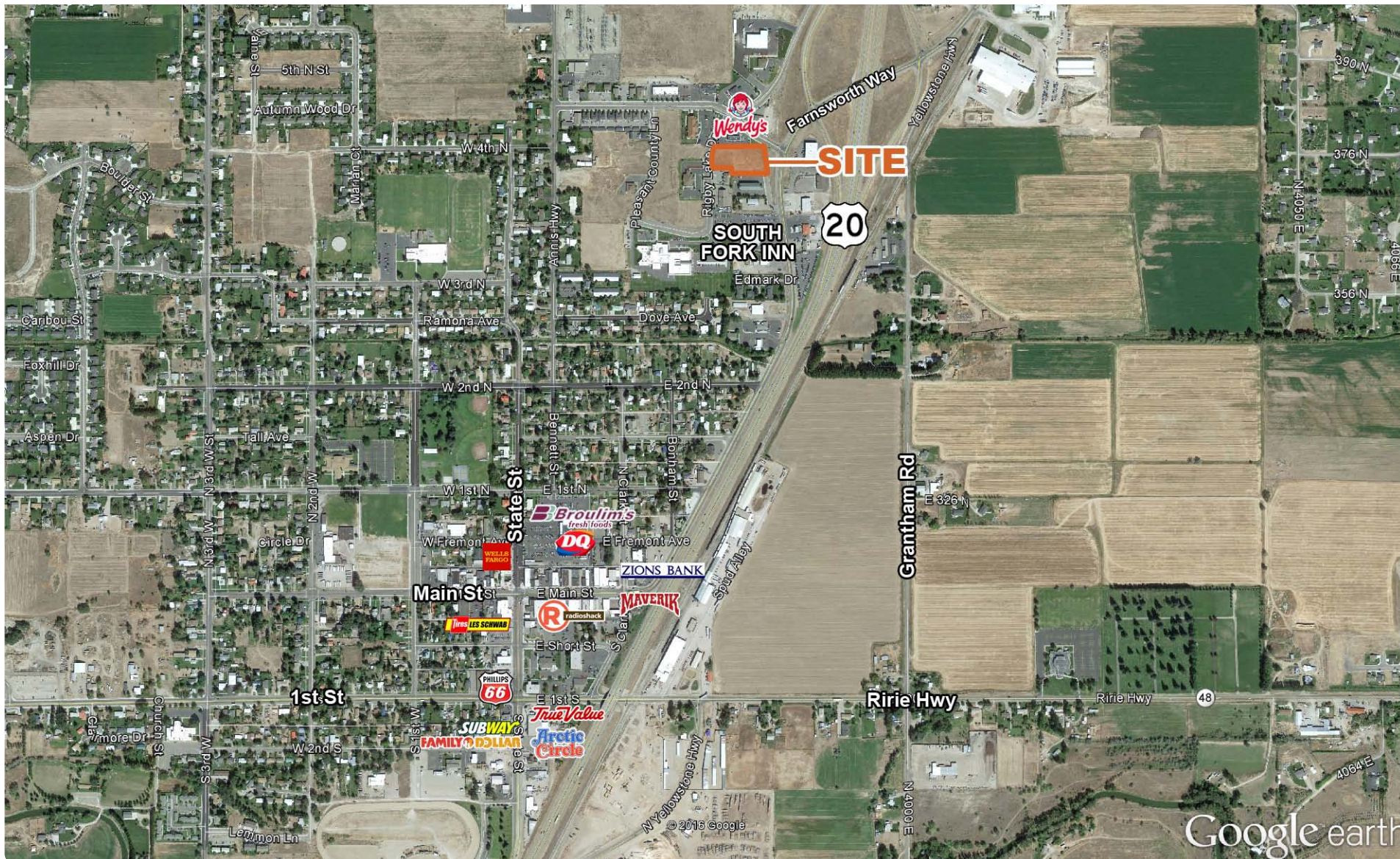
Adjacent to multiple area employers.

60' tall pylon sign approved by the City of Rigby.

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.