



SALMON COMMERCIAL LAND

SALMON, IDAHO

1.797 ACRES OF RIVER FRONT LAND
FOR SALE

PATRICK SHALZ, SIOR 208.947.0834 pat@tokcommercial.com

JP GREEN 208.947.0852 jpgreen@tokcommercial.com



📍 DETAILS

ADDRESS: TBD Courthouse Drive, Salmon, Idaho
PARCEL NO: RPA0000060112E & RPA0000060112F
ZONING: Commercial
LOT SIZE: 1.797 Acres
SALE PRICE: \$800,000
PRICE PER SF: \$10.22 SF

★ HIGHLIGHTS

- Beautiful views of Salmon River and Salmon River Mountains.
- One of the only remaining undeveloped parcels in town.
- Great development opportunity for hotel, restaurant, multi-family residences.
- Easy access from Cleveland Avenue and Hwy 93.
- Short walk from Downtown Salmon.
- Located on the Salmon River waterfront
- Current zoning allows for a variety of commercial uses.
- Salmon is the gateway to the Frank Church River of No Return Wilderness.

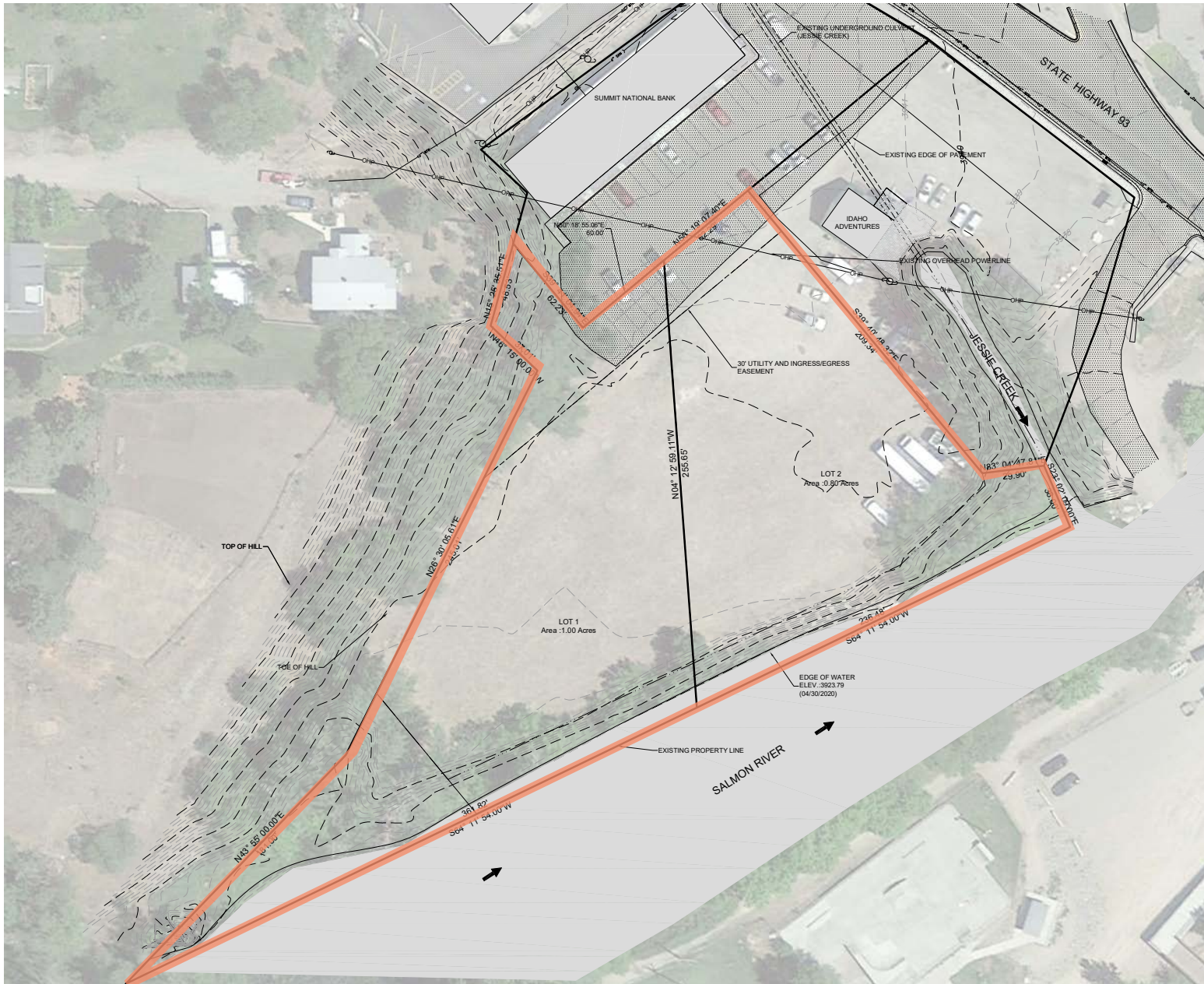
📞 CONTACT

PATRICK SHALZ, SIOR
 208.947.0834
pat@tokcommercial.com

JP GREEN
 208.947.0852
jpgreen@tokcommercial.com



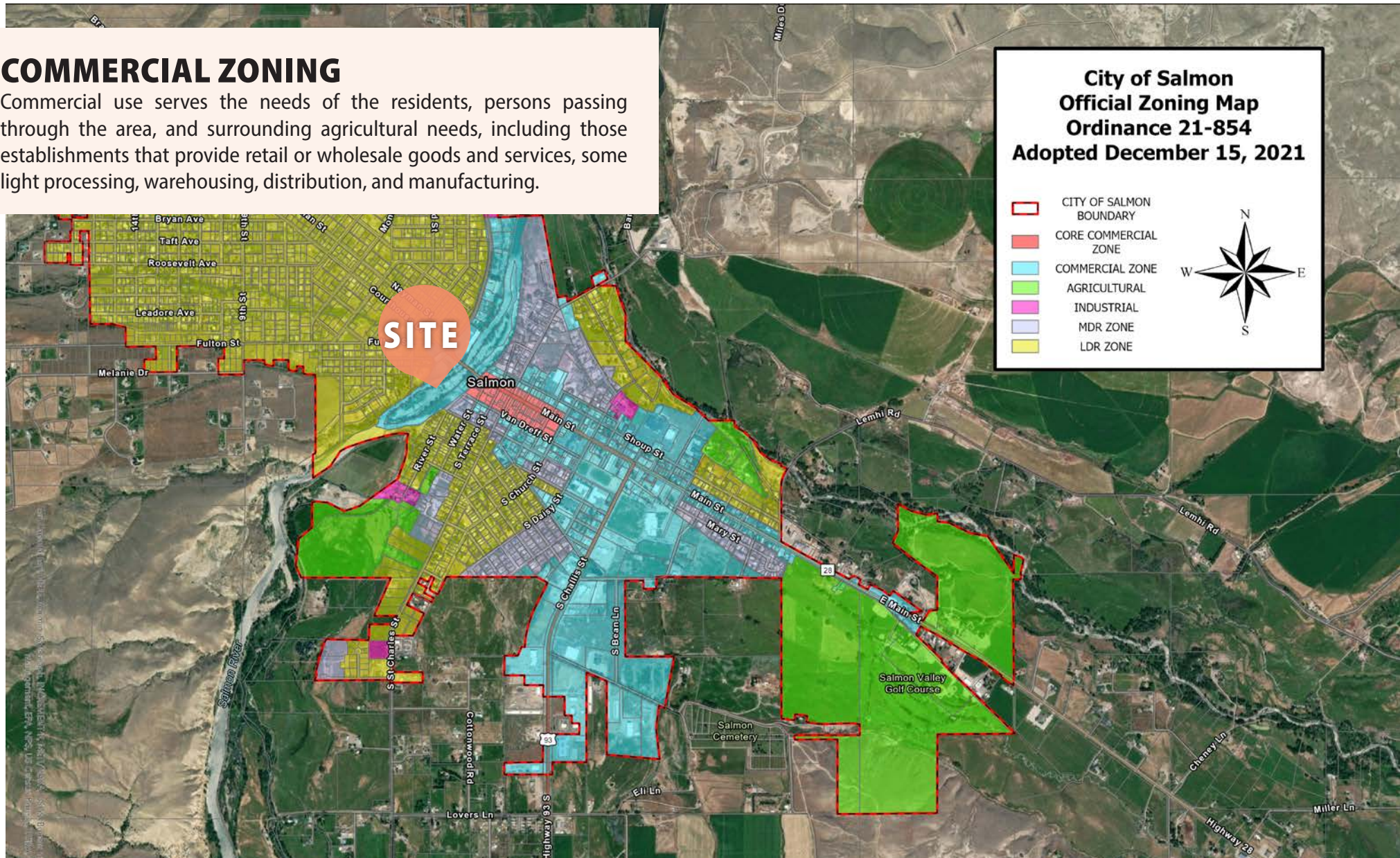
SURVEY



ZONING

COMMERCIAL ZONING

Commercial use serves the needs of the residents, persons passing through the area, and surrounding agricultural needs, including those establishments that provide retail or wholesale goods and services, some light processing, warehousing, distribution, and manufacturing.



