

Grangeville, ID - Commercial Development Land For Sale

901 W Main St, Grangeville, ID 83530



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GRANGEVILLE, ID - COMMERCIAL DEVELOPMENT LAND FOR SALE

901 W Main St, Grangeville, ID 83530

INVESTMENT OVERVIEW

Unlock an exceptional investment opportunity with three contiguous parcels, totaling 114.25 acres of prime development land situated adjacent to 901 W. Main St, Grangeville, WA. These prime parcels, located in Idaho County and bordering the City of Grangeville, present an array of compelling features that make them a promising investment.

INVESTMENT HIGHLIGHTS

- Prime Location: Proximity to Highway 95 ensures high visibility and accessibility.
- Zoning Diversity: Retail and industrial zoning along this major corridor provides flexibility for businesses.
- Housing Development Potential: Explore the future potential of this land for housing plats.
- Economic Growth: Grangeville's strong economy and growing population make it an ideal investment location.
- Scenic Beauty: The natural surroundings add to the charm and value of this land.
- Proximity to Utilities: Close to essential services, including water and electricity, streamlining development processes.
- Well-Developed Infrastructure: Reliable transportation networks and utility access ensure smooth development and operations.
- Water Resources: Access to water sources, enhancing suitability for irrigation and water-dependent activities.

SECTION 1

Executive Summary

RETAILER MAP

REGIONAL MAP

DEMOGRAPHICS

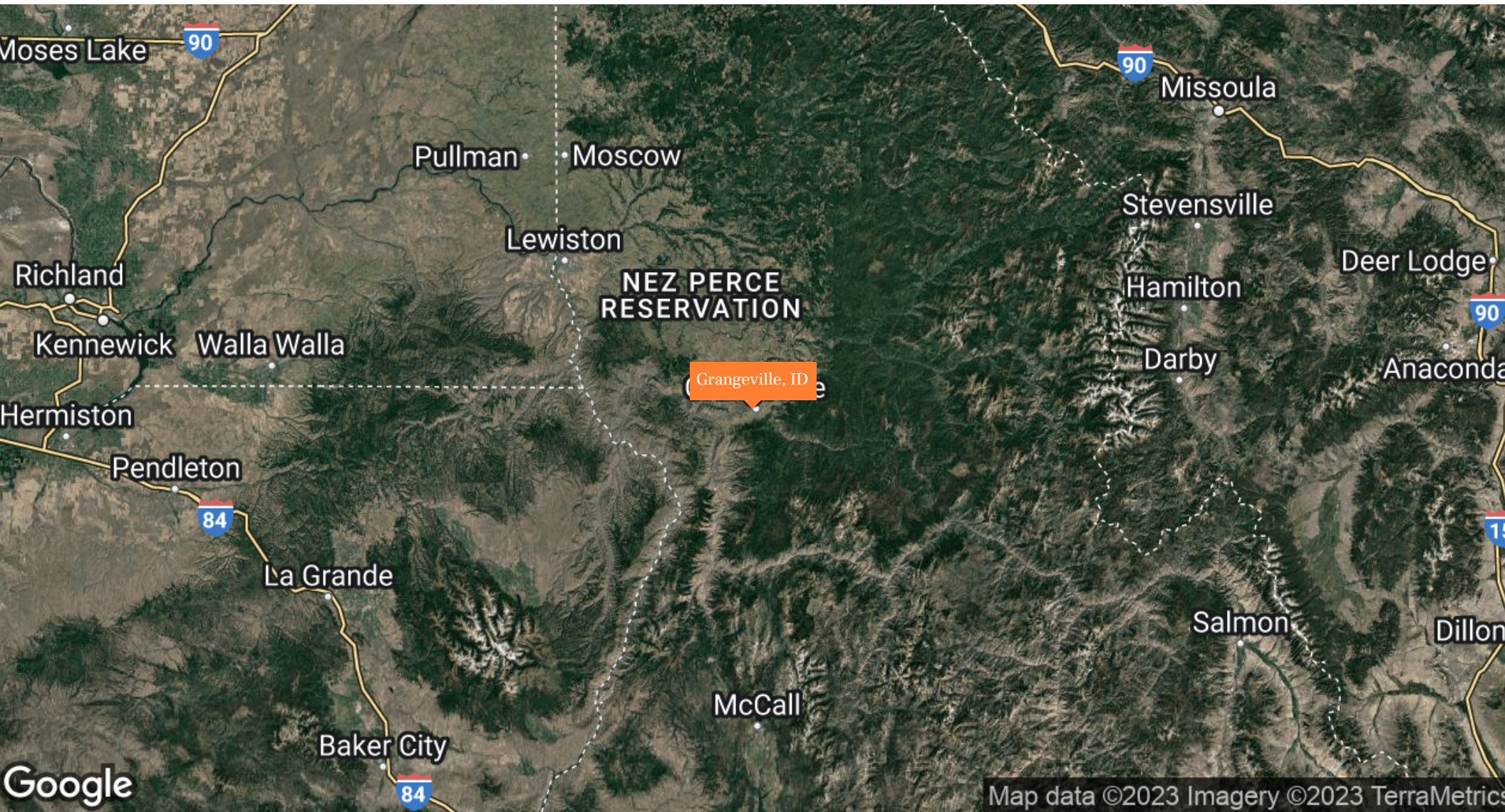
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Grangeville, ID - Commercial Development Land For Sale // TRAFFIC GENERATOR MAP



