

Sagle, Idaho - Commercial Land

11 Harbison Ln, Sagle, ID 83860

Marcus & Millichap

SECTION 1

Executive Summary

DISCLAIMER

TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0110162

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

An aerial photograph of a natural landscape. In the upper left, a calm lake is bordered by a dense forest. A dirt road or path winds through the trees. In the lower left, a gravel parking lot contains several vehicles, including a white van, a yellow truck, and a red car. The rest of the image is dominated by a vast, dense forest of tall evergreen trees.

TABLE OF CONTENTS

SECTION 1

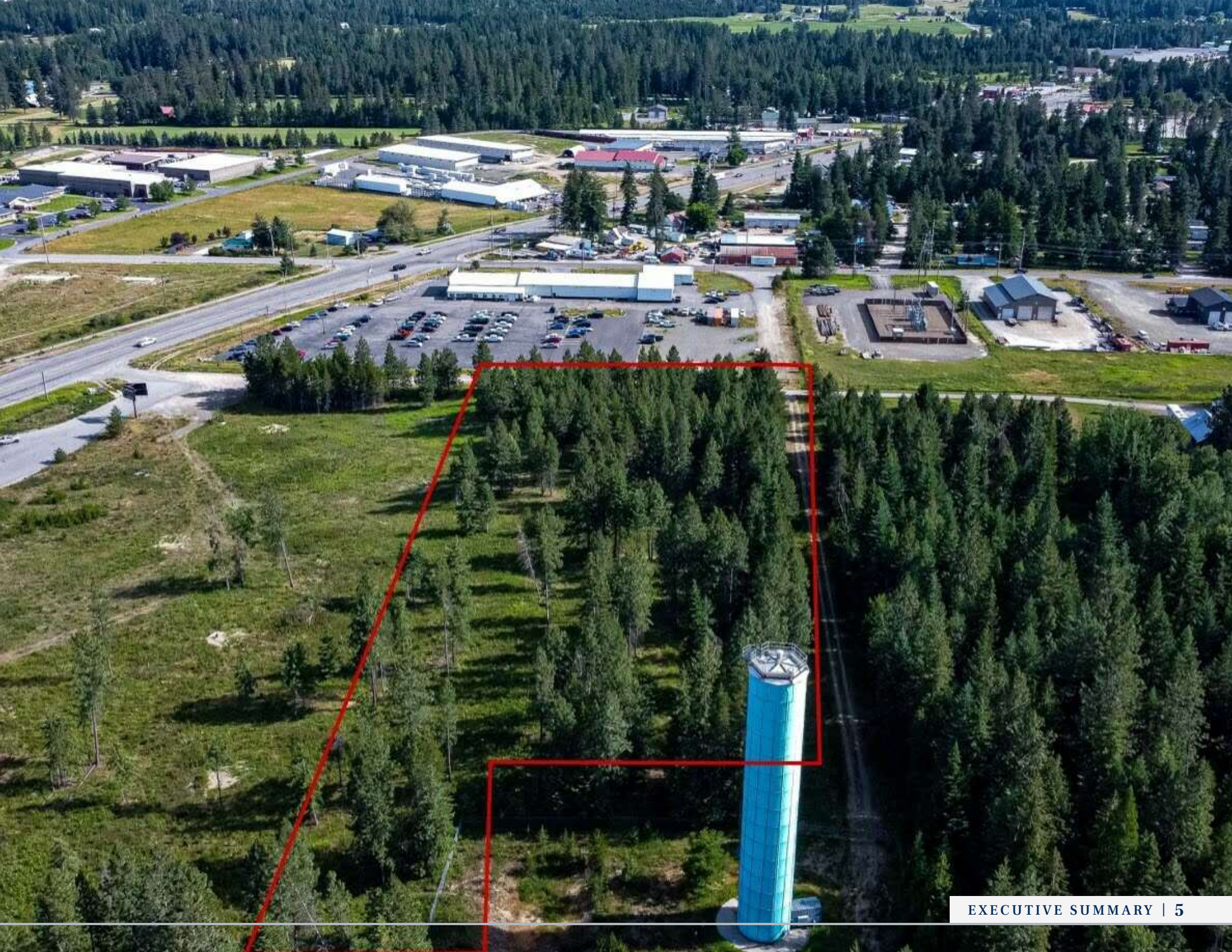
