

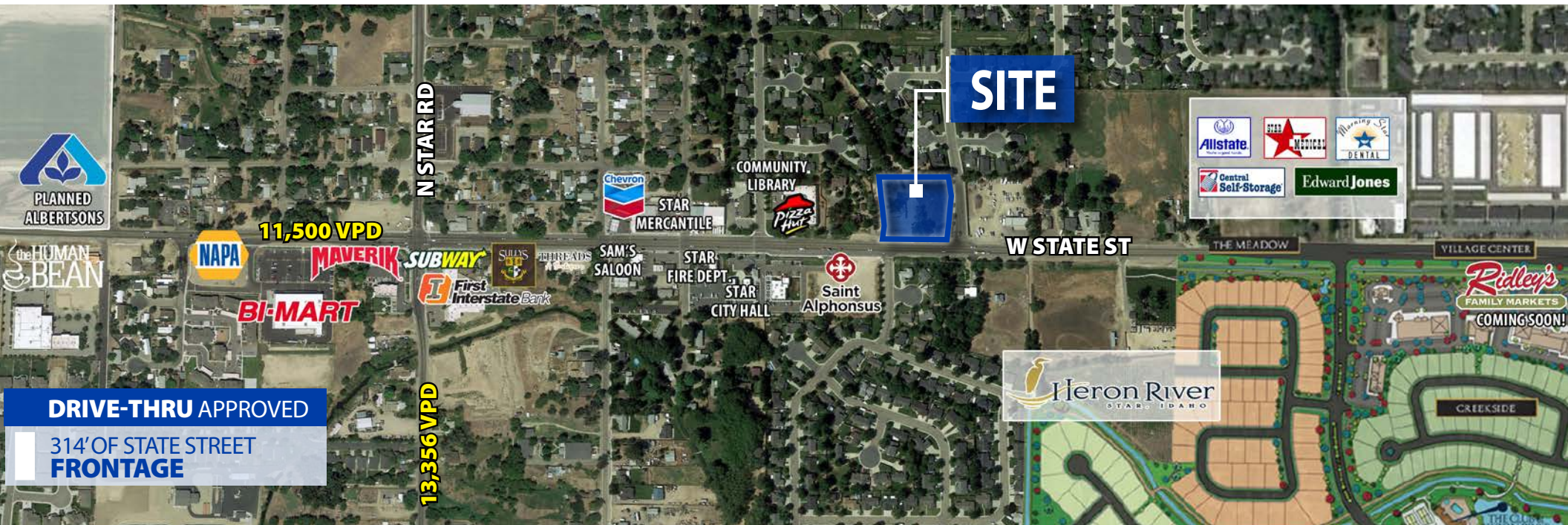


COMMERCIAL LAND FOR SALE

1.97 ACRES | 314' STATE STREET FRONTAGE

10580 & 10474 W. STATE STREET STAR, IDAHO 83669

COMMERCIAL



PROPERTY HIGHLIGHTS:

- First Westbound **State Street Fronting Drive-thru Option** for 8.8 miles
- Multiple **Fast Casual, Drive-Thru or Sit-down Restaurant** Options
- Potential for **Office, Medical or Mixed-use** with **Customizable Lot Lines**
- **Central Business District (CBD)** Zoning
- **Approved Access** on Taurus and State Street