REGIONAL MAP // **Grangeville, ID - Commercial Development Land For Sale**



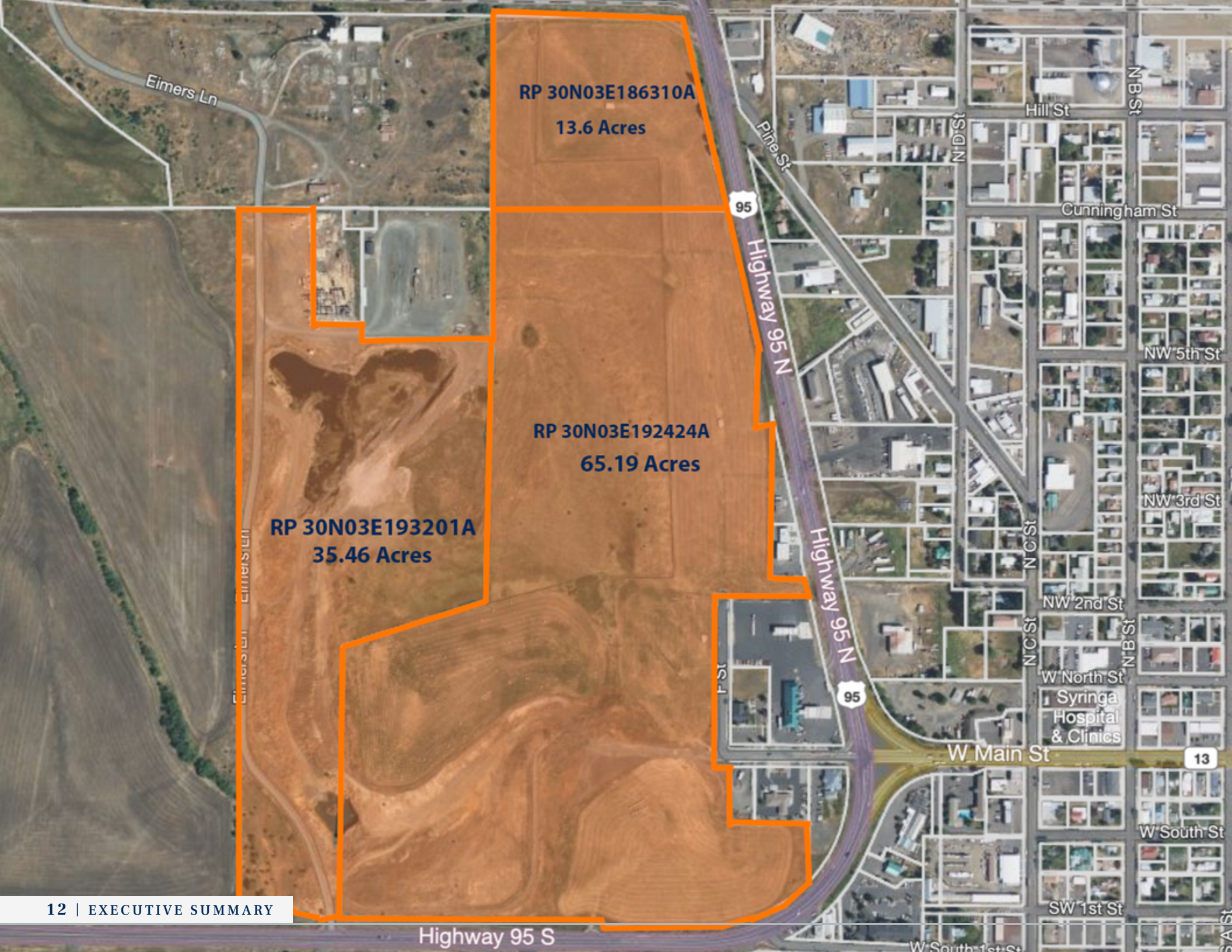




Parcel: RP 30N03E192424 A







RP 30N03E186310A
13.6 Acres

RP 30N03E192424A
65.19 Acres

RP 30N03E193201A
35.46 Acres

Grangeville, ID - Commercial Development Land For Sale // DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2027 Projection | | | |
| Total Population | 2,937 | 3,899 | 4,536 |
| 2022 Estimate | | | |
| Total Population | 2,992 | 3,972 | 4,619 |
| 2010 Census | | | |
| Total Population | 2,988 | 3,972 | 4,623 |
| 2000 Census | | | |
| Total Population | 2,924 | 3,827 | 4,403 |
| Daytime Population | | | |
| 2022 Estimate | 2,985 | 3,907 | 4,410 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2027 Projection | | | |
| Total Households | 1,270 | 1,649 | 1,892 |
| 2022 Estimate | | | |
| Total Households | 1,286 | 1,670 | 1,915 |