SALMON LOCATOR AERIAL



DEMOGRAPHICS

KEY FACTS

3,102

Population



2.1

Average Household Size

51.1

Median Age

\$41,354

Median Household Income

EDUCATION

8.8%

No High School Diploma



30.9%

High School Graduate



34.9%

Some College/
Associate's Degree



25.4%

Bachelor's/Grad/
Prof Degree

BUSINESS



301

Total Businesses



2,272

Total Employees

EMPLOYMENT



56.1%

White Collar



30.9%

Blue Collar



13.0%

Services

1.4%

Unemployment Rate

INCOME



\$41,354

Median Household Income



\$26,751

Per Capita Income



\$101,958

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$200,000+ (1.4%)

Indicator▲	Value	Diff		
<\$15,000	15.3%	+0.9%		
\$15,000 - \$24,999	16.7%	-1.3%		
\$25,000 - \$34,999	8.7%	-0.2%		
\$35,000 - \$49,999	18.1%	+2.3%		
\$50,000 - \$74,999	18.3%	+0.7%		
\$75,000 - \$99,999	10.7%	-0.2%		
\$100,000 - \$149,999	8.5%	-1.7%		
\$150,000 - \$199,999	2.2%	+0.3%		
\$200,000+	1.4%	-0.8%		

Bars show deviation from 16059 (Lemhi County)

SALMON LOCATOR AERIAL

SALMON IDAHO

Welcome to the City of Salmon, a small rural community of 3,300 residents — with a 1.3% growth rate — nestled in the mountains of Central Idaho.

Located along the Salmon River, “The River of No Return”, the City of Salmon’s history includes strong traditions of mining, lumbering and family ranching. Lewis and Clark crossed the Continental Divide in 1805 into the Salmon Valley during their expedition to the Pacific Ocean and received essential supplies and information from Sacajawea’s people, the AgaiDika Shoshone. Salmon, Idaho is full of historic places, interpretive signage and landmarks that paint a fascinating picture of the people who first settled the wild and untamed lands of the central Idaho mountains.

Continuing its strong natural resource heritage, the City of Salmon’s innovative spirit can also be seen in new industries and businesses that include light industrial manufacturing of technical innovations, whitewater rafting, outfitting and other recreational services.

The Salmon community benefits strongly from a healthy recreational tourist population. Providing easy access for boating, water recreation, hot spring access and other outdoor activities, Salmon attracts fisherman, rafters, hikers, and outdoor adventurers to its rich Idaho history and landscapes, making up approximately 200,000 - 300,000 tourists per year.

FIND OUT MORE AT >> WWW.CITYOFSALMON.COM

