

# PRIME COMMERCIAL LOCATION

## ZONED "MULTI-USE"



**3520 US HWY 95**  
**Homedale, ID**

**1.908 ACRES | \$695,000**

Secure your future with this highly visible, "Multi-Use" zoned property featuring 329 ft of commercial frontage on US HWY 95. This strategic 1.908 +/- acre parcel represents a prime commercial investment opportunity with high visibility. Approved CUP in place for 100+ Self Storage Units, allowing for immediate development, or bring your own commercial project. Positioned for growth: new Clarity Credit Union 1 minute away and a large retail complex under construction across the highway, including tenants such as D&B Supply, McDonald's, ICCU Bank, and a Jackson's Truck Stop. Surging residential development—including a new 17-acre subdivision approved within 2 miles. The "Multi-Use" zoning gives several zoning applications including Commercial, Light Industrial, Residential, or Multi-Family. Bring your ideas!

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# ZONED "MULTI-USE"

## KEY INVESTMENT HIGHLIGHTS

**Approved Conditional Use Permit (CUP) for 100 +/- Self-Storage Units** in a high-demand market.

**High-Growth Location:** Situated on a high-traffic corridor, 1 minute from the new Clarity Credit Union and near major construction (D&B Supply, McDonald's, ICCU).

**Positioned** for strong commercial due to strong residential growth, with an **approved 17-acre subdivision** and a **21-acre development pending approval** nearby.

**Owner/Rental Ready:** The parcel includes a home built in **2023, 3 BDRM/2 BA** home with upgraded features (Granite counters, 9 ft ceilings), perfect for an owner/operator or rental property.

## PRIME COMMERCIAL INVESTMENT OPPORTUNITY ON US 95

Secure your financial future with this **highly visible, "Multi-Use" zoned, 1.908 ± acre property** boasting **329 feet of commercial frontage** on US Highway 95.

Near 3 airports.

Homedale (1.2 Miles)

Caldwell Executive Airport (17.5 Miles)

Boise (State Capital) Airport (38.8 Miles)



## PROPERTY HIGHLIGHTS

- 1.908 +/- Acre, "Multi-Use" Zoning
- 329 ft of Frontage on US HWY 95
- Approved CUP for 100+/- Self-Storage Units
- High-Traffic Corridor
- Near Major Retail Development
- Strong Future Growth (Approved 17-acre subdivision )
- Includes "2023" 3 BDRM/2 BA Home



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