

For Sale

Commercial Anchor Opportunity 10.58 Acres on Hwy 95 | Payette, ID



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Property Highlights

- 10.58 Acre commercial parcel within a 166-lot mixed-use project
- Serves both **internal residential community** and the **surrounding trade area**
- Highway 95 frontage and strong traffic counts
- Proximity to Payette High School
- Nearby national retailers (Dutch Bros, McDonald's, etc.)
- Ideal for retail, QSR, medical, or mixed-use commercial
- Unique opportunity to own commercial ground within Payette City limits

Property Details

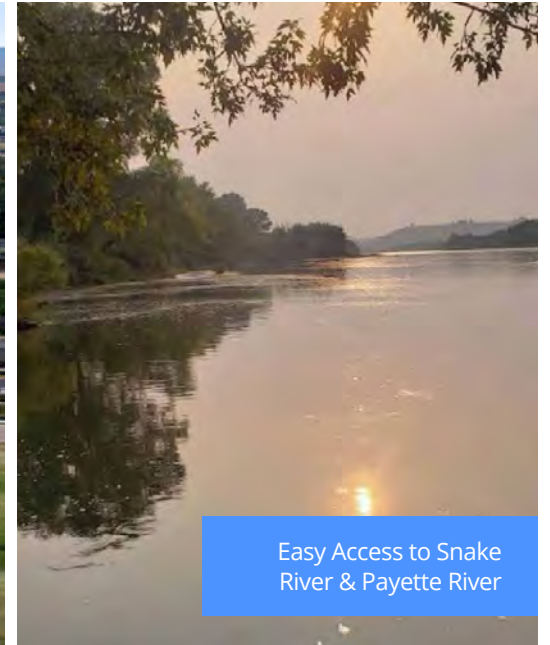
Address	1610 6th Ave South, Payette, ID 83661 <i>Located on Highway 95</i>
Property Type	Mixed-use Land
Price	Contact Agent
Zoning	Mixed use
Size	10.58 Acres