Executive Summary

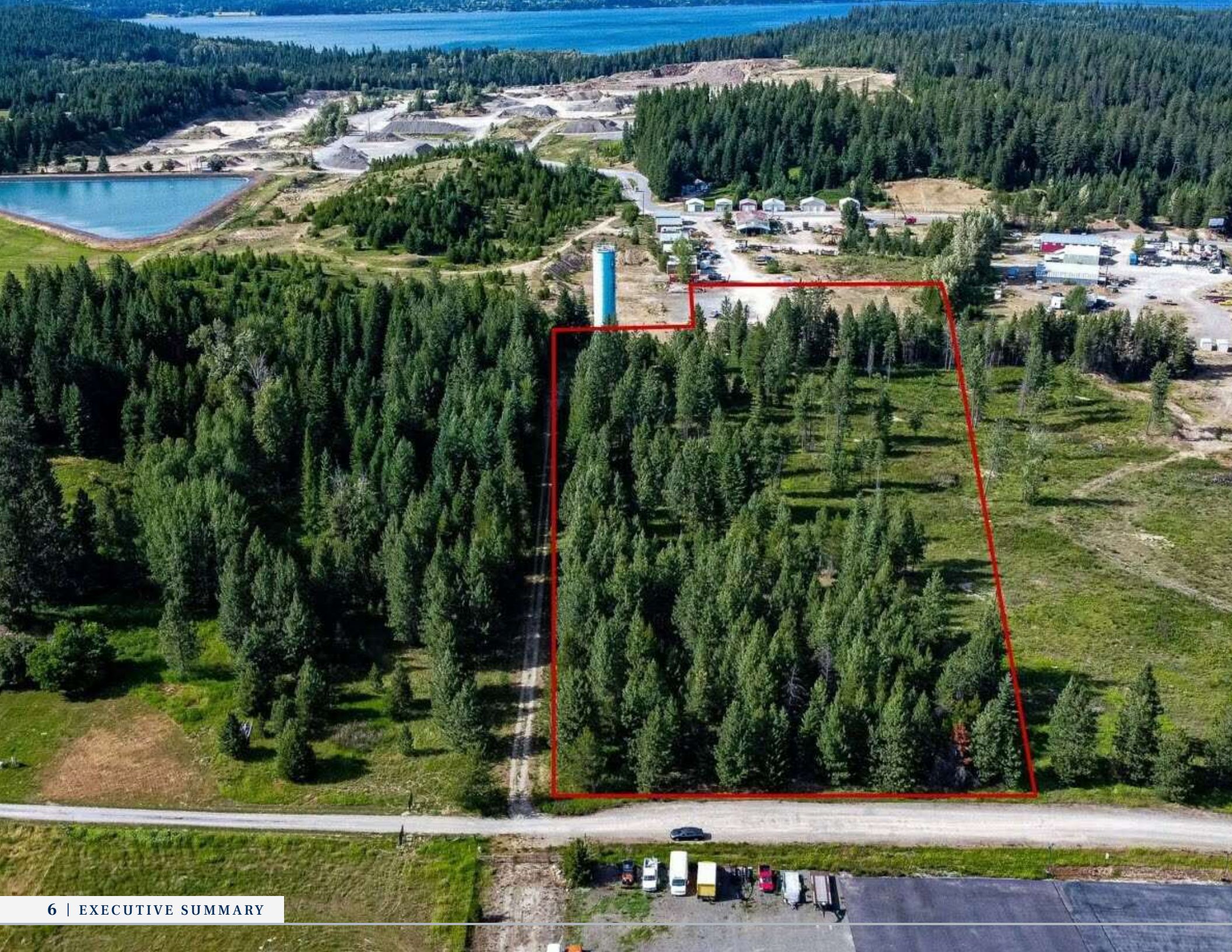
2

SECTION 2

Property Information

8





SAGLE, IDAHO LOCATED IN BONNER COUNTY

COMMERCIAL LAND

11 Harbison Ln, Sagle, ID 83860

Purchase Price: \$1,000,000

Land: 4.3 acres - 187,308 square feet

Price Square Foot: \$5.34/psf

Zoning: Commercial

Traffic Counts: Highway 95 AADT = 16,000

Utilities: water, power

INVESTMENT HIGHLIGHTS

- 4.3 acres next to new corporate U-Haul storage and truck rental facility
- Commercial zoning allows Multi-Family, Retail, Industrial, Storage, RV Parking and other uses
- 4.3 acres flat accessible ground prime for development in growth corridor

