

Bonner's Ferry, ID - Hwy 95 Commercial Land

Bonnerr's Ferry, ID 83805



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SECTION 1

Executive Summary

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BONNER'S FERRY, ID - RETAIL COMMERCIAL LAND

Bonnerr's Ferry, ID 83805

INVESTMENT OVERVIEW

Discover an exceptional development opportunity in Bonners Ferry, Idaho, with 80+ acres of prime land divided across multiple parcels. With a combination of rural/community commercial, residential, and light industrial zoning, this property offers extensive possibilities for investors and developers alike. Featuring strategic access, natural beauty, and a thriving local economy, this land presents a rare chance to develop residential communities, commercial enterprises, or industrial ventures in an area poised for growth.

INVESTMENT HIGHLIGHTS

- **Flexible Zoning:** A mix of residential, commercial, and light industrial zoning enables diverse land use, catering to a broad spectrum of development projects.
- **Expansive Land Area:** Over 80 acres spread across multiple parcels provide ample space for customized development plans and long-term investment potential.
- **Strategic Location:** Situated in Bonners Ferry, Idaho, a growing community known for its scenic beauty, economic expansion, and increasing real estate demand.
- **Excellent Accessibility:** Conveniently located near major highways and roads, ensuring easy transportation and logistics for businesses and residents.
- **Development Versatility:** Ideal for residential subdivisions, commercial centers, or industrial facilities, allowing investors to tailor projects to market needs.
- **Scenic Environment:** Surrounded by mountains, forests, and rivers, this location offers a peaceful and attractive setting for residential and recreational development.
- **Rising Demand:** Increasing interest in both commercial and residential real estate in Bonners Ferry drives strong investment potential and long-term property value appreciation.
- **Attractive Investment Climate:** Idaho is known for business-friendly policies, tax advantages, and economic stability, making this a lucrative real estate opportunity.
- **Income Potential:** Options for parcel sales, leasing opportunities, and mixed-use developments provide multiple revenue streams.
- **Proximity to Essential Amenities:** Close to schools, healthcare services, shopping centers, and recreational areas, enhancing the appeal for future residents and businesses.
- **Supportive Local Community:** Access to local government support, permitting assistance, and community-driven growth initiatives to streamline project development.



Bonner's Ferry, ID - Retail Commercial Land // 4 PARCELS / 41+ ACRES - ZONING - COMMERCIAL / LIGHT IND.





