

INVESTMENT OPPORTUNITY | 16-UNIT WEST MAR MOBILE HOME PARK

ASKING PRICE:
\$1,950,000

615 W. Idaho Ave., Homedale, ID 83628



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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16-UNIT MOBILE HOME PARK INVESTMENT HIGHLIGHTS

THE OPPORTUNITY

- A fully operational 16-unit mobile home park offering immediate, consistent cash flow within a high-demand Idaho submarket.
- An ideal entry point into the Boise-Nampa Metropolitan Area, capturing the westward "path of progress" and residential expansion.
- Positioned for long-term appreciation with operational upside, capitalizing on the Treasure Valley's rapid population growth and shifting demographics.

STRATEGIC LOCATION & DEMOGRAPHICS

- Located in Homedale, a vital hub for Owyhee County that serves as a primary destination for the region's workforce housing needs.
- Situated within walking distance of Homedale City Park, local retail centers, and the scenic Snake River recreation corridor.
- Strategically located to absorb overflow tenant demand from the higher-cost Ada and Canyon County rental markets.

SUPERIOR ASSET COMPOSITION

- A 16-unit configuration situated on a \pm 1.58-acre parcel, providing a rare balance of density and land-to-building ratio.
- Fully stabilized operations with all essential city services (Water/Sewer/Trash) provided by the City of Homedale.
- Currently Zoned R (Residential), ensuring a compatible and clear framework for continued high-performing multifamily operations.



STABILIZED OPERATIONS

Fully operational asset with city services (water/sewer/trash) provided by the City of Homedale.



STRATEGIC LOCATION

Prime frontage on W. Idaho Ave., offering easy access to local amenities, schools, and the Snake River recreation corridor.



ZONING ADVANTAGE

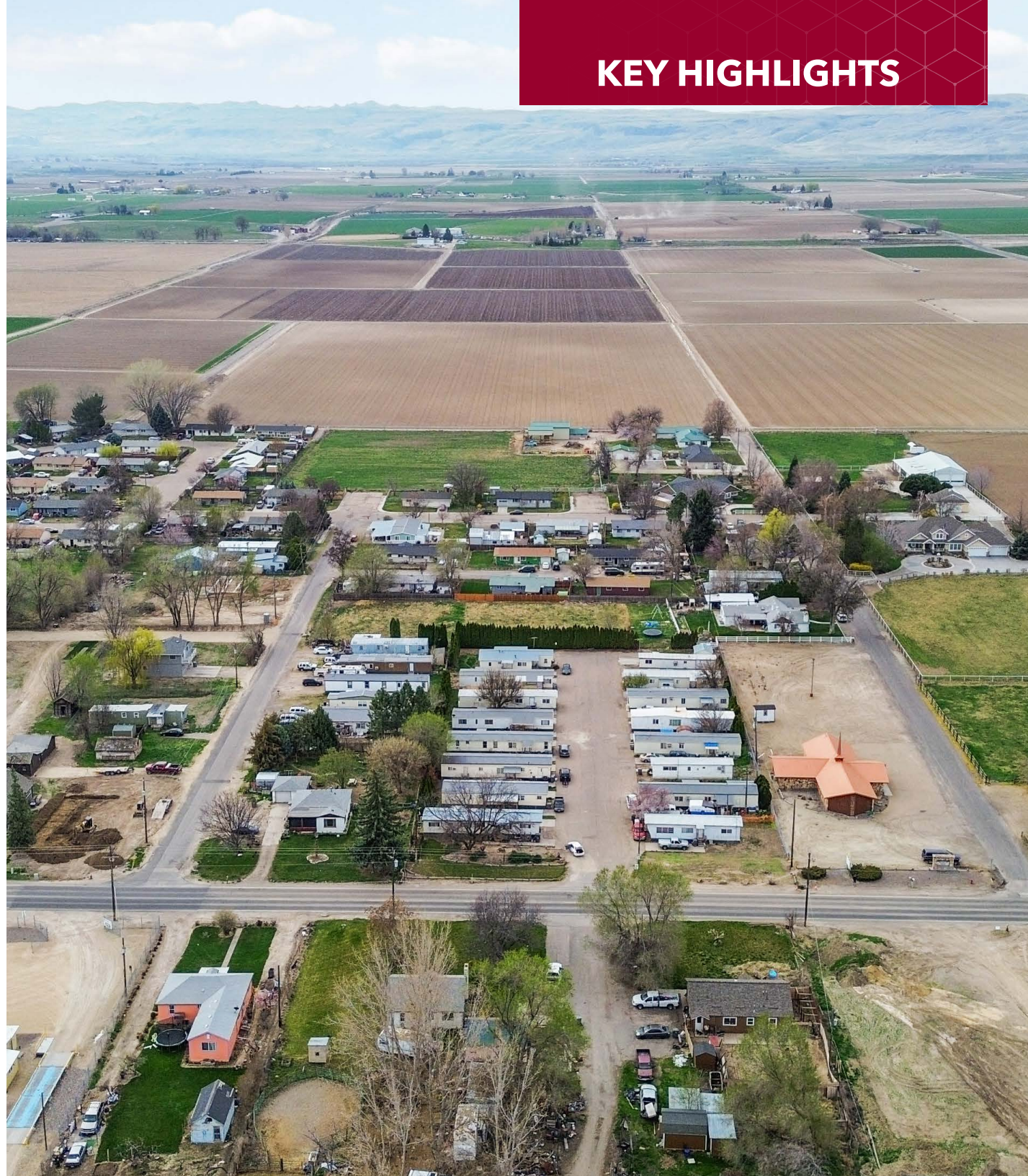
Currently zoned R (Residential), providing a clear and compatible framework for ongoing multifamily operations.