SECTION 2

Property Information

REGIONAL MAP

RETAILER MAP

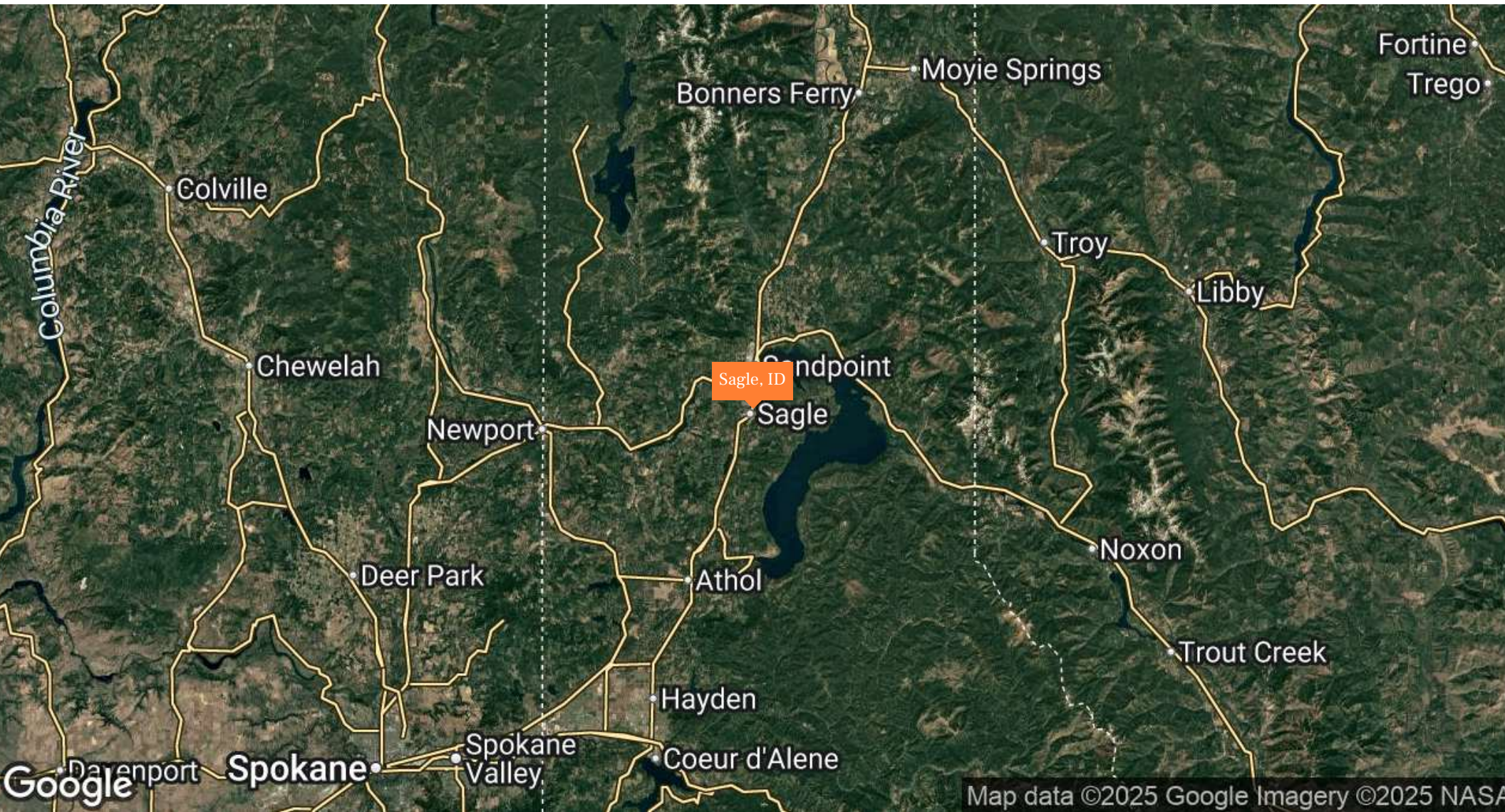
DEMOGRAPHICS

BROKER OF RECORD

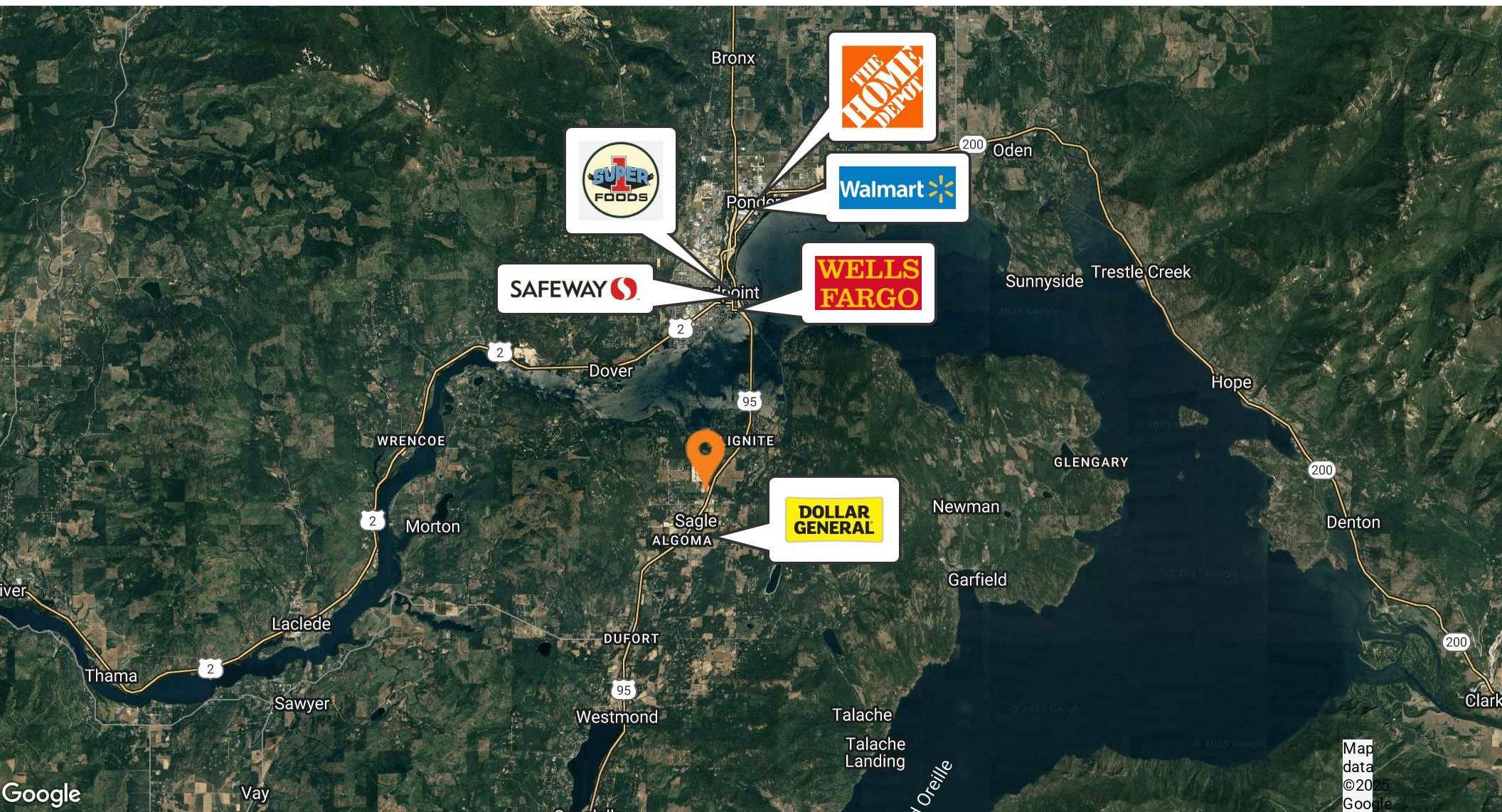
EXCLUSIVELY LISTED BY

Marcus & Millichap

Sagle, Idaho - Commercial Land // REGIONAL MAP



RETAILER MAP // **Sagle, Idaho - Commercial Land**



Sagle, Idaho - Commercial Land // DEMOGRAPHICS

POPULATION	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Population	1,313	14,563	27,140
2024 Estimate			
Total Population	1,290	14,336	26,682
2020 Census			
Total Population	1,215	13,466	25,263
2010 Census			
Total Population	1,134	11,843	21,747
Daytime Population			
2024 Estimate	813	15,977	27,640
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Households	497	6,132	11,307