| Average (Mean) Household Size | 2.3 | 2.3 | 2.3 |
| 2010 Census | | | |
| Total Households | 1,288 | 1,674 | 1,919 |
| 2000 Census | | | |
| Total Households | 1,174 | 1,504 | 1,704 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| 2022 Estimate | | | |
| \$250,000 or More | 0.1% | 0.1% | 0.1% |
| \$200,000-\$249,999 | 0.0% | 0.0% | 0.1% |
| \$150,000-\$199,999 | 2.5% | 3.1% | 3.0% |
| \$125,000-\$149,999 | 0.9% | 1.2% | 1.6% |
| \$100,000-\$124,999 | 9.0% | 9.1% | 9.1% |
| \$75,000-\$99,999 | 13.3% | 12.9% | 12.5% |
| \$50,000-\$74,999 | 21.1% | 21.7% | 21.8% |
| \$35,000-\$49,999 | 17.9% | 18.3% | 18.4% |
| \$25,000-\$34,999 | 8.1% | 8.1% | 8.4% |
| \$15,000-\$24,999 | 11.6% | 11.3% | 11.2% |
| Under \$15,000 | 15.6% | 14.2% | 13.7% |
| Average Household Income | \$54,546 | \$56,368 | \$56,861 |
| Median Household Income | \$47,710 | \$48,608 | \$48,718 |
| Per Capita Income | \$23,785 | \$23,950 | \$23,794 |