TREASURE VALLEY GROWTH

Positioned in the growing Treasure Valley, capturing spillover demand from higher-cost Canyon and Ada County markets.

KEY HIGHLIGHTS

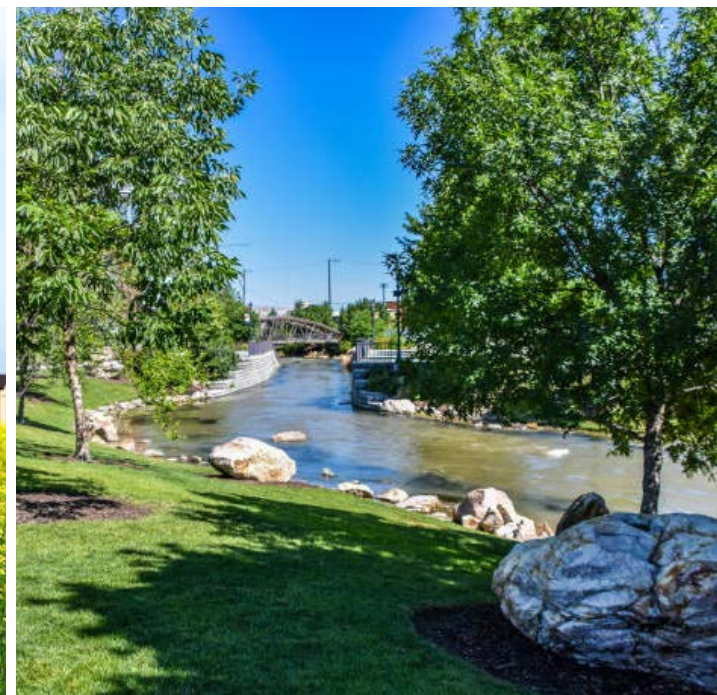


AREA OVERVIEW

HOMEDALE, IDAHO

Situated in western Homedale within the Treasure Valley, Homedale offers a variety of local amenities including community parks, family-owned restaurants, shopping, and events that celebrate the area's agricultural heritage. Whether you want to enjoy a picnic along the Snake River, explore nearby trails, attend a local festival, or spend time at one of the city's parks, the opportunities to create lasting memories are plentiful.

The City of Homedale is a growing small city in Owyhee County, located roughly 35 miles west of Boise. With an estimated population of 3,000 residents, Homedale serves as a hub for the surrounding agricultural communities. Agriculture and small businesses are the core of the local economy, providing steady growth while preserving the city's rural character and strong community spirit.