2024 Estimate			
Total Households	484	5,972	11,014
Average (Mean) Household Size	2.4	2.3	2.3
2020 Census			
Total Households	466	5,749	10,608
2010 Census			
Total Households	412	4,977	9,055

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2024 Estimate			
\$250,000 or More	4.3%	4.1%	4.5%
\$200,000-\$249,999	3.6%	3.3%	3.5%
\$150,000-\$199,999	5.6%	7.1%	7.0%
\$125,000-\$149,999	5.4%	6.5%	7.3%
\$100,000-\$124,999	17.4%	14.7%	12.7%
\$75,000-\$99,999	20.2%	16.6%	17.1%
\$50,000-\$74,999	14.7%	16.5%	16.6%
\$35,000-\$49,999	15.0%	10.6%	10.1%
\$25,000-\$34,999	3.5%	5.6%	6.5%
\$15,000-\$24,999	5.2%	7.1%	8.0%
Under \$15,000	5.1%	7.9%	6.6%
Average Household Income	\$97,147	\$94,760	\$95,474
Median Household Income	\$83,513	\$80,551	\$80,041
Per Capita Income	\$39,538	\$39,694	\$39,873

DEMOGRAPHICS // **Sagle, Idaho - Commercial Land**

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2024 Estimate	1,290	14,336	26,682
0 to 4 Years	4.8%	4.9%	4.8%
5 to 14 Years	11.1%	11.5%	11.4%
15 to 17 Years	4.1%	3.7%	3.7%
18 to 19 Years	1.6%	1.7%	1.8%
20 to 24 Years	3.9%	4.0%	4.2%
25 to 29 Years	4.4%	4.6%	4.6%
30 to 34 Years	6.0%	5.8%	5.6%
35 to 39 Years	6.0%	6.3%	6.2%
40 to 49 Years	10.3%	11.5%	11.6%
50 to 59 Years	13.4%	12.5%	12.7%
60 to 64 Years	9.5%	8.4%	8.2%
65 to 69 Years	8.9%	7.9%	8.2%
70 to 74 Years	6.7%	6.7%	7.0%
75 to 79 Years	5.1%	4.5%	4.6%
80 to 84 Years	2.5%	2.9%	2.9%
Age 85+	1.7%	3.1%	2.6%
Median Age	47.0	46.0	46.0