DEMOGRAPHICS // Grangeville, ID - Commercial Development Land For Sale

| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Population By Age | | | |
| 2022 Estimate | 2,992 | 3,972 | 4,619 |
| 0 to 4 Years | 6.0% | 5.8% | 5.7% |
| 5 to 14 Years | 12.8% | 12.8% | 12.7% |
| 15 to 17 Years | 3.6% | 3.7% | 3.7% |
| 18 to 19 Years | 2.0% | 2.0% | 2.0% |
| 20 to 24 Years | 4.5% | 4.5% | 4.3% |
| 25 to 29 Years | 5.5% | 5.3% | 5.0% |
| 30 to 34 Years | 4.8% | 4.7% | 4.6% |
| 35 to 39 Years | 5.4% | 5.4% | 5.4% |
| 40 to 49 Years | 9.6% | 9.6% | 9.5% |
| 50 to 59 Years | 10.8% | 11.0% | 11.2% |
| 60 to 64 Years | 7.7% | 8.0% | 8.3% |
| 65 to 69 Years | 7.7% | 8.0% | 8.4% |
| 70 to 74 Years | 6.0% | 6.3% | 6.6% |
| 75 to 79 Years | 4.8% | 5.0% | 5.2% |
| 80 to 84 Years | 3.6% | 3.5% | 3.5% |
| Age 85+ | 4.9% | 4.4% | 4.2% |
| Median Age | 45.4 | 45.9 | 47.1 |

| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| Population 25+ by Education Level | | | |
| 2022 Estimate Population Age 25+ | 2,123 | 2,827 | 3,310 |
| Elementary (0-8) | 3.3% | 3.0% | 2.8% |
| Some High School (9-11) | 7.4% | 7.1% | 7.1% |
| High School Graduate (12) | 38.2% | 38.1% | 38.0% |
| Some College (13-15) | 26.7% | 27.0% | 26.9% |
| Associate Degree Only | 8.4% | 8.6% | 9.1% |
| Bachelor's Degree Only | 10.6% | 11.2% | 11.5% |
| Graduate Degree | 5.5% | 5.1% | 4.7% |
| HOUSING UNITS | | | |
| Occupied Units | | | |
| 2027 Projection | 1,399 | 1,812 | 2,085 |
| 2022 Estimate | 1,420 | 1,841 | 2,116 |
| Owner Occupied | 945 | 1,264 | 1,475 |
| Renter Occupied | 341 | 406 | 441 |
| Vacant | 133 | 171 | 201 |
| Persons in Units | | | |
| 2022 Estimate Total Occupied Units | 1,286 | 1,670 | 1,915 |
| 1 Person Units | 34.1% | 32.5% | 31.6% |
| 2 Person Units | 37.4% | 38.4% | 39.3% |
| 3 Person Units | 11.1% | 11.2% | 11.2% |
| 4 Person Units | 9.0% | 9.2% | 9.2% |
| 5 Person Units | 5.5% | 5.7% | 5.7% |
| 6+ Person Units | 2.9% | 2.9% | 3.0% |

Grangeville, ID - Commercial Development Land For Sale // DEMOGRAPHICS



POPULATION

In 2022, the population in your selected geography is 4,619. The population has changed by 4.9 percent since 2000. It is estimated that the population in your area will be 4,536 five years from now, which represents a change of -1.8 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 47.1, compared with the U.S. average, which is 38.6. The population density in your area is 59 people per square mile.



EMPLOYMENT

In 2022, 1,979 people in your selected area were employed. The 2000 Census revealed that 55.4 percent of employees are in white-collar occupations in this geography, and 44.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 9.0 minutes.



HOUSEHOLDS

There are currently 1,915 households in your selected geography. The number of households has changed by 12.4 percent since 2000. It is estimated that the number of households in your area will be 1,892 five years from now, which represents a change of -1.2 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 \$173,328 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 1,277 owner-occupied housing units and 427 renter-occupied housing units in your area. The median rent at the time was \$351.



INCOME

In 2022, the median household income for your selected geography is \$48,718, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 60.1 percent since 2000. It is estimated that the median household income in your area will be \$52,291 five years from now, which represents a change of 7.3 percent from the current year.

The current year per capita income in your area is \$23,794, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$56,861, compared with the U.S. average, which is \$96,357.