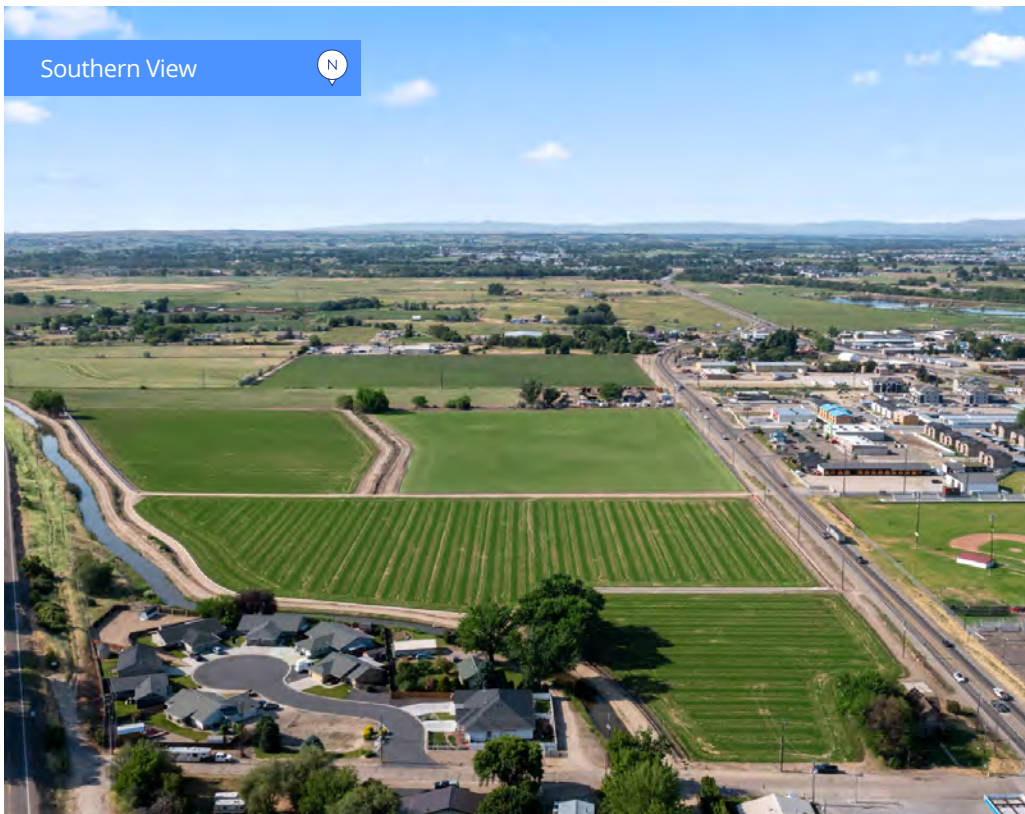
Property Gallery



Northwest View



Easy Access to Snake River & Payette River

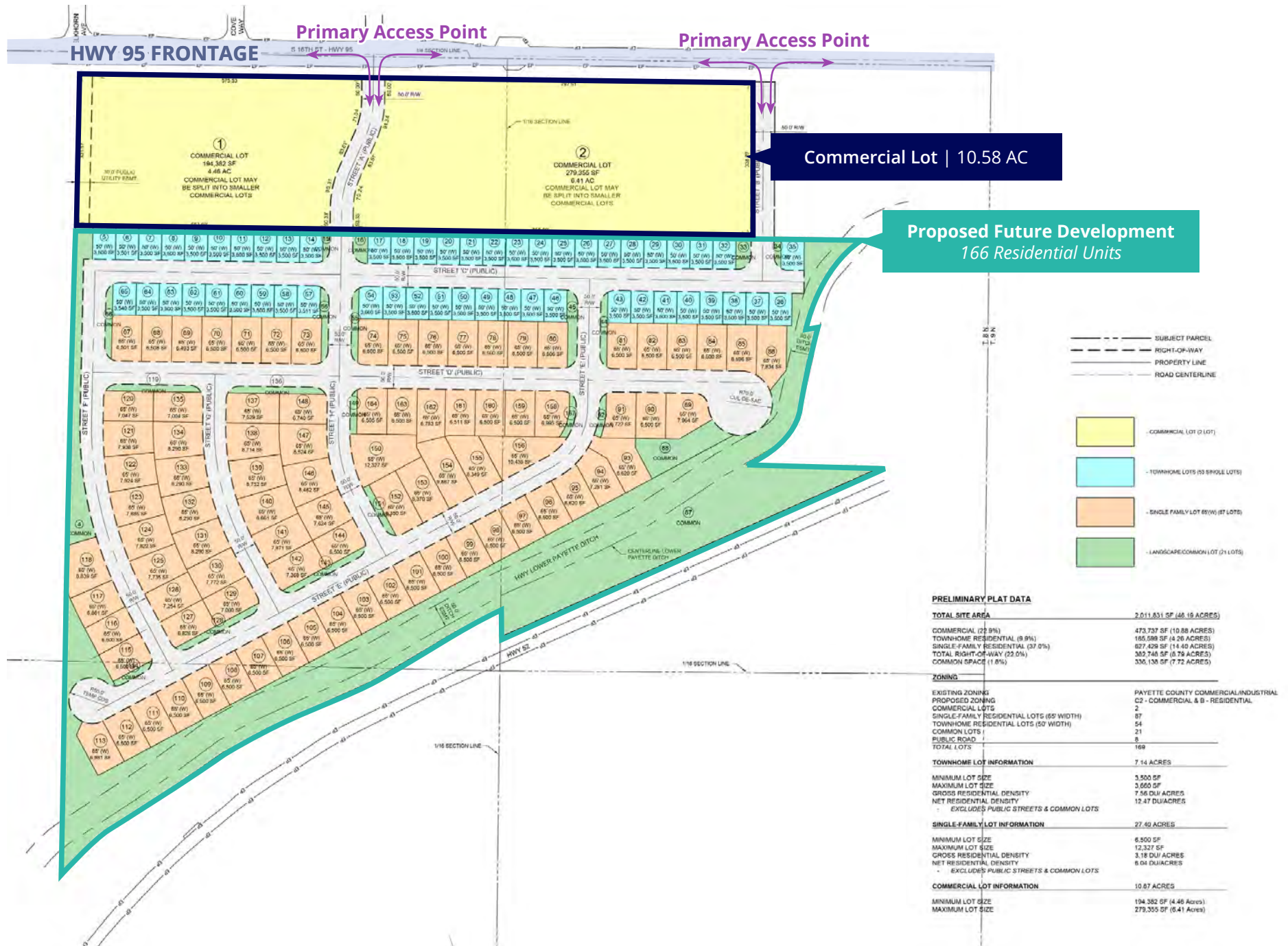


Southern View



Northeast View

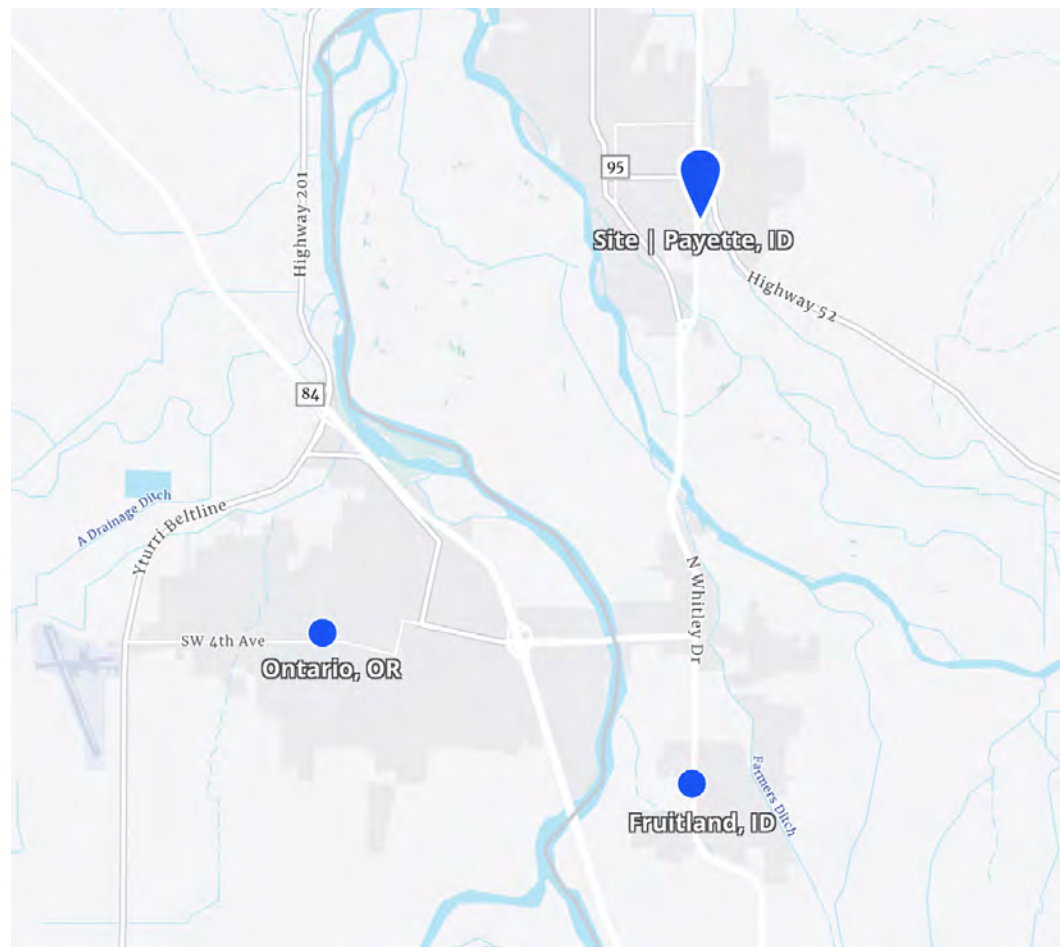
Proposed Site Plan



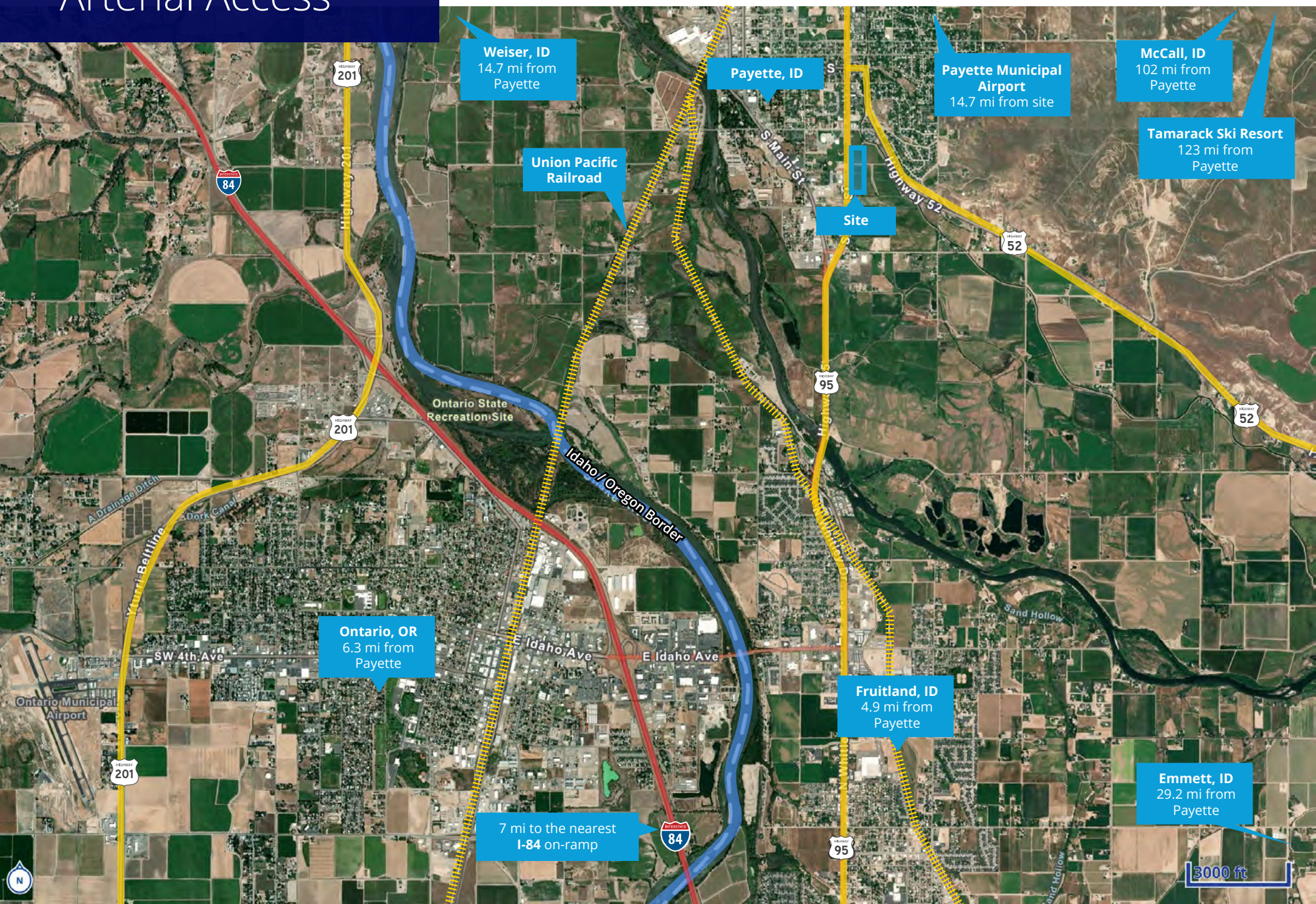


Investment Highlights

- Commercial anchor within planned community
- Strong visibility and access
- Limited competing commercial supply
- Growth corridor between Fruitland, Ontario, and Payette



Arterial Access



Merchant Map





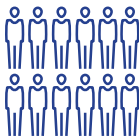
Local Area Overview - Payette

The City of Payette actively supports business growth through strategic incentives, local resources and a collaborative environment, fostering a thriving and diverse business community.

Outdoor recreation is a key part of life in Payette, with over 51 acres of parkland, a greenway trail, access to the Snake River, a public golf course and the Payette Municipal Airport. The city's location provides quick access to year-round outdoor activities, from skiing at Tamarack Resort, Brundage Mountain and the Little Ski Hill to boating on Payette Lake or Lake Cascade, as well as hiking and fishing in the surrounding areas.

Payette offers a strong education system with a high-performing school district and partnerships with nearby universities to help prepare students for future careers. Residents also benefit from low crime rates and responsive public safety services, making Payette an exceptional place to live, work and explore.

Sourced From: cityofpayette.com, bestplaces.net, worldpopulationreview.com



2025 Population (MSA)

8,636



Average Commute Time

26.4



2025 Average Household Income

\$77,261



Median Age

39.6

Employment



44%
White Collar



40%
Blue Collar



16%
Services

Business



266
Total Businesses



2,018
Total Employees



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Demographics

2025	1 Mile	3 Miles	5 Miles
Population	5,202	13,791	33,914
Households	2,058	5,260	12,638
Average HH Income	\$67,236	\$75,990	\$75,062
Median HH Income	\$52,950	\$61,795	\$61,241

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