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	962	10,630	19,782
Elementary (0-8)	0.3%	2.4%	1.9%
Some High School (9-11)	3.3%	5.0%	4.7%
High School Graduate (12)	40.0%	25.6%	27.6%
Some College (13-15)	22.2%	22.5%	24.5%
Associate Degree Only	7.2%	9.0%	9.8%
Bachelor's Degree Only	19.4%	23.1%	20.8%
Graduate Degree	7.7%	12.4%	10.8%
HOUSING UNITS			
Occupied Units			
2029 Projection	564	7,257	13,842
2024 Estimate	550	7,075	13,496
Owner Occupied	419	4,105	7,850
Renter Occupied	97	1,892	3,225
Vacant	66	1,103	2,482
Persons in Units			
2024 Estimate Total Occupied Units	484	5,972	11,014
1 Person Units	24.2%	31.5%	29.4%
2 Person Units	42.4%	38.7%	40.5%
3 Person Units	14.0%	12.6%	12.7%
4 Person Units	11.8%	11.0%	10.8%
5 Person Units	4.5%	3.6%	3.8%
6+ Person Units	3.1%	2.7%	2.7%



POPULATION

In 2024, the population in your selected geography is 26,682. The population has changed by 22.69 percent since 2010. It is estimated that the population in your area will be 27,140 five years from now, which represents a change of 1.7 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 46.0, compared with the U.S. average, which is 39.0. The population density in your area is 85 people per square mile.



EMPLOYMENT

In 2024, 12,213 people in your selected area were employed. The 2010 Census revealed that 52.7 percent of employees are in white-collar occupations in this geography, and 28.5 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSEHOLDS

There are currently 11,014 households in your selected geography. The number of households has changed by 21.63 percent since 2010. It is estimated that the number of households in your area will be 11,307 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.3 people.



HOUSING

The median housing value in your area was \$534,243 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 6,158.00 owner-occupied housing units and 2,896.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$80,041, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 75.64 percent since 2010. It is estimated that the median household income in your area will be \$86,638 five years from now, which represents a change of 8.2 percent from the current year.

The current year per capita income in your area is \$39,873, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$95,474, compared with the U.S. average, which is \$101,307.