Bonner's Ferry, ID - Retail Commercial Land // RETAILER MAP





RP62N01E114950A
7 Acres

RP62N01E115100A
7 Acres

RP62N01E115200A
7 Acres

RP62N01E114812A
20.61 Acres

Mountain View
Mennonite Church

Highway 95

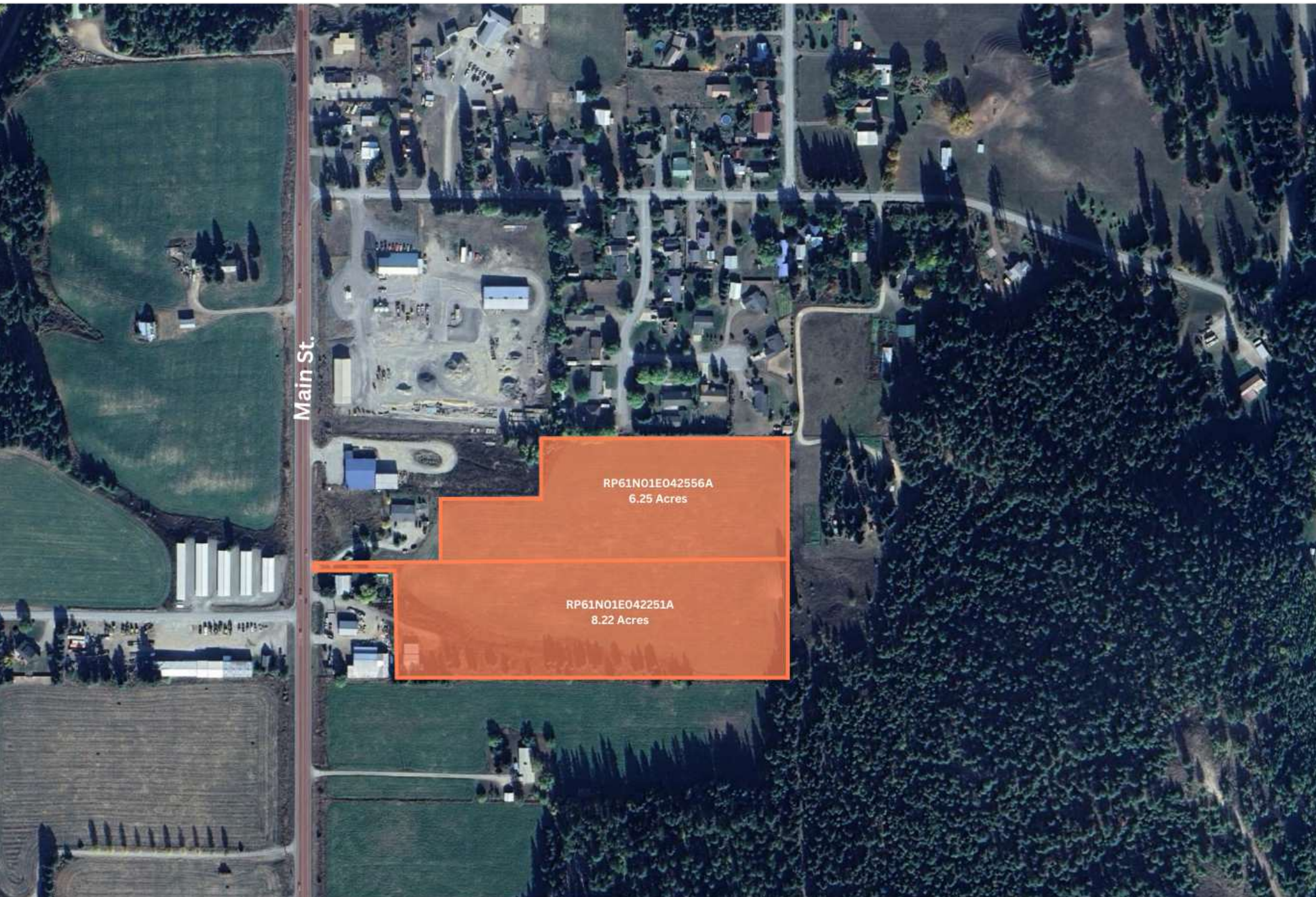
US Border Patrol -
Bonners Ferry Station

Threemile
Corner

Highway 2

Iron Mike's Gym





SECTION 2

Market Overview

DEMOGRAPHICS

BROKER OF RECORD

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DEMOGRAPHICS // Bonner's Ferry, ID - Retail Commercial Land

POPULATION	1 Mile	5 Miles	10 Miles
2028 Projection			
Total Population	601	5,502	10,612
2023 Estimate			
Total Population	568	5,204	10,042
2020 Census			
Total Population	527	5,043	9,894
2010 Census			
Total Population	510	4,779	9,061
Daytime Population			
2023 Estimate	655	4,370	7,713
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2028 Projection			
Total Households	267	2,320	4,328
2023 Estimate			
Total Households	252	2,185	4,083
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	243	2,104	3,934
2010 Census			
Total Households	223	1,992	3,656

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2023 Estimate			
\$250,000 or More	1.4%	1.3%	1.9%
\$200,000-\$249,999	2.1%	1.7%	2.4%
\$150,000-\$199,999	0.3%	1.9%	2.3%
\$125,000-\$149,999	0.3%	1.9%	1.8%
\$100,000-\$124,999	1.1%	6.2%	6.4%
\$75,000-\$99,999	19.1%	16.7%	14.7%
\$50,000-\$74,999	24.9%	24.0%	24.9%
\$35,000-\$49,999	13.2%	12.5%	13.2%
\$25,000-\$34,999	6.8%	8.7%	9.6%
\$15,000-\$24,999	11.3%	10.2%	10.2%
Under \$15,000	19.4%	14.9%	12.7%
Average Household Income	\$56,434	\$64,249	\$67,861
Median Household Income	\$49,187	\$53,745	\$53,557
Per Capita Income	\$25,052	\$27,208	\$27,763