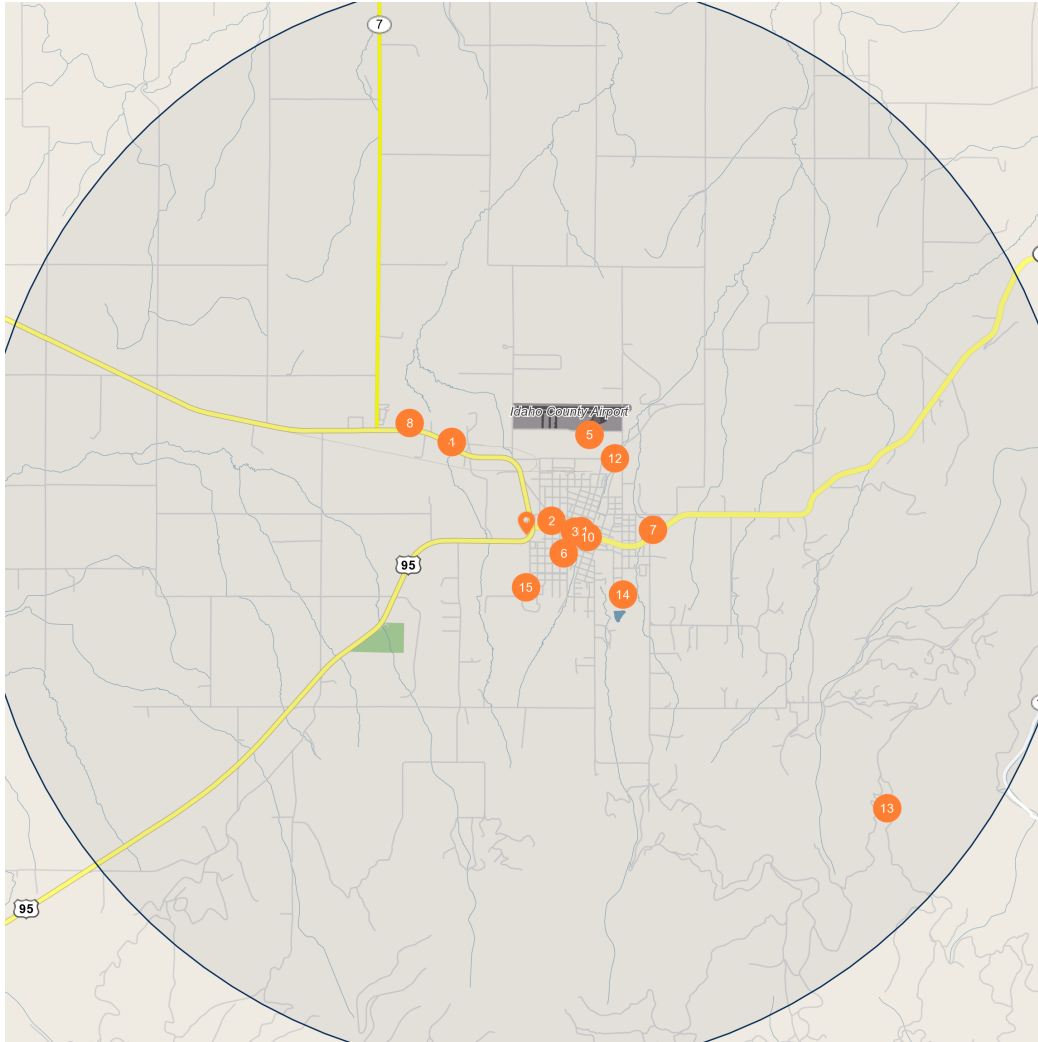
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 4.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 11.5 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.4 percent, respectively.

