

PHASE II COMMERCIAL DEVELOPMENT FOR LEASE - 1,500 - 30,000 SF

HWY 95 & S 3RD STREET E, HOMEDALE, ID



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BUILD TO SUIT LISTING DETAILS & PROPERTY HIGHLIGHTS

BUILD TO SUIT RANGE: 1,500 - 30,000 SF

LEASE - BTS RATE: Negotiable

ALLOWED USES: Retail, Drive-Thru Restaurant

PARCEL #: RPA00000103762

TOTAL LOT SIZE: ±15 Acres

ZONING: [CI - Click Here for Uses](#)

FRONTAGE: 1,000 Feet on Hwy 95

UTILITIES: Available to Site

ACCESS POINTS: S 3rd St E & E Utah Ave

AMENITIES: Irrigation, Mature Trees

CITY GROWTH: 2.73% YOY Average

10 MILE POP: 22,251 People

AVAILABILITY: Immediate

- Phase II commercial build to suit development project on Highway 95 at S 3rd St East
- Flexible design options available, potential tenant may lease a single 1,500 SF suite up to approximately 30,000 SF in a stand-alone retail building
- Negotiable lease rate and terms, contact agents for details and potential layouts
- Site amenities include Highway 95 frontage, direct access to the property, on-site irrigation canal, old growth trees, and utilities at or near site - [Google Map View](#)
- Located adjacent to another new retail development, occupiers include D & B Supply, Jacksons Food Stores, a pending quick serve restaurant, and an auto parts store
- Traffic generators include Badiola Rodo Arena, Homedale Municipal Airport, Moxie Java, Les Schwab Tire Center, Albertsons, Homedale City Parks, Homedale Garden Apartments, Homedale Junior - Senior High School & football field, Idaho Pizza, and other local retailers, restaurants, & services
- Homedale, like other bedroom communities in Idaho, is experiencing a surge of growth with a 10 mile population of 22,251 & an average HH income of \$91,620
- Contact agents for additional property information and development details

NEW TENANTS IN THE NORTHERN ADJOINING DEVELOPMENT - PHASE I



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AMENITIES INCLUDE HWY 95 FRONTAGE & ACCESS



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5, 10 & 15 MILE DEMOGRAPHICS
& RETAIL DEMAND OUTLOOK

10 MILE SNAPSHOT

20,841
POPULATION

7,283
HOUSEHOLDS

\$72,561
MEDIAN HH INCOME

\$91,620
AVERAGE HH INCOME

40
MEDIAN AGE



5, 10 & 15 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW



RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

5, 10 & 15 MINUTE DRIVE-TIME
DEMOGRAPHICS

15 MINUTE SNAPSHOT

17,971
POPULATION

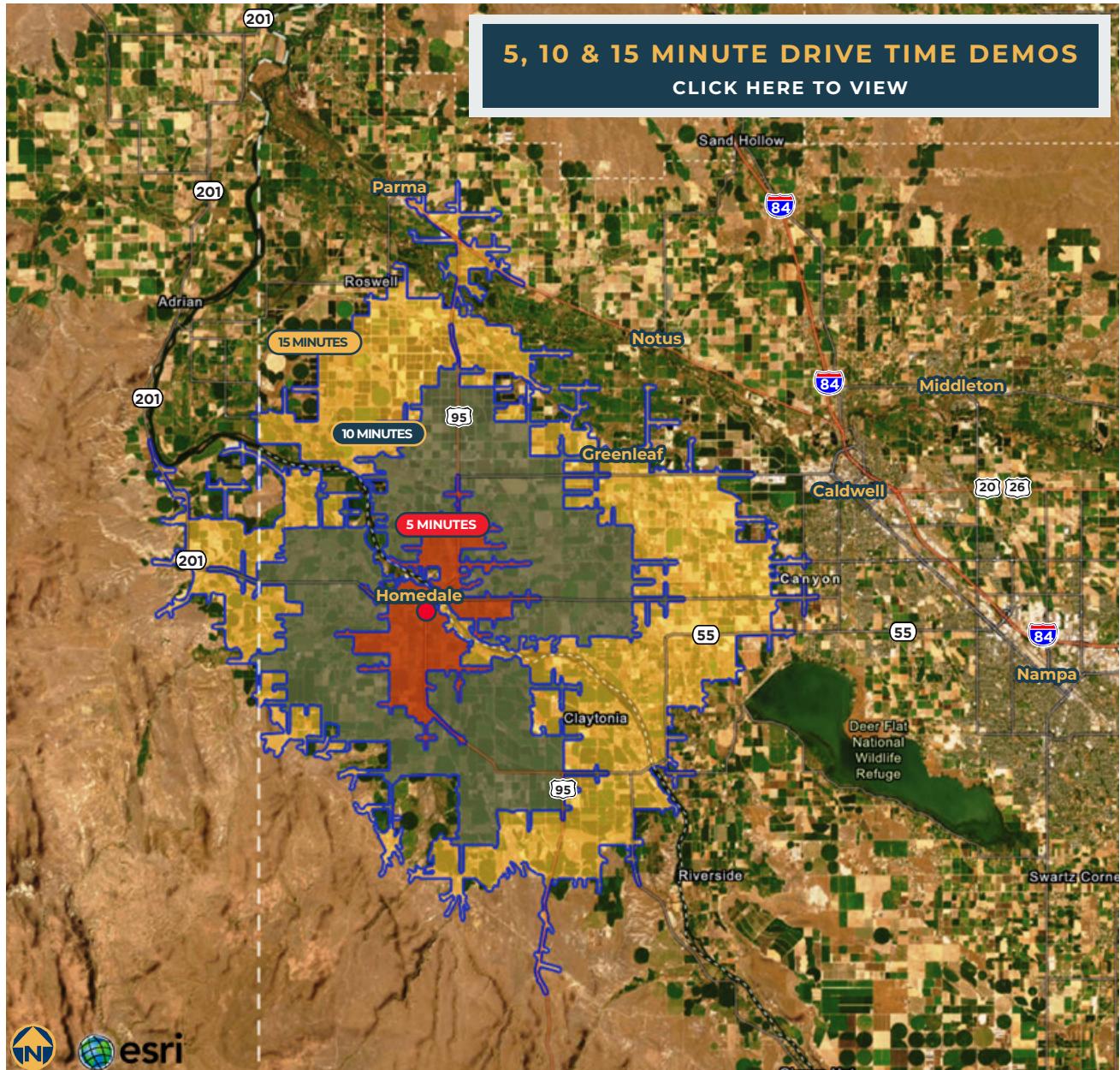
6,254
HOUSEHOLDS

\$71,161
MEDIAN HH INCOME

\$88,438
AVERAGE HH INCOME

39
MEDIAN AGE

5, 10 & 15 MINUTE DRIVE TIME DEMOS
[CLICK HERE TO VIEW](#)



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

HOMEDALE IDAHO
REGIONAL INFORMATION

WELCOME TO
HOMEDALE
Idaho

Photo Credit: Kim Ashliman

ABOUT HOMEDALE

Homedale is surrounded by the rolling hills of the Owyhee Mountains. Groomed with small farms of a variety of crops Homedale is nestled in bountiful orchards, seasonal fruit stands and of course, Idaho's treasured vineyards. This serene location is only a few minutes away from surrounding cities of the Treasure Valley and only 37 miles away from the state capitol of Boise. Homedale's ideal location provides a refuge from the hustle and bustle of city life without compromising metropolitan access.

CITY & AREA RECREATION

Homedale boasts an active, thriving community with many amenities you might not expect to find in a small town!

SERVING YOUR NEEDS

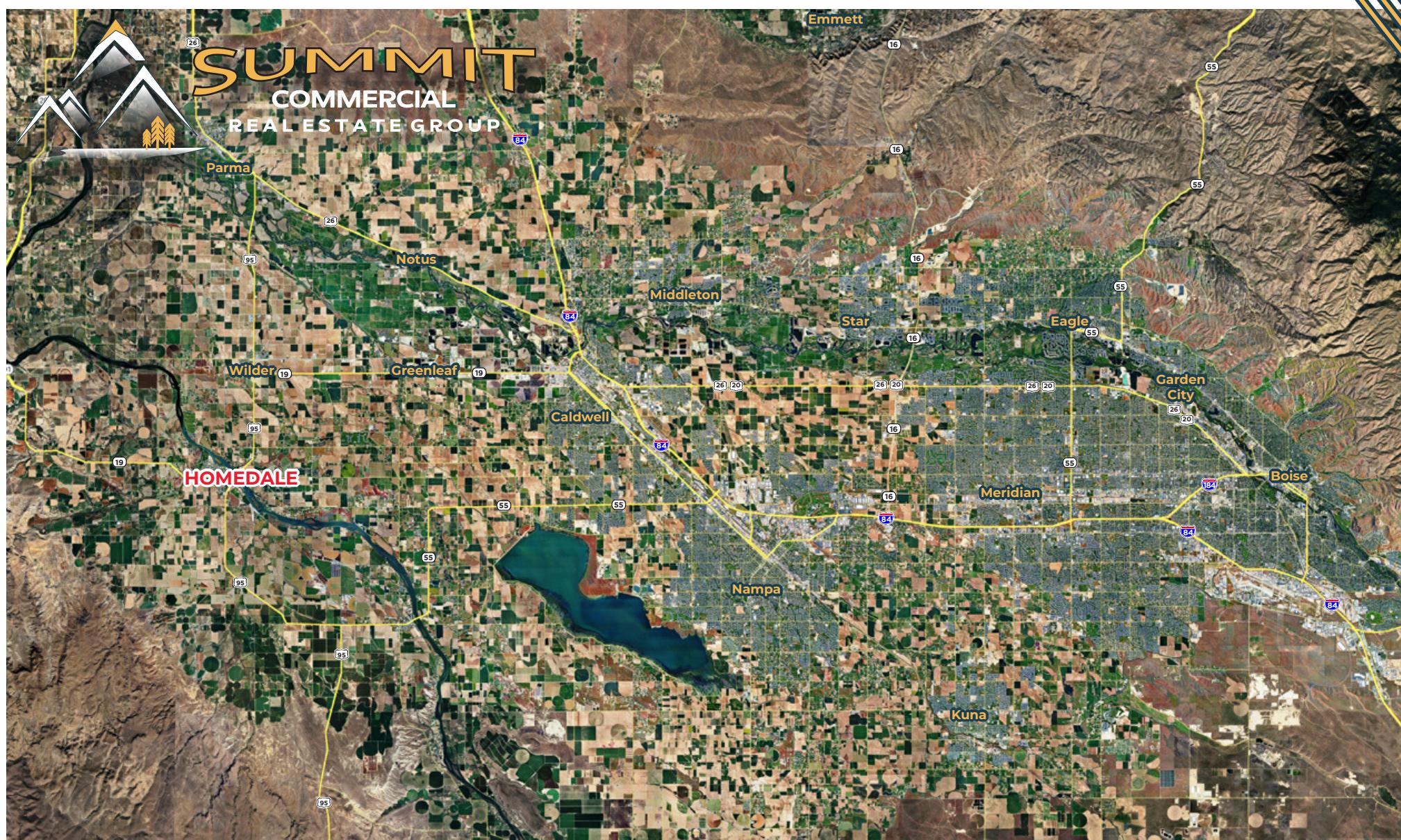
Homedale is a promising smart growth city. With regional and national chains taking their place among a variety of specialty stores, shops, restaurants and bars, Homedale is the perfect option for businesses small and large. The City of Homedale is proud to offer a full Chamber of Commerce to local businesses. Our Chamber is eager to preserve and support current businesses as well as promote expansion and growth.

HOMEDALE CHAMBER OF COMMERCE

Our mission is to promote and effect positive change in our community's economic environment & quality of life.

The Homedale Chamber serves the current community in numerous ways and is poised to be a key contributor to Homedale's future. For businesses, this means access to networking, business development & keeping abreast of community & business issues. For families & individuals, this means great community events & visitor & new resident information.

[CLICK HERE TO CONTACT](#)



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