Bonner's Ferry, ID - Retail Commercial Land // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2023 Estimate	568	5,204	10,042
0 to 4 Years	6.4%	6.0%	6.1%
5 to 14 Years	14.1%	13.3%	13.2%
15 to 17 Years	3.7%	3.7%	3.8%
18 to 19 Years	2.1%	2.4%	2.3%
20 to 24 Years	3.9%	5.2%	4.8%
25 to 29 Years	4.7%	5.9%	5.3%
30 to 34 Years	5.0%	5.0%	4.8%
35 to 39 Years	6.1%	5.3%	5.5%
40 to 49 Years	12.0%	11.3%	11.3%
50 to 59 Years	10.7%	12.0%	12.2%
60 to 64 Years	7.7%	7.7%	7.8%
65 to 69 Years	8.1%	7.7%	8.0%
70 to 74 Years	6.6%	6.0%	6.3%
75 to 79 Years	4.0%	3.5%	4.0%
80 to 84 Years	2.4%	2.3%	2.4%
Age 85+	2.5%	2.7%	2.3%
Median Age	43.2	42.8	43.7

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	396	3,612	7,017
Elementary (0-8)	3.5%	5.2%	5.2%
Some High School (9-11)	7.9%	8.1%	8.2%
High School Graduate (12)	41.8%	39.4%	38.8%
Some College (13-15)	25.8%	23.4%	23.5%
Associate Degree Only	7.4%	8.4%	7.7%
Bachelor's Degree Only	5.1%	10.3%	11.7%
Graduate Degree	8.5%	5.2%	5.0%
HOUSING UNITS			
Occupied Units			
2028 Projection	287	2,512	4,780
2023 Estimate	272	2,377	4,529
Owner Occupied	165	1,538	3,107
Renter Occupied	87	647	975
Vacant	20	192	446
Persons in Units			
2023 Estimate Total Occupied Units	252	2,185	4,083
1 Person Units	30.2%	31.4%	29.2%
2 Person Units	36.1%	37.1%	38.7%
3 Person Units	12.3%	11.8%	11.8%
4 Person Units	12.7%	9.9%	10.1%
5 Person Units	4.8%	5.0%	5.5%
6+ Person Units	4.0%	4.7%	4.8%

DEMOGRAPHICS // Bonner's Ferry, ID - Retail Commercial Land



POPULATION

In 2023, the population in your selected geography is 10,042. The population has changed by 10.83 since 2010. It is estimated that the population in your area will be 10,612 five years from now, which represents a change of 5.7 percent from the current year. The current population is 50.8 percent male and 49.2 percent female. The median age of the population in your area is 43.7, compared with the U.S. average, which is 38.7. The population density in your area is 32 people per square mile.



HOUSEHOLDS

There are currently 4,083 households in your selected geography. The number of households has changed by 11.68 since 2010. It is estimated that the number of households in your area will be 4,328 five years from now, which represents a change of 6.0 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2023, the median household income for your selected geography is \$53,557, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 31.90 since 2010. It is estimated that the median household income in your area will be \$62,442 five years from now, which represents a change of 16.6 percent from the current year.

The current year per capita income in your area is \$27,763, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$67,861, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 4,606 people in your selected area were employed. The 2010 Census revealed that 45.7 percent of employees are in white-collar occupations in this geography, and 31.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$286,857 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 2,763.00 owner-occupied housing units and 893.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 5.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 11.7 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.5 percent, respectively.

