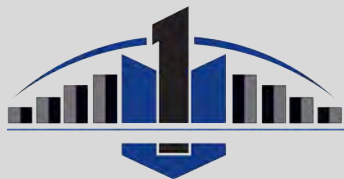


COMMERCIAL LOTS FOR SALE

|| 7.43 AC TOTAL

LOTS 11,15,16 COM-DEV-CO SUBDIVISION



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

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P.O. Box 2363
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HIGHLIGHTS

- Directly off Interstate I-15 on exit 113 , next to Loves Truck Stop.
- Lots are located in the Com -Devco sub division. Sewer and Utility hookups located in the street and ready for development.
- Direct access off 69th and Overland Dr. to the lots.
- Lot 11 has a T-Mobile Cell Tower located on the property . Pays \$750 per month (15 year Lease)

PROPERTY DETAILS

LOT 11 - 1.80 ACRES T-Mobile Lease Tower (\$100,000 Value)	\$460,000
LOT 15 - 3.44 ACRES	\$688,000
LOT 16 - 2.19 ACRES	\$438,000



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1.80 AC INTERSTATE 15 VISIBILITY LAND FOR SALE



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3.44 AC INTERSTATE 15 VISIBILITY LAND FOR SALE



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2.19AC INTERSTATE 15 VISIBILITY LAND FOR SALE