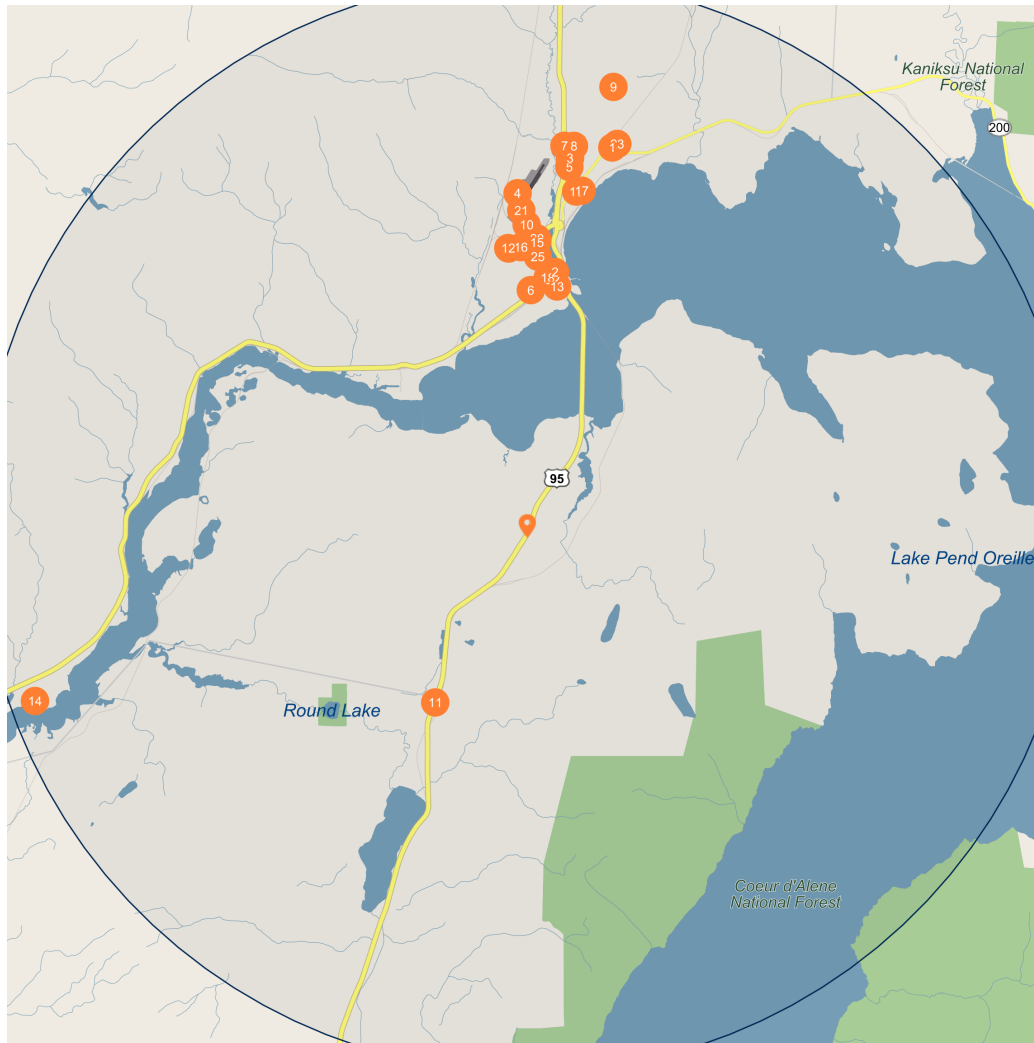
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 30.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