DEMOGRAPHICS

2025 POPULATION

1-MILE	3-MILE	5-MILE
2,624	4,461	8,469

2025 AVG. HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$61,277	\$71,638	\$76,897

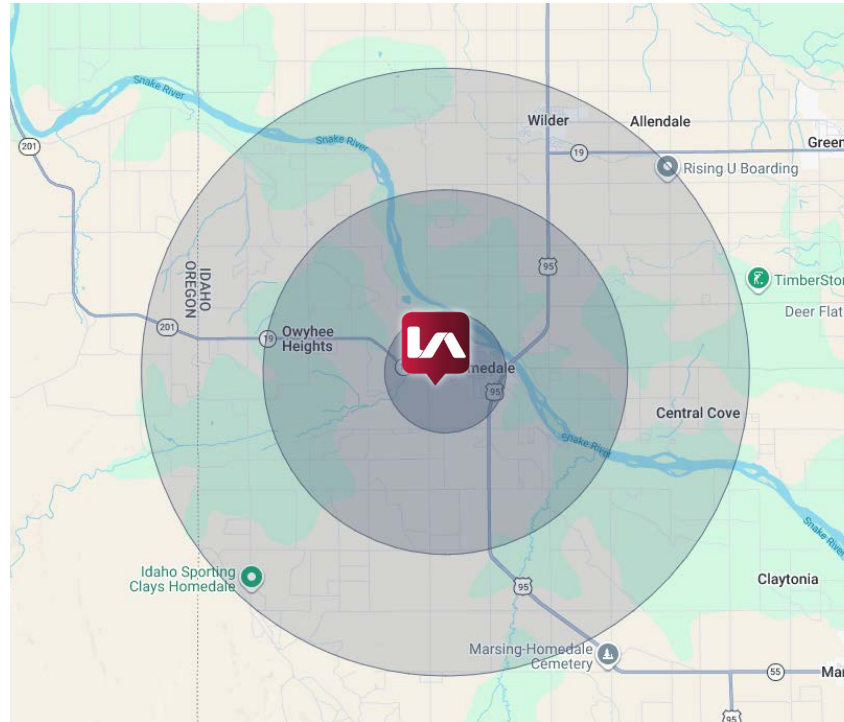
2025 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
842	1,513	2,882

2025 CIVILIAN LABOR FORCE

1-MILE	3-MILE	5-MILE
1,177	2,012	3,897

Homedale, Idaho had an estimated population of approximately 3,200 people in 2025, with a median age of around 33 years and a median household income of about \$55,000 (2024 estimate). Between 2024 and 2025, the city's unemployment rate held at around 3.5%, reflecting a stable labor market. The city also saw modest growth in employment and households, consistent with broader regional trends in southwestern Idaho.



1 Miles 3 Miles 5 Miles

OWYHEE COUNTY OVERVIEW



12,748

2024 Population



\$64,406

2024 Median Household Income



\$359,800

2024 Median Property Value

KEY EMPLOYERS

OF EMPLOYEES

Marsing Agricultural Labor Sponsoring Committee	±500
J.R. Simplot Company	±500
Homedale Joint School District	±250
Marsing Joint School District	±250
Owyhee County	±100

AMENITIES MAP

AT A GLANCE

- On the Snake River
- Near Wine Country
- Near Oregon Border
- Intersection of 19/95
- In the "Path of Growth"

WITHIN 5 MINUTES

- Domination Fitness Center
- Lilla's Tacos
- Public Library
- Liberty Lounge
- L&L Meats
- Rebecca's Mini Mart
- Fisher's Saloon
- Farmers Inn
- Homedale Drug & Liquor
- The Breakfast Cafe
- Golden Ocean
- Charros Mexican Resturant
- Cocina Mexicana Americana
- Frosty Place
- Legacy Seeds



AERIAL VIEW



95

W. IDAHO AVE.



SITE PLAN



UNIT	TYPE
#5	Tenant Owned
#2 & #8	Low Income
#3	Vacant Low Income

PROPERTY DETAILS



615 W. Idaho Ave.

ASKING PRICE	\$1,950,000
PARCEL SIZE	±1.58 AC
NO. OF LOTS	16
UNIT MIX	2BD & 3BD
PARK OWNED UNITS	15
TENANT OWNED UNIT	1
COUNTY	Owyhee
ZONING	R
PARCEL	RPAM040001002A



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of West Mar MHP located at 615 W Idaho Ave., Homedale, ID 83628 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, en-

dorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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