

LAND FOR SALE

HERCULES PROPERTIES

11220-11230 Hercules Drive, Star, ID 83669



OFFERING SUMMARY

SALE PRICE:	\$550,000
LOT SIZE:	0.85 Acres
ZONING:	C-1
PRICE / SF:	\$14.85

PROPERTY OVERVIEW

Two lots available in the rapidly growing town of Star. These lots have optimal exposure to the main arterial road running north-south out from the town center. This is a great location for a restaurant, office, daycare, clinic, or pet care, along with a variety of other uses.

PROPERTY HIGHLIGHTS

- 11,712 vehicles/day (recorded Sept. 2020)
- 280ft frontage to Star Road
- Half mile south of the main intersection in town

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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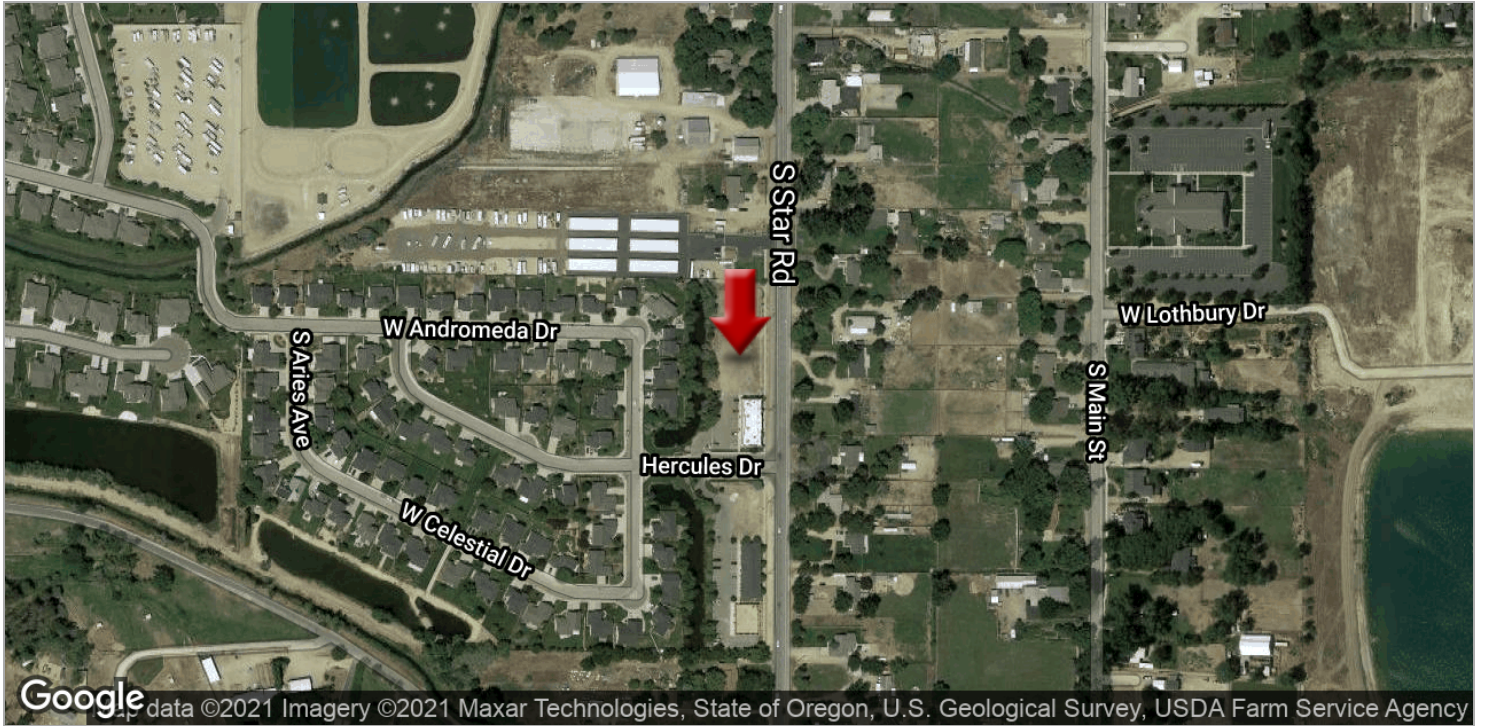
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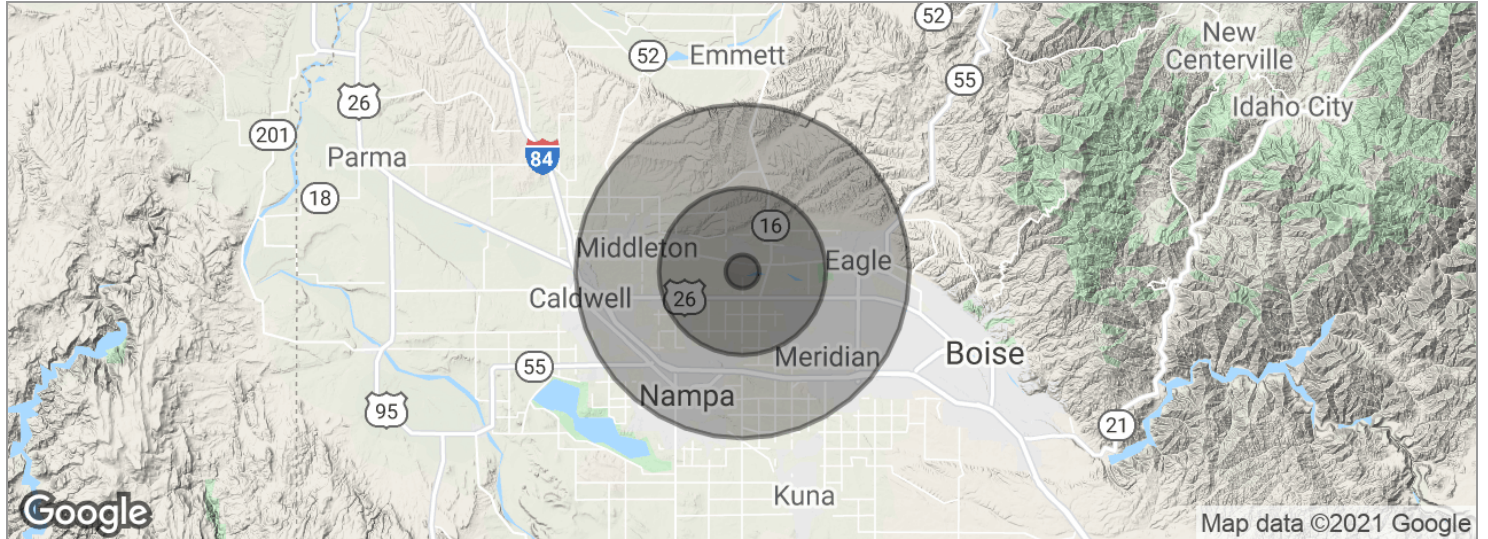
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,133	31,989	209,198
Median age	34.1	32.8	32.2
Median age (male)	33.7	32.7	31.8
Median age (Female)	33.8	32.5	32.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	378	10,445	71,459
# of persons per HH	3.0	3.1	2.9
Average HH income	\$83,929	\$78,354	\$70,337
Average house value	\$279,565	\$263,275	\$217,618

* Demographic data derived from 2010 US Census

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