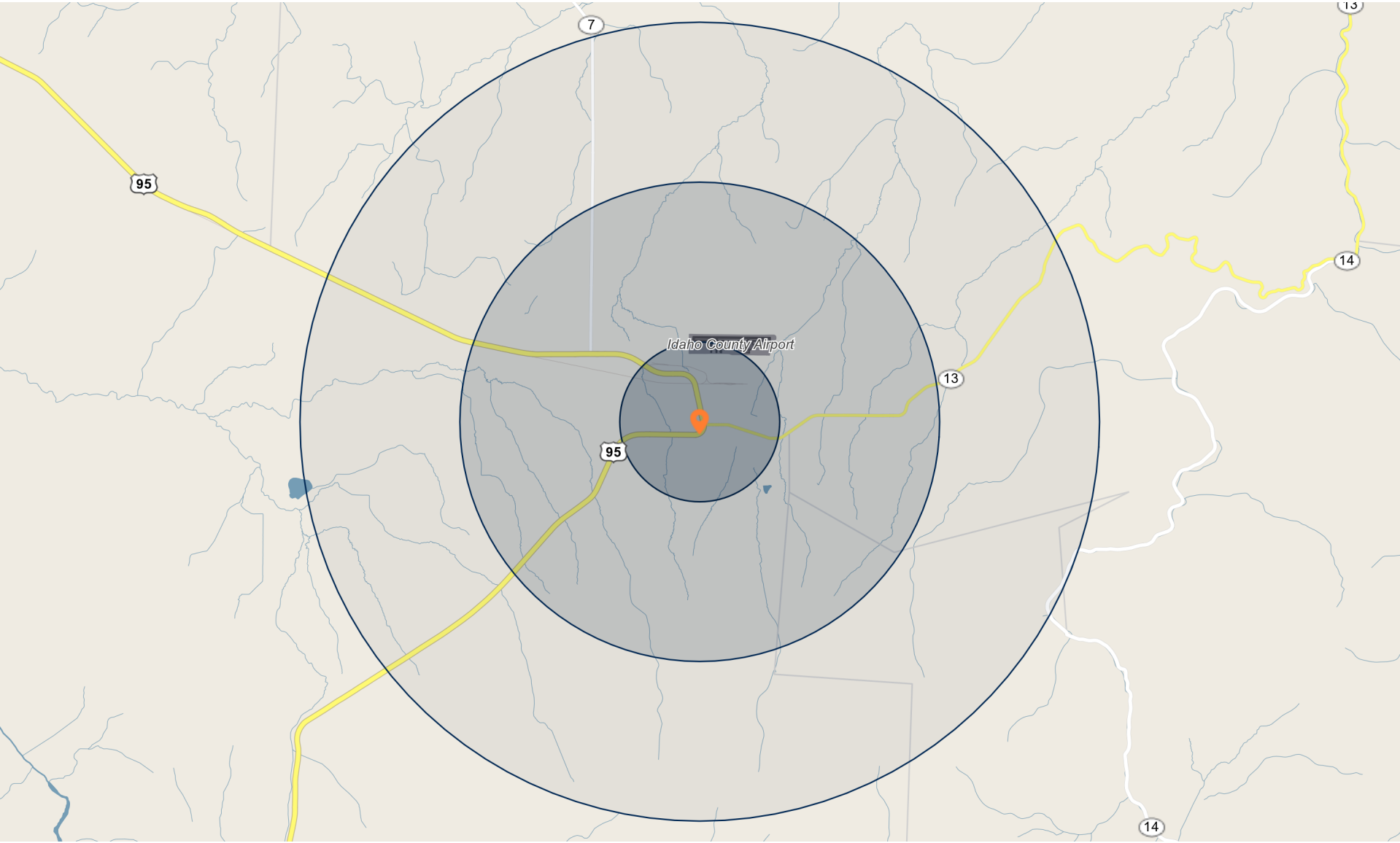
The area had more high-school graduates, 38.0 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 26.9 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Grangeville, ID - Commercial Development Land For Sale



| Major Employers | | Employees |
|-----------------|--------------------------------|-----------|
| 1 | Idaho Forest Group LLC | 521 |
| 2 | Syringa Hospital & Clinics | 143 |
| 3 | County of Idaho | 130 |
| 4 | Bennett Forest Industries | 117 |
| 5 | US Dept Agriculture Forest Svc | 113 |
| 6 | Mountain View School Dst 244 | 79 |
| 7 | US Dept Agriculture Forest Svc | 68 |
| 8 | Advanced Welding & Steel Inc | 65 |
| 9 | US Dept Agriculture Forest Svc | 63 |
| 10 | Agriculture United States Dept | 57 |
| 11 | Washington State LLC | 51 |
| 12 | Transportation Idaho Dept | 50 |
| 13 | Devins Home Care LLC | 50 |
| 14 | Compunet Inc | 50 |
| 15 | Mountain View School Dst 244 | 50 |

Grangeville, ID - Commercial Development Land For Sale // DEMOGRAPHICS



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