

AN EXCLUSIVE LISTING IN HORSESHOE BEND, IDAHO

# 328 HIGHWAY 55

HORSESHOE BEND, ID 83629



[rallensrealty.com](http://rallensrealty.com)



FOR SALE



## PROPERTY INFORMATION

**ADDRESS** 328, 6266, TBD - Highway 55  
**CITY/COUNTY** Horseshoe Bend/Boise County

**LOT #1**  
**COMMERCIAL LAND**  
• Size:  $\pm 4$  Acres  
• Pole Barn  $\pm 5,600$  SF  
• Price: \$1,293,920 (\$7.43/ft)

**LOT #2**  
**RESIDENTIAL LAND**  
• Size:  $\pm 8.8$  Acres  
• Price: \$449,000

**LOT #3**  
**COMMERCIAL LAND WITH SHOP**  
• In the city  
• Size:  $\pm 0.76$  Acres  
• Office/Shop  $\pm 4,600$  SF  
• Price: \$950,000

**LOT #4**  
**COMMERCIAL LAND**  
• In the city  
• Size:  $\pm 1.82$  Acres  
• Gas  $\pm 2,500$  SF  
• Price: \$99,000

**BULK**  
• Total:  $\pm 13.56$  Acres  
• Price: \$2,450,000

## HIGHLIGHTS

- Parcels can be sold separately or in combinations
- Subdivision of Lots 1 and 2 is subject to city approval; Lot 2 may be further subdivided into 2-3 lots — please call for details
- $\pm 4$  acres flat commercial pad site at the southern entrance of town
- Upper residential building lots with incredible mountain views
- Existing shop with solid structure on  $\pm 0.76$  acres
- Utilities available
- Just minutes from the Payette River
- Prime location for C-Store or highway retail

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

**BRIAN RALLENS**  
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**GREG PICARD**  
208.781.9325 | greg@picard-realty.com

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LOT #2 ±8.8 ACRES

LOT #1 ±4 ACRES

LOT #3 ±0.76 ACRES

LOT #4 ±0.62 ACRES

SOLD

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**HORSESHOE  
BEND**

**LOT #4 ±0.82 ACRES**

**LOT #3 ±0.76 ACRES**

**LOT #1 ±4 ACRES**

**LOT #2 ±8.8 ACRES**

**SOLD**

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