

For Sale & Lease

Sagle Center



Sagle Center Development

0 Hwy 95 & Sagle Rd
Sagle, Idaho 83860

Property Description

Total Lot Size: 19.38 Acres ±

Lot 4A: 1.43 Acres ±

Remainder Lot: 17.95 Acres ±

Highway 95 Frontage

Great Restaurant, Grocery Store & Motel Location

Owner will Ground Lease or Build-to-Suit

Just a Few Minutes to Downtown Sandpoint, ID



Sales Price:

Frontage Lots: \$8/SF

Remainder Parcel: \$4/SF

Entire 19.38 Acre ± Site: \$2,359,645.20

For more information

Chris Bell, SIOR

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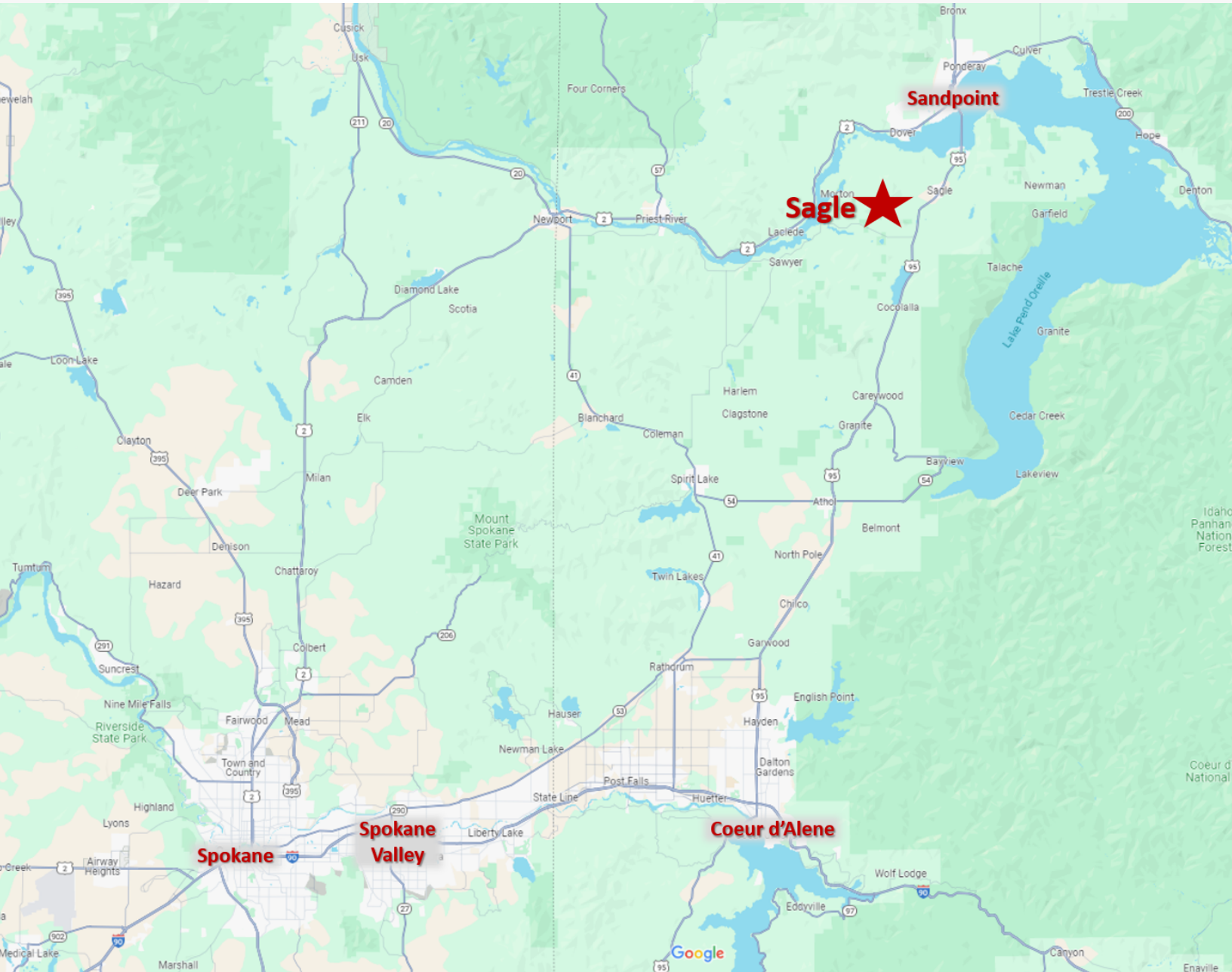
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 360 | 2,530 | 9,136 |
| Average Age | 45.3 | 46.3 | 49.8 |
| Average Age (Male) | 47.1 | 47.0 | 48.5 |
| Average Age (Female) | 44.2 | 45.5 | 49.7 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 176 | 1,229 | 4,404 |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH Income | \$62,859 | \$63,800 | \$68,500 |
| Average House Value | \$329,907 | \$331,616 | \$335,768 |

* Demographic data derived from 2020 ACS - US Census

