

Investment Opportunity | Offering Memorandum

Payette Mixed-Use Land

1610 6th Ave South
Payette, ID 83661



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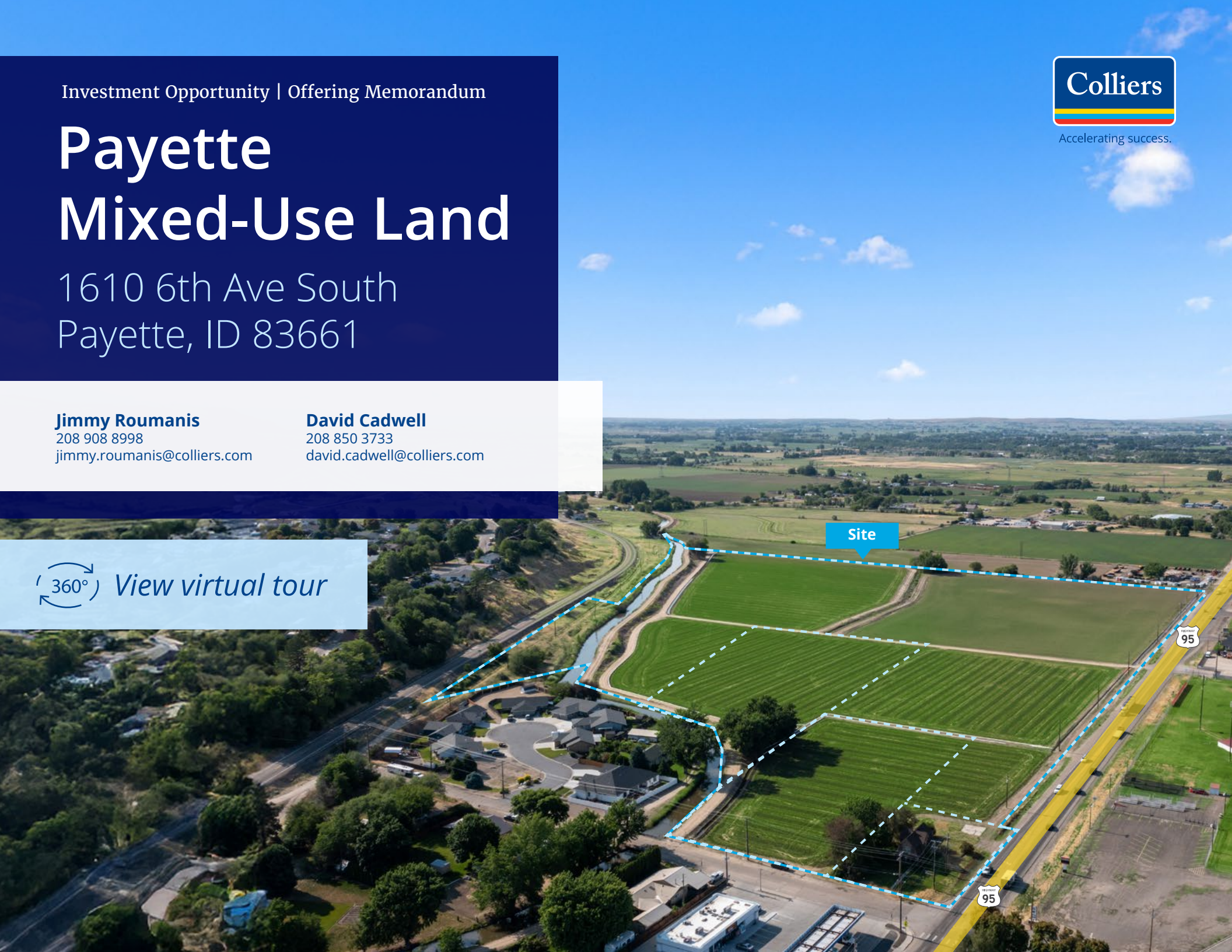
David Cadwell

208 850 3733

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View virtual tour



Property Overview

This ±48.5-acre development opportunity in Payette, Idaho includes four legal parcels available individually or as a whole. Located 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
Property Type	Mixed-use Land
Price	<i>\$120,000 Acre / \$2.75 SF</i>
Zoning	Mixed use

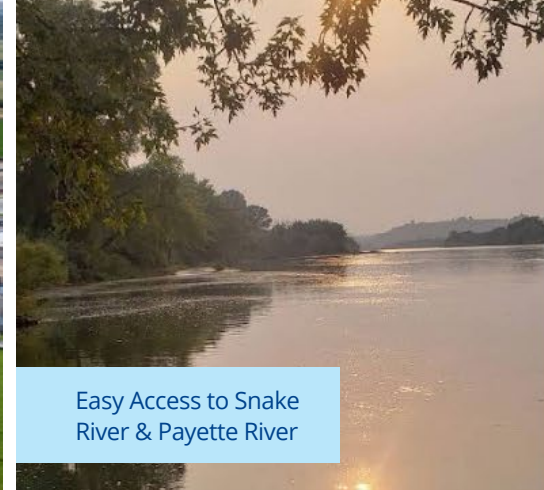
Available Parcels

Parcel #	Size	Price
P1940004000B	.27 Acres	Contact Agent
01940004000A	3.43 Acres	Contact Agent
01940004000C	37.84 Acres	Contact Agent
01940003000G	6.94 Acres	Contact Agent
Total	48.48 Acres	\$120,000/Acre

Property Gallery



Southeast View From Hwy 95



Easy Access to Snake River & Payette River



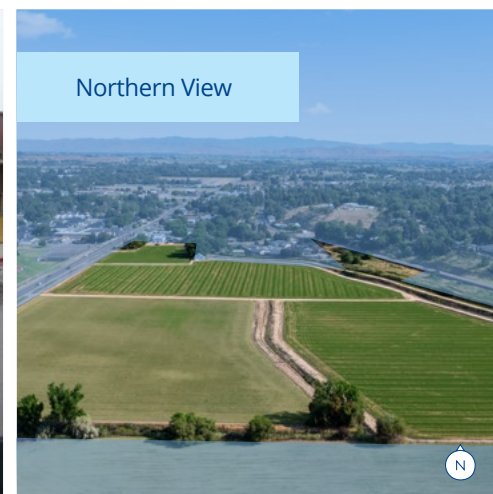
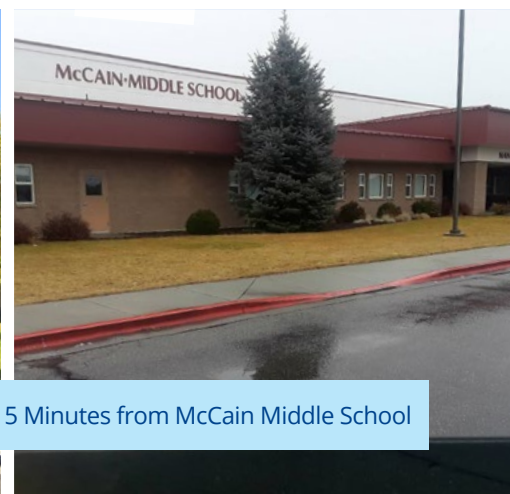
7 Minutes From the Municipal Airport