Brianna Miller, CLS | 208.947.5519 | briannam@tokcommercial.com

Peter Oliver, SIOR, CCIM | 208.947.0816 | peter@tokcommercial.com



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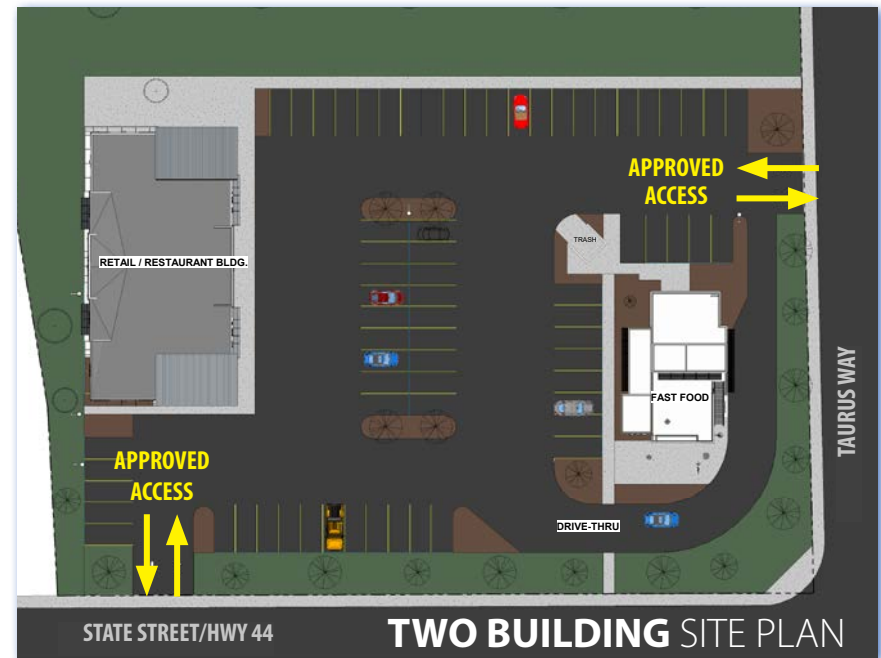
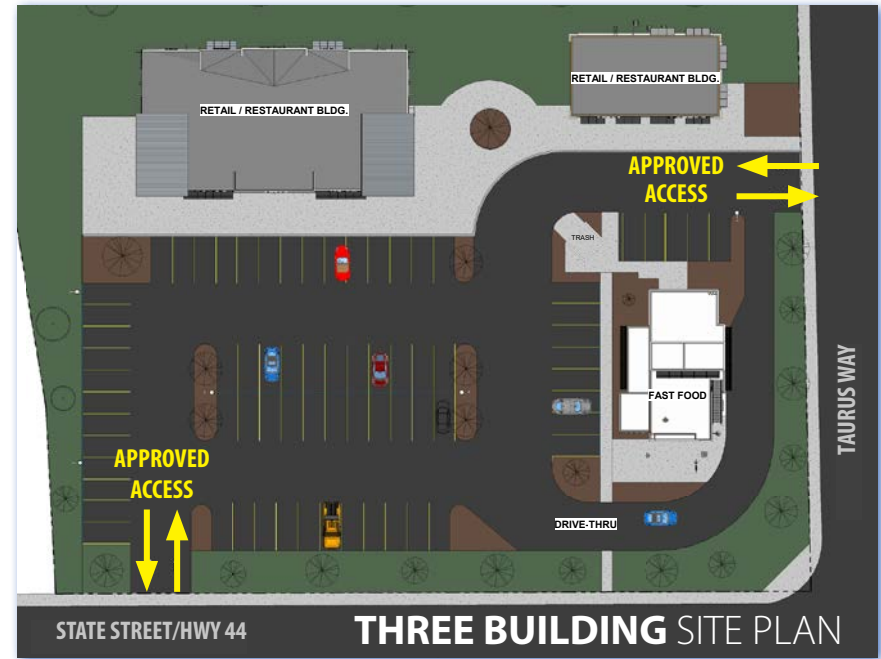
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COMMERCIAL

UP TO **THREE BUILDING POTENTIAL**



1.97 ACRES TOTAL WITH CUSTOMIZABLE LOT LINES





COMMERCIAL LAND FOR SALE

DRIVE-THRU & MULTIPLE USES APPROVED

10580 & 10474 W. STATE STREET STAR, IDAHO 83669

COMMERCIAL



1.97 ACRES AVAILABLE AT \$14.00/SF

MAY BE SPLIT 2+ LOTS | APPROX. 1 ACRE EACH | **FLEXIBLE LOT LINES**

CONTACT AGENTS FOR ADDITIONAL SIZING OPTIONS & PARTIAL LOT PRICING

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DEMOGRAPHICS PROFILE

DEMOGRAPHICS:

2019	1 Mi.	3 Mi.	5 Mi.
Population:	6,754	15,656	46,104
Avg HH Income:	\$92,268	\$95,220	\$103,411
Total Households:	4,759	17,002	34,745

DRIVE TIMES [5 & 10 MILE]:

