



Investment Opportunity | Offering Memorandum

Payette Mixed-Use Land

1610 6th Ave South
Payette, ID 83661

Jimmy Roumanis
+1 208 908 8998
jimmy.roumanis@colliers.com

David Cadwell
+1 208 850 3733
david.cadwell@colliers.com

 *View virtual tour*



Property Overview

This ±4 acre development opportunity in Payette, Idaho includes two legal parcels available individually or as a whole. Located on Highway 95 across from Payette High School and retailers like Dutch Bros, O'Reilly Auto Parts and McDonald's, the site offers excellent visibility, access and potential.

With high traffic counts, nearby utilities and a prime location, it's well-suited for residential, commercial or mixed-use development.

Property Details

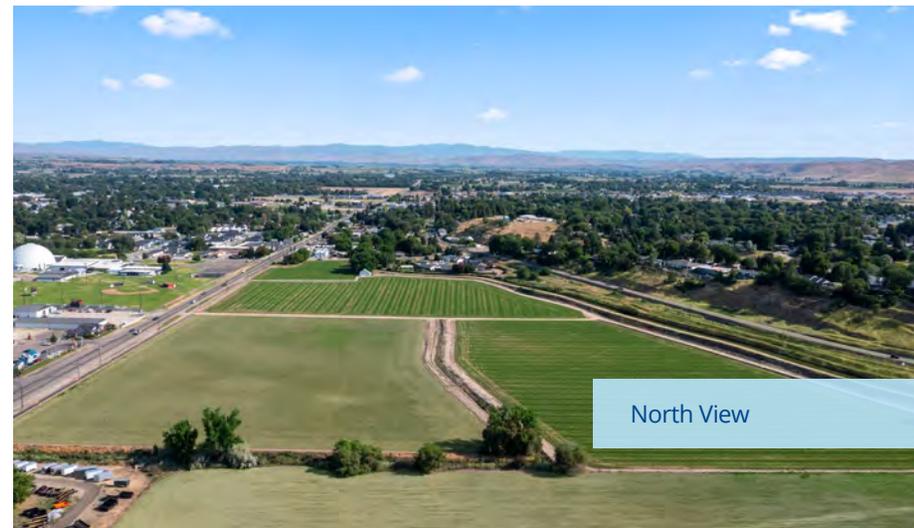
Address 1610 6th Ave South Payette, ID 83661
Located on Highway 95

Property Type Mixed-use Land

Price *\$200K/acre*

Zoning Mixed use

Size +/- 4 Acres



Property Gallery



Easy Access to Snake River & Payette River



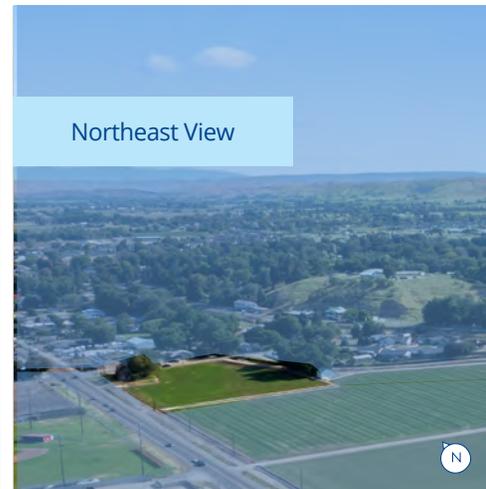
7 Minutes From the Municipal Airport



Southern View



Across the Street from Payette High School & 5 Minutes from McCain Middle School



Northeast View

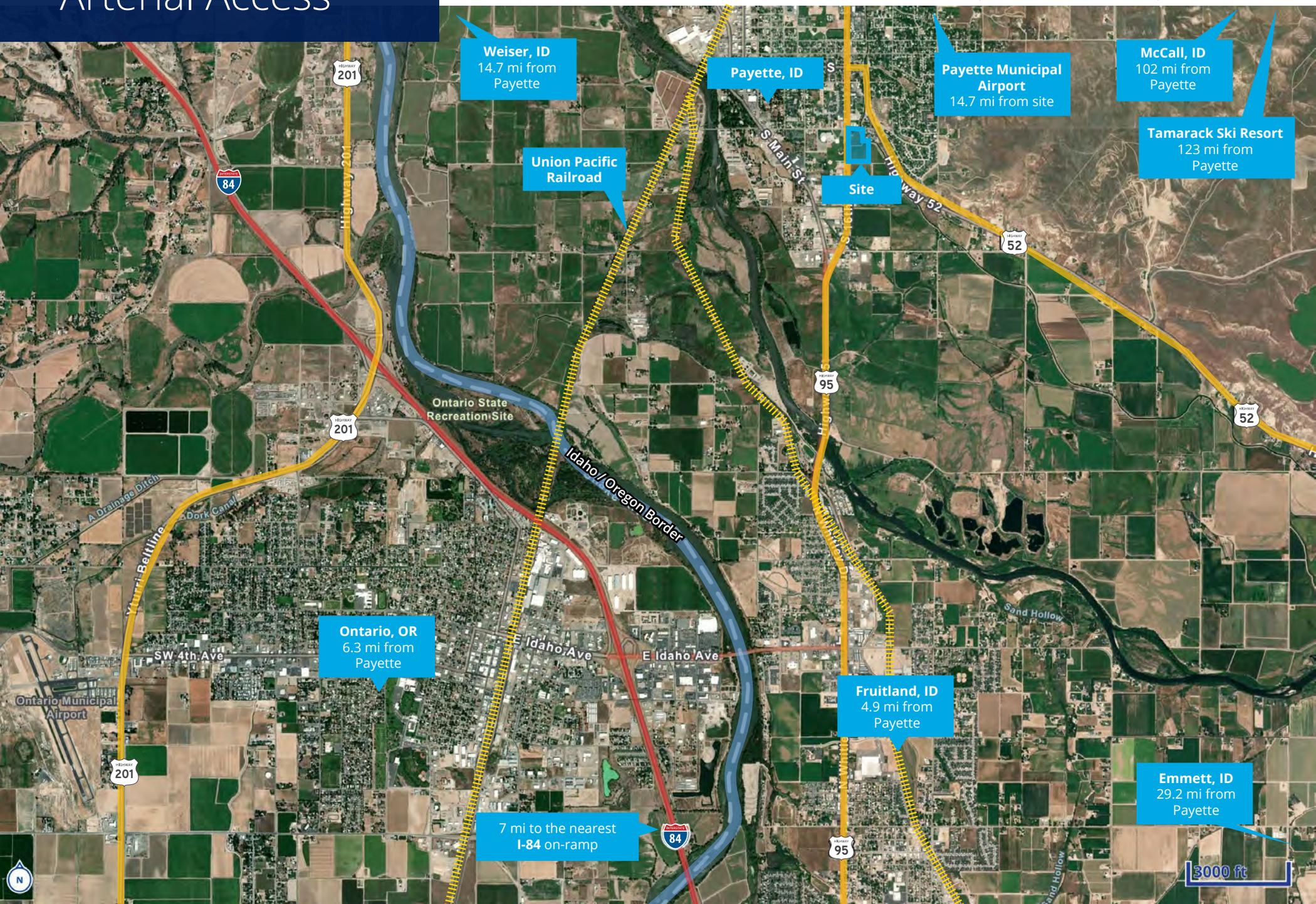
Parcel Outlines



Arterial Access

 [Google Map](#)

 [Street View](#)



Weiser, ID
14.7 mi from
Payette

Payette, ID

Payette Municipal
Airport
14.7 mi from site

McCall, ID
102 mi from
Payette

Tamarack Ski Resort
123 mi from
Payette

Union Pacific
Railroad

Site

Ontario, OR
6.3 mi from
Payette

Fruitland, ID
4.9 mi from
Payette

Emmett, ID
29.2 mi from
Payette

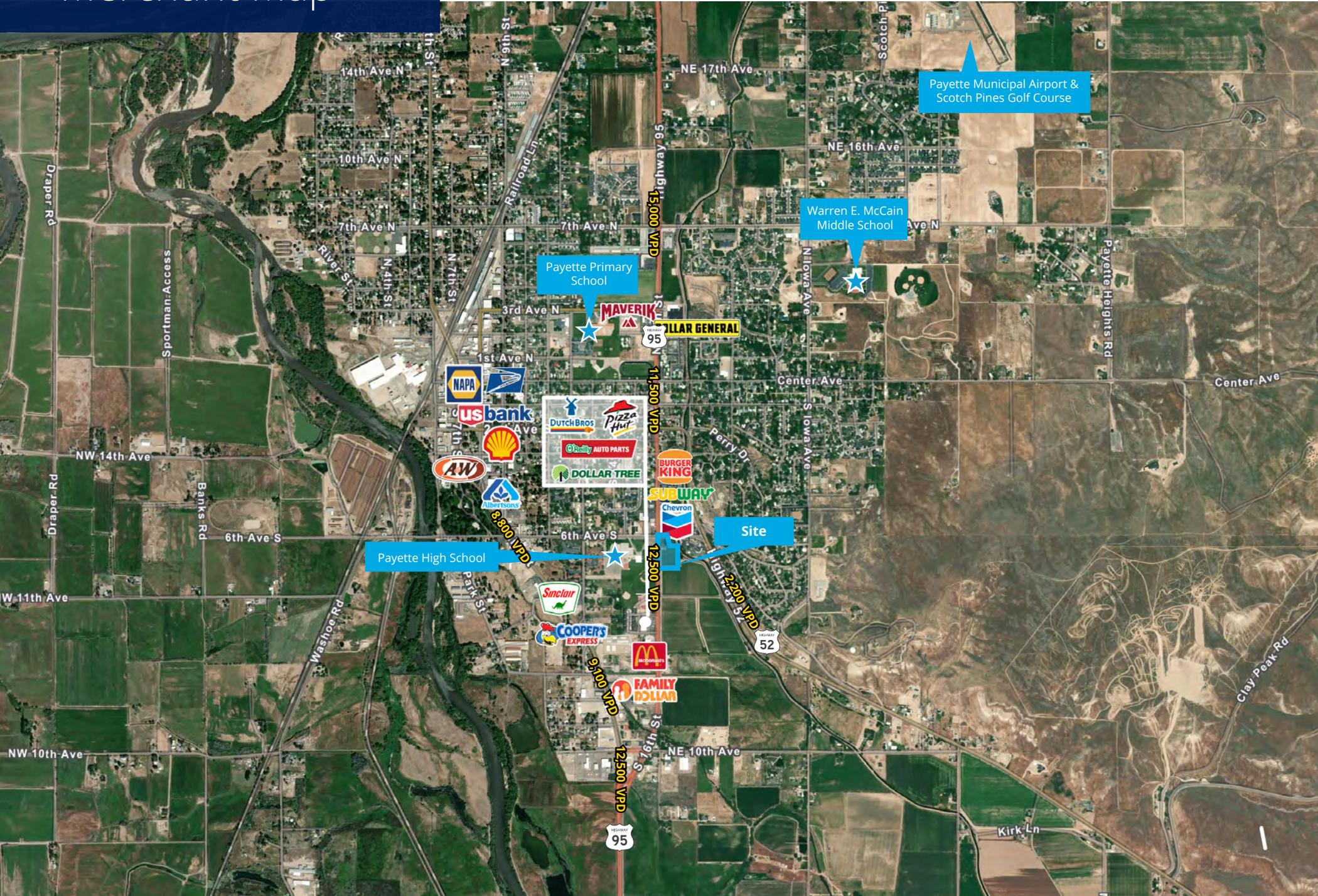
7 mi to the nearest
I-84 on-ramp

3000 ft

Merchant Map

 [Google Map](#)

 [Street View](#)



Payette Municipal Airport & Scotch Pines Golf Course

Warren E. McCain Middle School

Payette Primary School

Payette High School

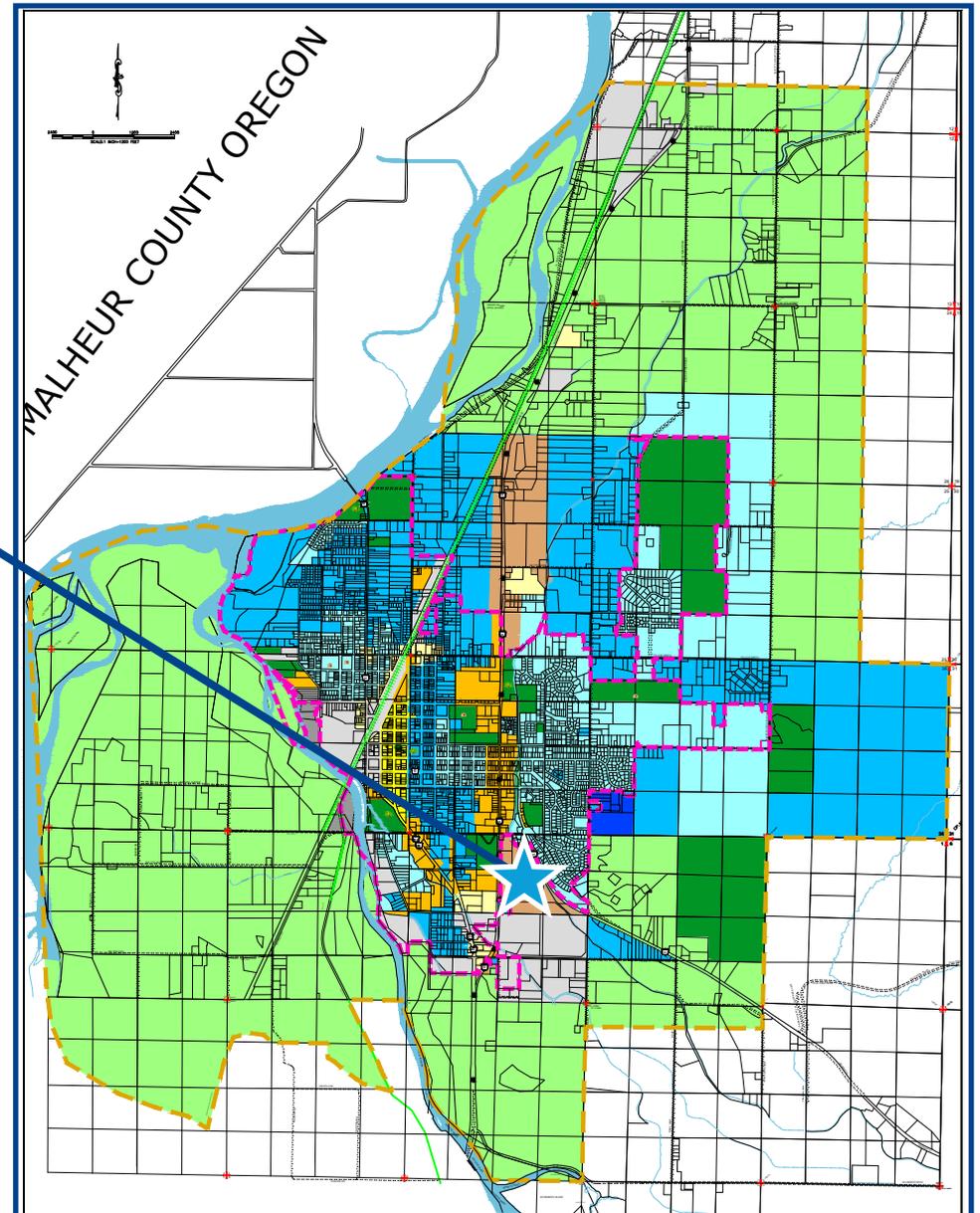
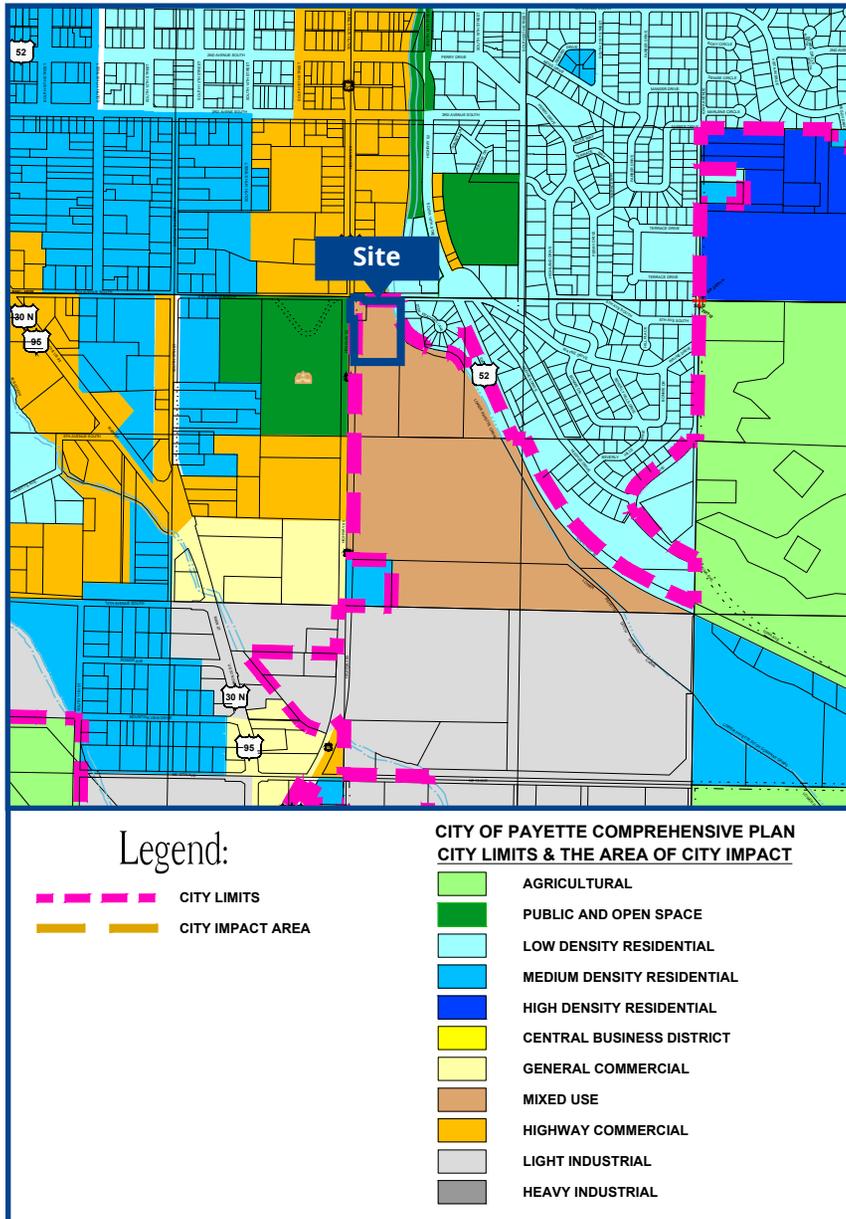
Site

Site

95

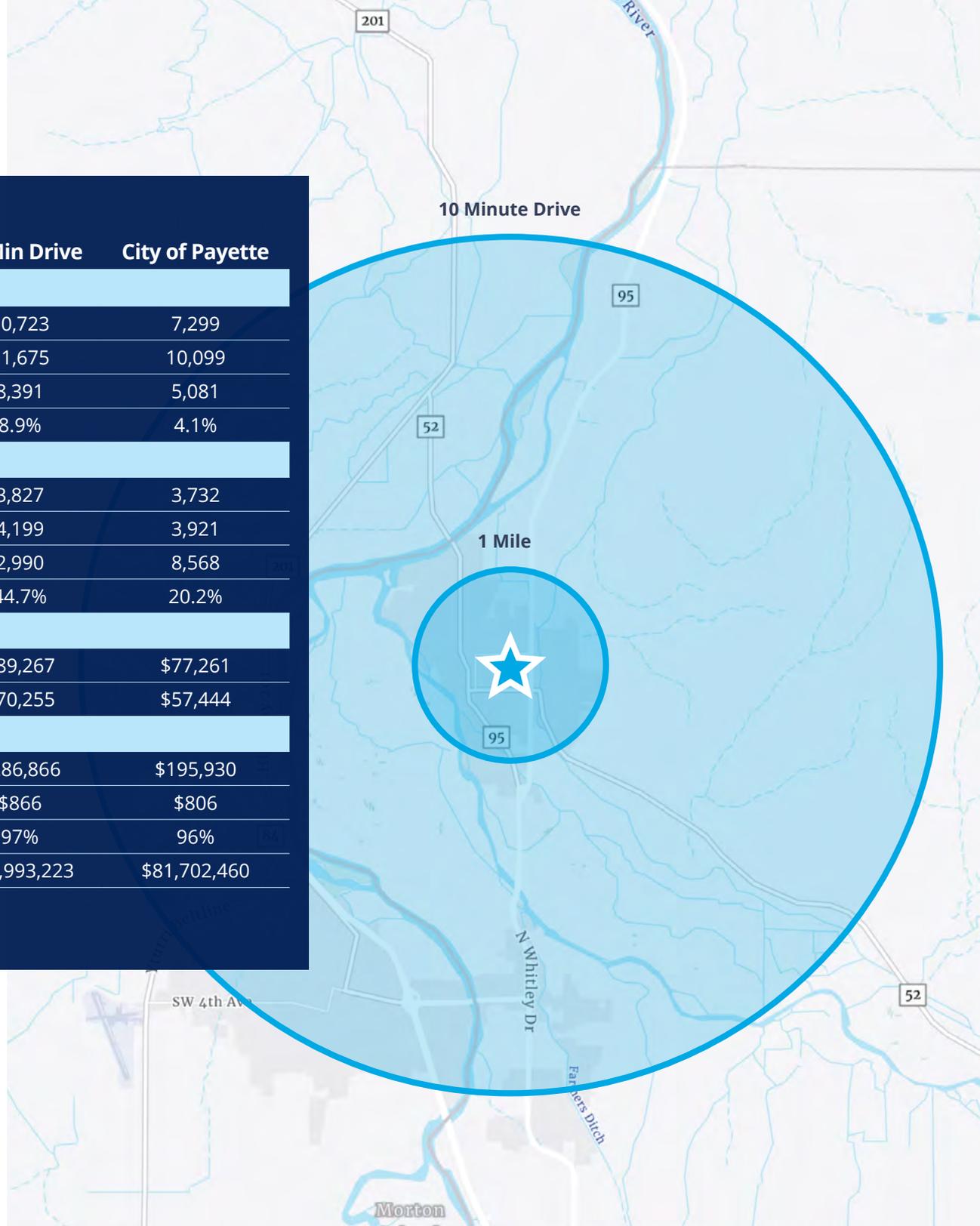
52

Future Land Use



Demographics

| | 1 Mile | 10 Min Drive | City of Payette |
|--------------------------------------|--------------|--------------|-----------------|
| Population | | | |
| 2024 Estimated Population | 4,968 | 10,723 | 7,299 |
| 2029 Projected Population | 5,114 | 11,675 | 10,099 |
| 2010 Census Population | 4,485 | 8,391 | 5,081 |
| Projected Change '24-'29 | 2.9% | 8.9% | 4.1% |
| Household | | | |
| 2024 Estimated Households | 1,976 | 3,827 | 3,732 |
| 2029 Projected Households | 2,056 | 4,199 | 3,921 |
| 2010 Census Households | 1,735 | 2,990 | 8,568 |
| Historical Change '00-'24 | 18.7% | 44.7% | 20.2% |
| Income | | | |
| 2024 Est. Average HH Income | \$72,570 | \$89,267 | \$77,261 |
| 2024 Est. Median HH Income | \$52,912 | \$70,255 | \$57,444 |
| Misc. | | | |
| 2024 Median Home Value | \$229,911 | \$286,866 | \$195,930 |
| 2022 Median Gross Rent | \$779 | \$866 | \$806 |
| 2024 Est. Labor Population Age 16+ | 98% | 97% | 96% |
| 2024 Est. Total Housing Expenditures | \$40,679,588 | \$95,993,223 | \$81,702,460 |



Q3 2025 | Idaho Land Market Report



[View the Full Market Report](#)



MARKET TRENDS

- In August of 2025, the median sale price of new single-family homes in Ada County reached \$552,495, a 0.46% increase from August of 2024. Home prices in Canyon County were up from August 2024, where the median sale price for new single-family homes increased 9.3% to \$464,476.
- The Intermountain MLS reported 9,331 existing and new construction home sales in Ada and Canyon County from January to the end of August. This represents an increase of 7.9% compared to the same time last year.
- As stated by the Bureau of Labor Statistics, Idaho employment reached 972,377 in August 2025—an increase of 0.29% from August 2024. The state's unemployment rate stood at 3.7%, below the national average of 4.3%.
- According to U.S. Census Bureau estimates, Idaho's population grew by 1.5% in 2024 and is expected to continue increasing at a rate above the national average of 1% annually through 2029.
- The acreage of commercial land listings in Eastern Idaho increased from 5,170 in Q2 to 9,964 acres in Q3. Canyon County also experienced growth, while Ada County declined from 8,522 to 1,925 acres. Overall, Idaho's total listed commercial land area fell by approximately 1,373 acres in Q3, partly due to the absence of reported listings in Southern Idaho.

MARKET DIRECTION QOQ

| | |
|------------------------------------|----|
| Demand | ▲ |
| Supply | ▼ |
| Days on Market (New Construction)* | 64 |
| Prices | ▲ |

*Average days on market for new residential construction in Ada and Canyon counties. Based on the most recent available monthly reports from IMLS.



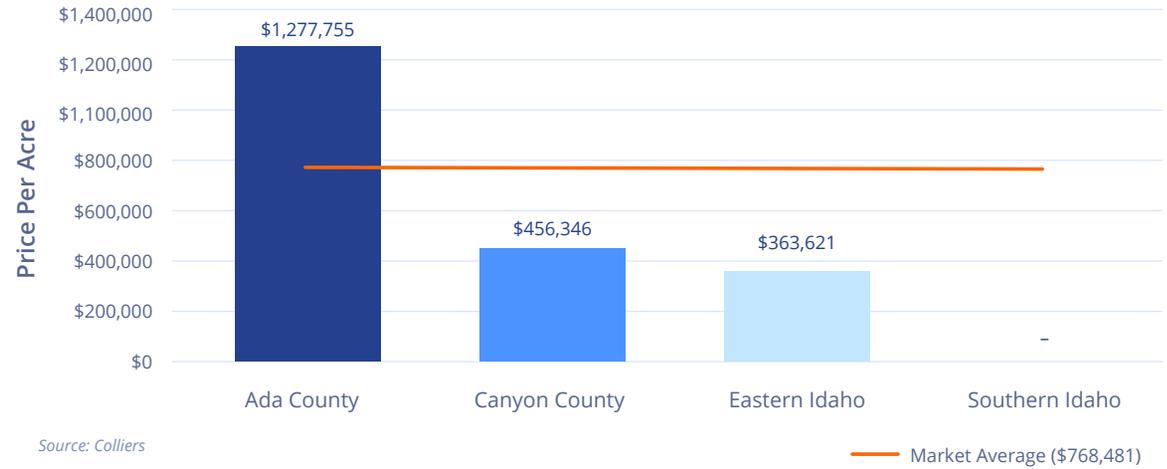
QUARTERLY FORECAST

In August 2025, home sales and prices in Ada and Canyon County saw a steady increase, with Canyon County experiencing particularly strong sales growth. Despite fluctuating interest rates in Q3, sales, population and employment growth remained strong. Regional demand continues to strengthen despite an increase to days on market.

Commercial listing acreage continued to see a decrease, which was first seen in Q2 of this year. With listing acreage declining and prices increasing, the trend toward land leases is likely to continue.