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Property Aerial



Shane Murphy

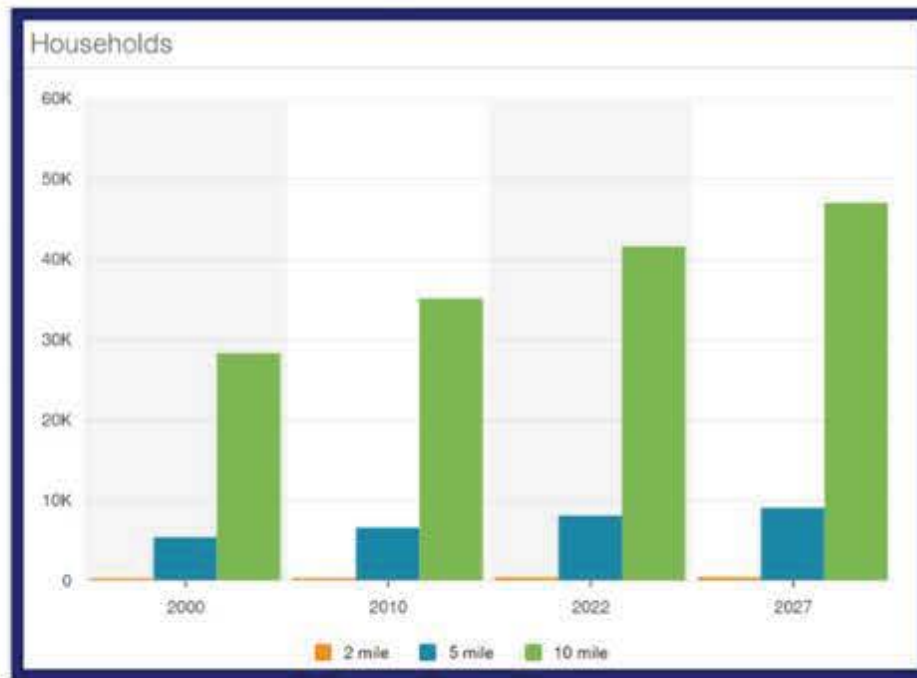
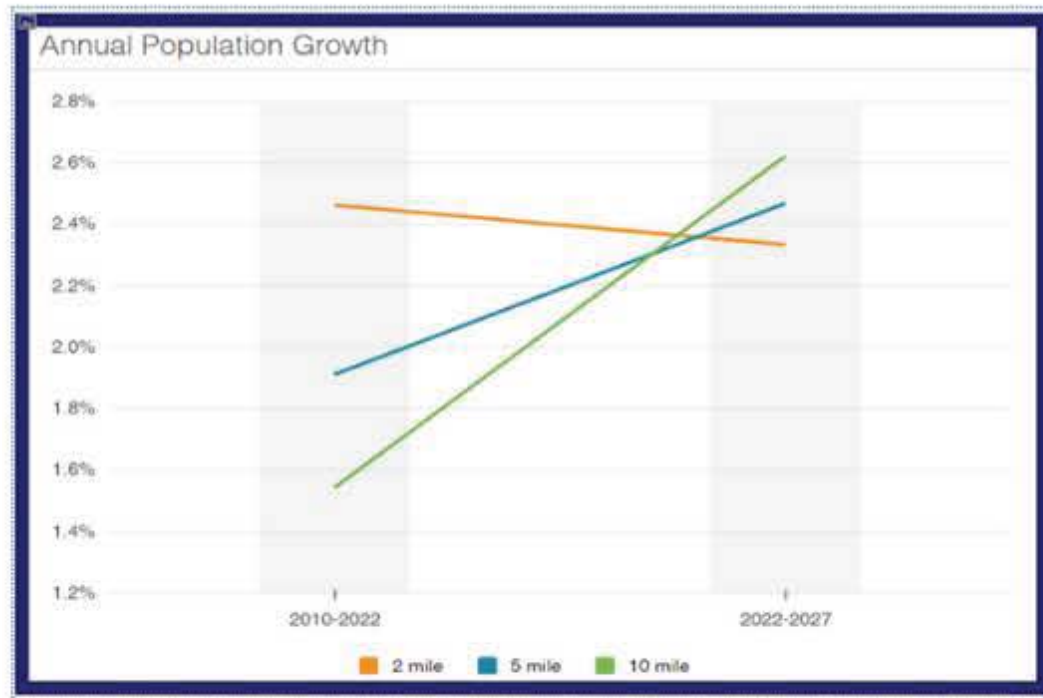
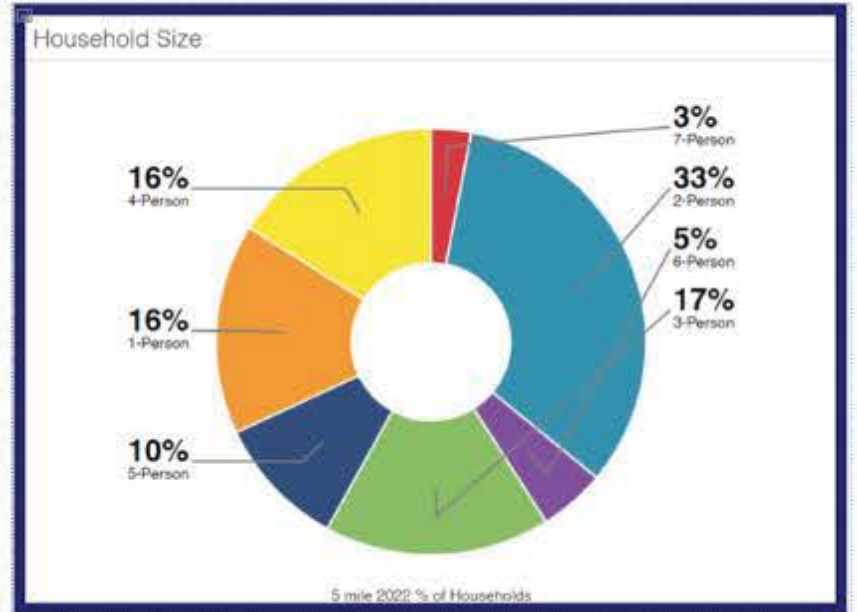
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Demographics

Population	2 mile	5 mile	10 mile
2010 Population	894	19,890	99,345
2022 Population	1,158	24,447	117,711
2027 Population Projection	1,293	27,462	133,136
Annual Growth 2010-2022	2.5%	1.9%	1.5%
Annual Growth 2022-2027	2.3%	2.5%	2.6%
Median Age	34.6	35.4	33.9
Bachelor's Degree or Higher	23%	35%	29%
U.S. Armed Forces	0	2	40

Households	2 mile	5 mile	10 mile
2010 Households	289	6,562	35,095
2022 Households	373	8,052	41,546
2027 Household Projection	416	9,049	47,000
Annual Growth 2010-2022	2.2%	1.6%	1.2%
Annual Growth 2022-2027	2.3%	2.5%	2.6%
Owner Occupied Households	335	7,484	33,521
Renter Occupied Households	81	1,565	13,479
Avg Household Size	3.1	3	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$13.1M	\$315.7M	\$1.4B



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DISCLAIMER/CONFIDENTIALITY

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6775 S. Overland Dr., Idaho Falls, ID 83402

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.....
motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.



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