



4,400 SF INDUSTRIAL DEVELOPMENT READY LOT-MAJESTIC PARK

2639 14TH N. | Idaho Falls, ID | 83406

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



4,400 SF INDUSTRIAL DEVELOPMENT READY LOT-MAJESTIC PARK

2639 14TH NORTH | IDAHO FALLS, ID | 83406



PROPERTY HIGHLIGHTS

- All curb, gutter, sidewalks, and parking are all in place
- Turn-key office pad site
- Strategic location with easy access to major transportation routes
- Near Costco

OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	4,400 SF



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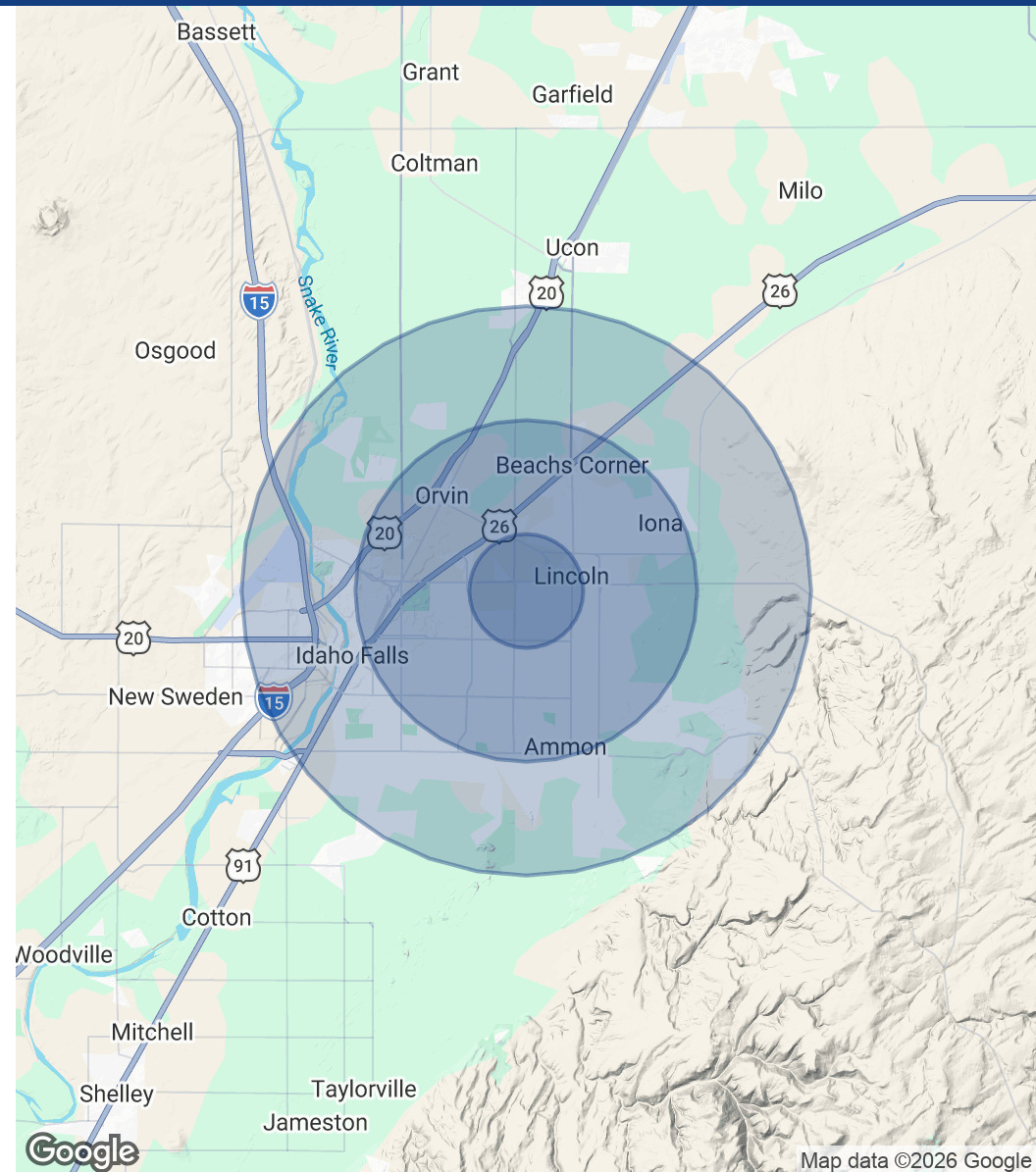
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,474	61,950	98,888
Average Age	29.3	32.2	33.3
Average Age (Male)	29.7	31.1	32.9
Average Age (Female)	29.3	33.6	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,206	21,124	34,081
# of Persons per HH	3.4	2.9	2.9
Average HH Income	\$92,064	\$86,247	\$93,122
Average House Value	\$298,213	\$301,773	\$330,687

2023 American Community Survey (ACS)



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