AVERAGE PRICE BY COUNTY

Commercial Land Listings



TREASURE VALLEY RESIDENTIAL CONSTRUCTION

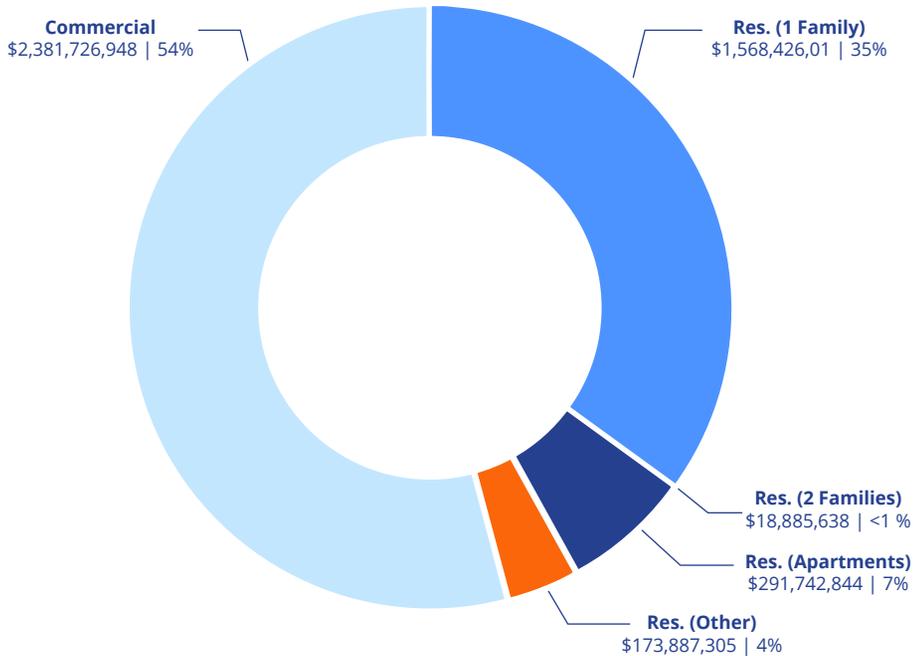


Source: Landpro DATA

Year-to-Date Permit Data

| Area | Res. (1 Family) | | Res. (2 Families) | | Res. (Apartments) | | Res. (Other) | | Commercial | |
|----------------|-----------------|------------------------|-------------------|---------------------|-------------------|----------------------|--------------|----------------------|--------------|------------------------|
| | Units | Value | Units | Value | Units | Value | Units | Value | Permits | Value |
| Ada County | 2,985 | \$871,439,796 | 58 | \$8,361,446 | 943 | \$158,140,003 | 0 | \$110,493,776 | 1,056 | \$1,686,944,163 |
| Canyon County | 2,105 | \$431,424,839 | 36 | \$5,321,680 | 392 | \$63,880,488 | 0 | \$25,218,351 | 449 | \$382,153,218 |
| Eastern Idaho | 976 | \$145,647,298 | 32 | \$3,925,451 | 547 | \$69,222,353 | 0 | \$22,185,216 | 226 | \$159,444,231 |
| Southern Idaho | 392 | \$119,914,083 | 8 | \$1,277,061 | 6 | \$500,000 | 0 | \$15,989,962 | 103 | \$84,001,122 |
| Totals | 6,458 | \$1,568,426,016 | 134 | \$18,885,638 | 1,888 | \$291,742,844 | 0 | \$173,887,305 | 1,834 | \$2,312,542,734 |

Year-to-Date Permit Values





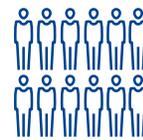
Local Area Overview - Payette

The City of Payette actively supports business growth through strategic incentives, local resources and a collaborative environment, fostering a thriving and diverse business community.

Outdoor recreation is a key part of life in Payette, with over 51 acres of parkland, a greenway trail, access to the Snake River, a public golf course and the Payette Municipal Airport. The city's location provides quick access to year-round outdoor activities, from skiing at Tamarack Resort, Brundage Mountain and the Little Ski Hill to boating on Payette Lake or Lake Cascade, as well as hiking and fishing in the surrounding areas.

Payette offers a strong education system with a high-performing school district and partnerships with nearby universities to help prepare students for future careers. Residents also benefit from low crime rates and responsive public safety services, making Payette an exceptional place to live, work and explore.

Sourced From: cityofpayette.com, bestplaces.net, worldpopulationreview.com



2025 Population (MSA)

8,636



Average Commute Time

26.4



2025 Average Household Income

\$77,261



Median Age

39.6

Employment



44%
White Collar



40%
Blue Collar



16%
Services

Business



266
Total Businesses



2,018
Total Employees



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

Investment Opportunity | Offering Memorandum

1610 6th Ave South

Located between Hwy 95 & Hwy 52
Payette, ID 83661

#3

Best State to Move to
in the U.S. - Idaho

JUL 2024

#6

Top States for Growth
- Idaho

JAN 2024