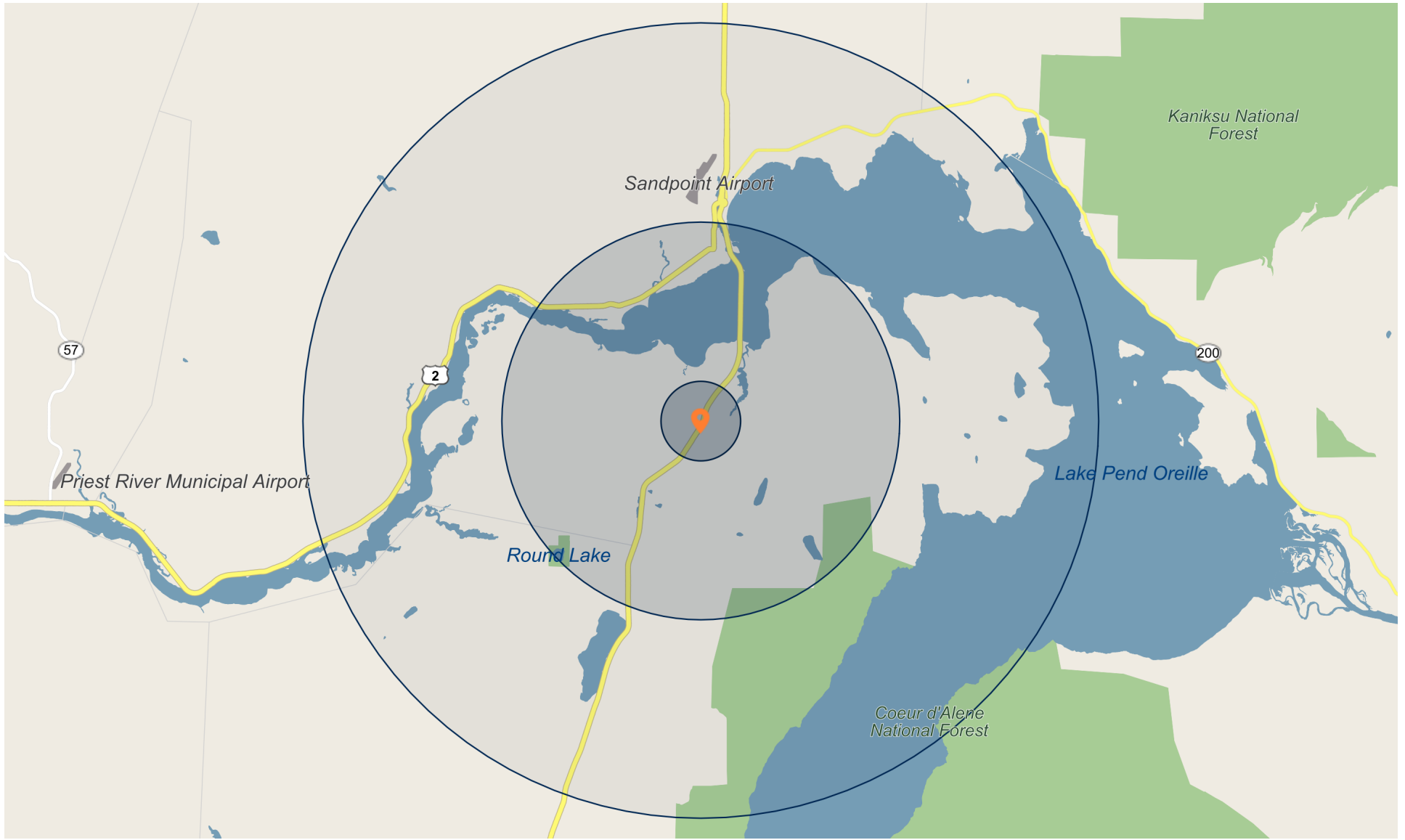
The number of area residents with an associate degree was higher than the nation's at 16.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.9 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // **Sagle, Idaho - Commercial Land**



Major Employers		Employees
1	Coldwater Creek Inc	6,600
2	Bonner General Hospital Inc-BONNER GENERAL IMMEDIATE CARE	401
3	Walmart Inc-Walmart	360
4	Kodiak Aircraft Company Inc	248
5	Bonner General Hospital Inc	198
6	Aaging Better In-Home Care LLC	188
7	Csww Inc	161
8	Home Depot USA Inc-Home Depot The	160
9	County of Bonner	154
10	Silgan Unicep Packaging LLC-Unicep	139
11	Encoder Products Company	133
12	Life Care Centers America Inc-Life Care of Sandpoint	133
13	Kochava Inc	130
14	Idaho Forest Group LLC	121
15	Litehouse Inc-Litehouse Dressing	105
16	Litehouse Inc-Litehouse Dressing	102
17	Cygnus Inc	99
18	Hawthorne Inn & Suites-Hawthorn Suites	85
19	Bonner General Hospital Inc	78
20	Panhandle Special Needs Inc-P S N I WORKS	71
21	Lead-Lok Inc-Bio Medical Innovations	69
22	Inclusion North Inc	61
23	Percussionaire Corporation-Percussionaire	60
24	Life Care Centers America Inc-Life Care Center of Sandpoint	57
25	Manito Super 1 Foods Inc-Super 1 Foods	57





BROKER OF RECORD

Lewis, Adam A.

Idaho
(303) 328-2000
License: DB54599

Marcus & Millichap



EXCLUSIVELY LISTED BY

Jesse K. Fox

Associate

Office: Seattle

Direct: 509.850.2805

Jesse.Fox@marcusmillichap.com

License: WA #23158

Marcus & Millichap