Southeastern View



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

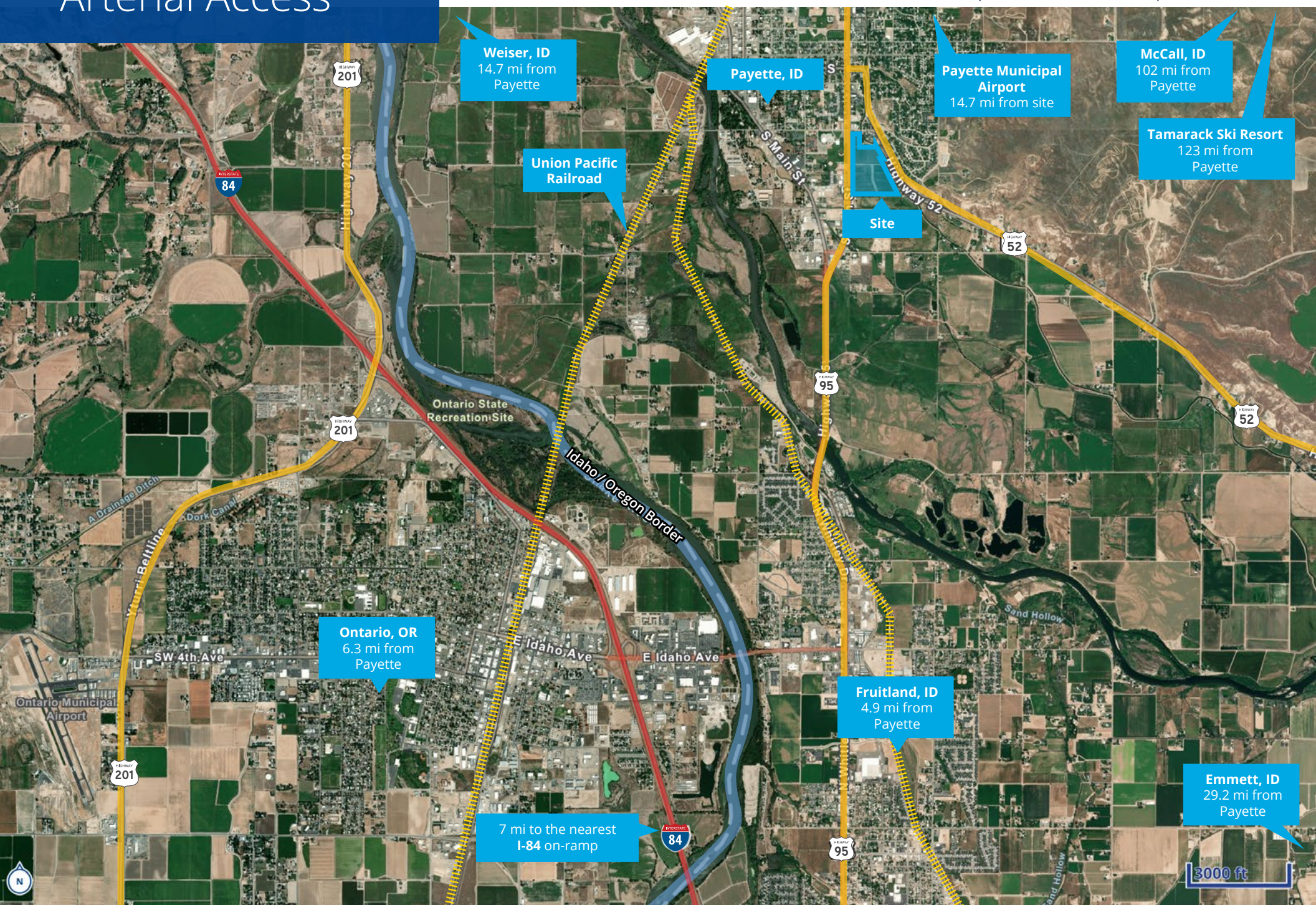