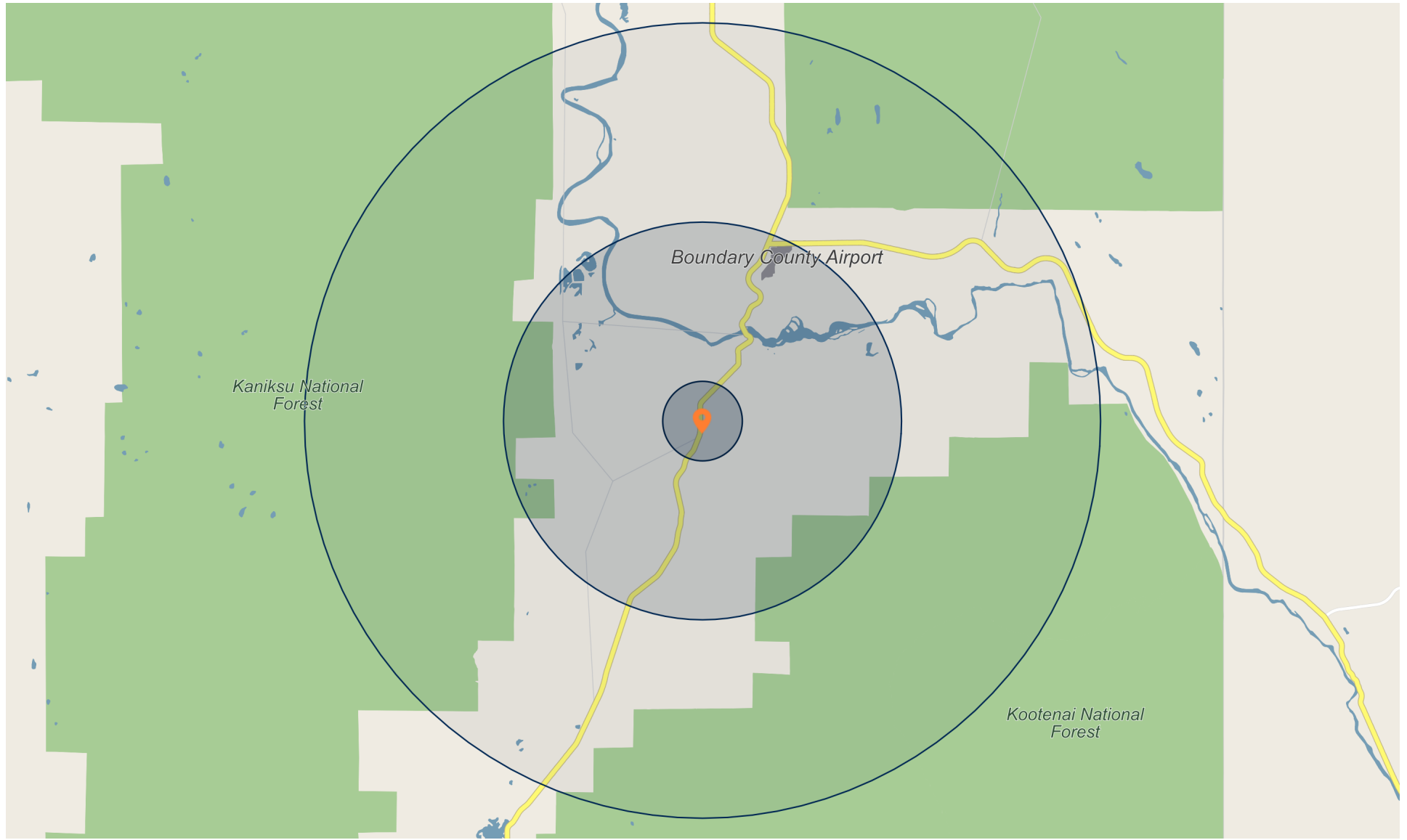
The area had more high-school graduates, 38.8 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.5 percent in the selected area compared with the 20.1 percent in the U.S.

Bonner's Ferry, ID - Retail Commercial Land // DEMOGRAPHICS



Major Employers		Employees
1	Boundary Community Hospital	170
2	Idaho Forest Group LLC	129
3	Busch AG Resources Inc	106
4	Alta Forest Products LLC	86
5	Bonner Foods Inc-Boundary Trading Co	85
6	Boundary Regional Community Health Center-KANIKSU HEALTH SERVICES	72

DEMOGRAPHICS // Bonner's Ferry, ID - Retail Commercial Land





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