

COMMERCIAL PADS FOR SALE

480 West Lancaster Road

HAYDEN, ID 83835

PRESENTED BY:

TAYLOR GIBBONS

O: 509.939.1741

taylor.gibbons@svn.com



PROPERTY SUMMARY



LOTS SIZES AND PRICING

LOT A SIZE:	\$25/SF for 1.196 Acres 69,957 SF
LOT B SIZE:	\$20/SF for 1.27 Acres 55,321 SF
LOT C SIZE:	\$20/SF for 1.271 Acres
LOT D SIZE:	\$25/SF for 3.278 Acres 142,790 SF
LOT E SIZE:	\$20/SF for 1.606 Acres 52,098 SF
LOT F SIZE:	\$20/SF for 1.553 Acres 67,649 SF
LOT G SIZE:	\$20/SF for 1.497 Acres 65,209 SF
LOT H SIZE:	\$20/SF for 1.439 Acres 62,683 SF
LOT I SIZE:	\$20/SF for 1.465 Acres 63,815 SF

LOCATION DESCRIPTION

Pad Ready Parcels along Hwy 95 in Hayden, Idaho.

Prime location and exposure with infrastructure in place.

A wide variety of uses are permitted.

Zoned Commercial

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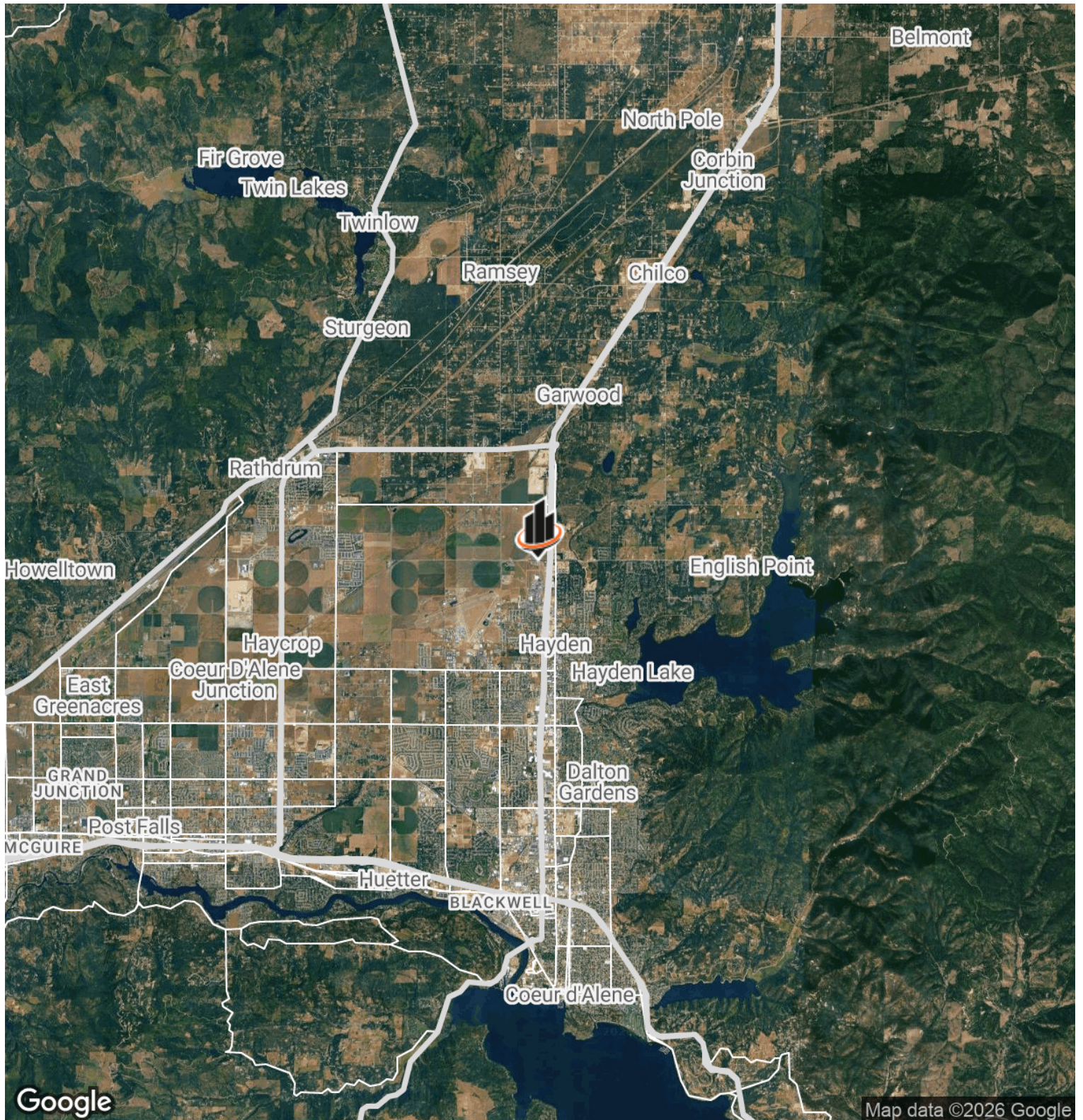
taylor.gibbons@svn.com

AERIAL AND LOT SIZES



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LOCATION MAP



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SVN | HIGH DESERT COMMERCIAL 4

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,759	20,300	56,668
AVERAGE AGE	41.2	45.6	42.6
AVERAGE AGE (MALE)	35.2	43.0	40.5
AVERAGE AGE (FEMALE)	44.6	46.9	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	617	7,646	21,453
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$141,422	\$109,978	\$105,622
AVERAGE HOUSE VALUE	\$748,466	\$558,440	\$528,128

2023 American Community Survey (ACS)

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