Northern View

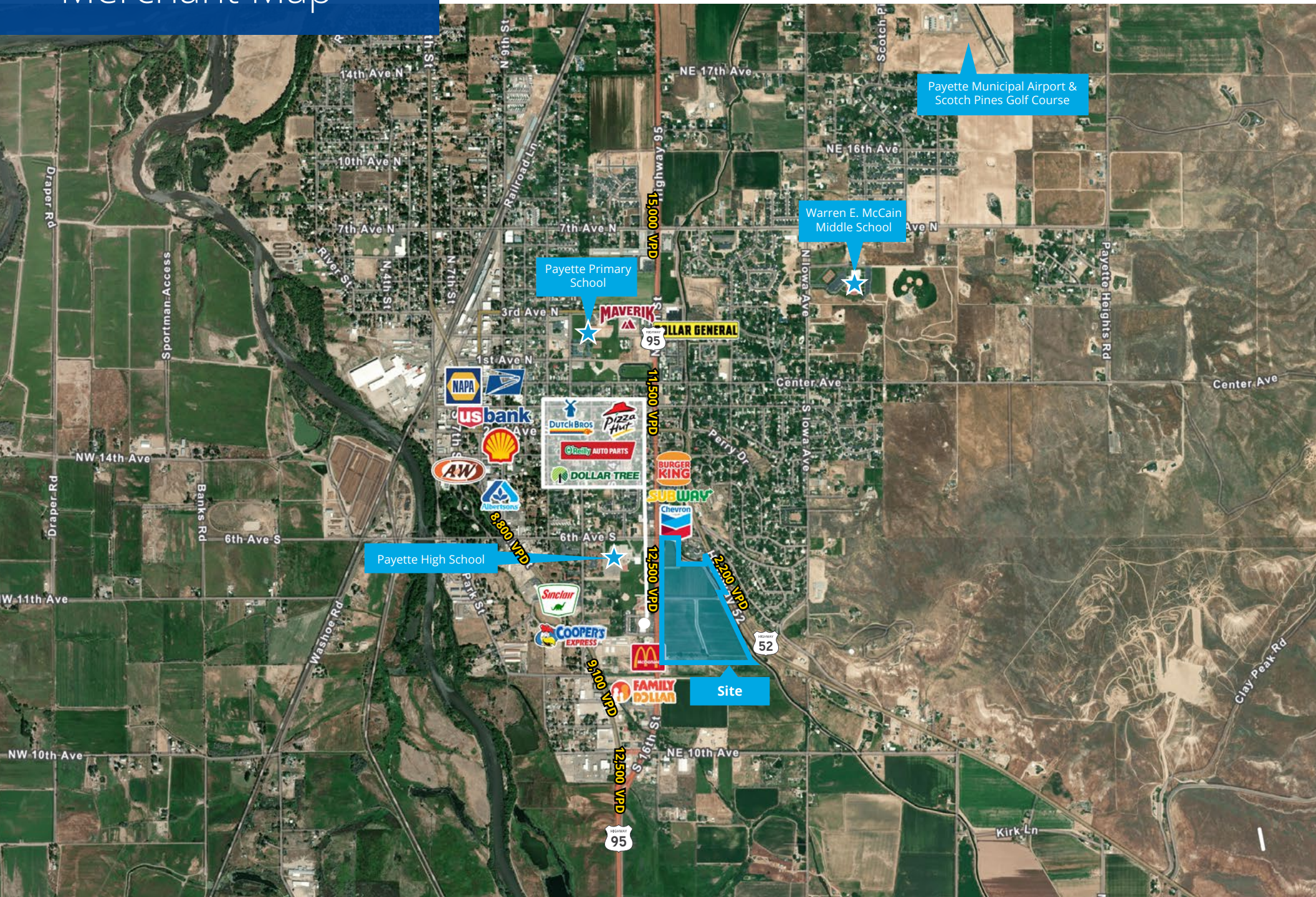
Parcel Outlines



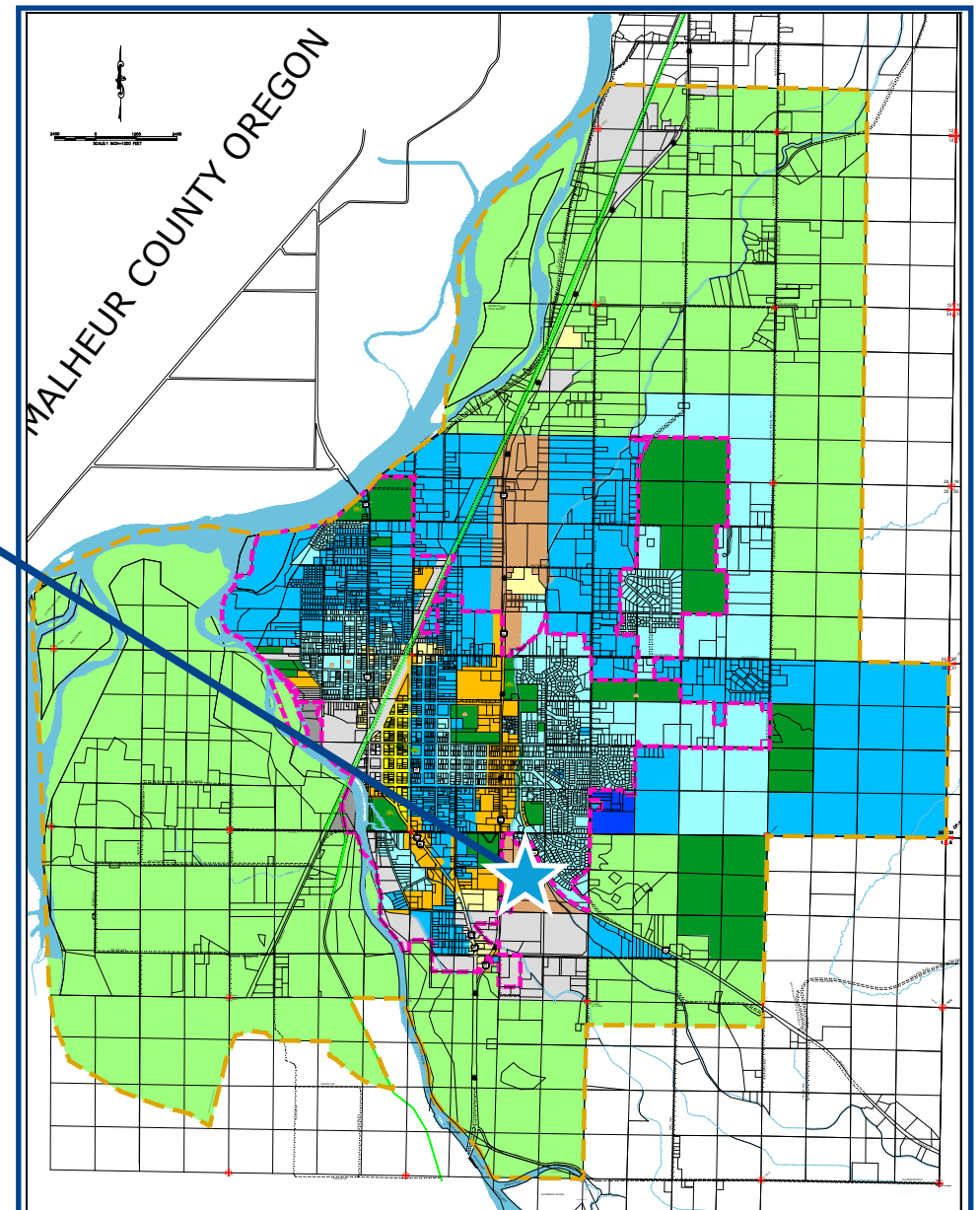
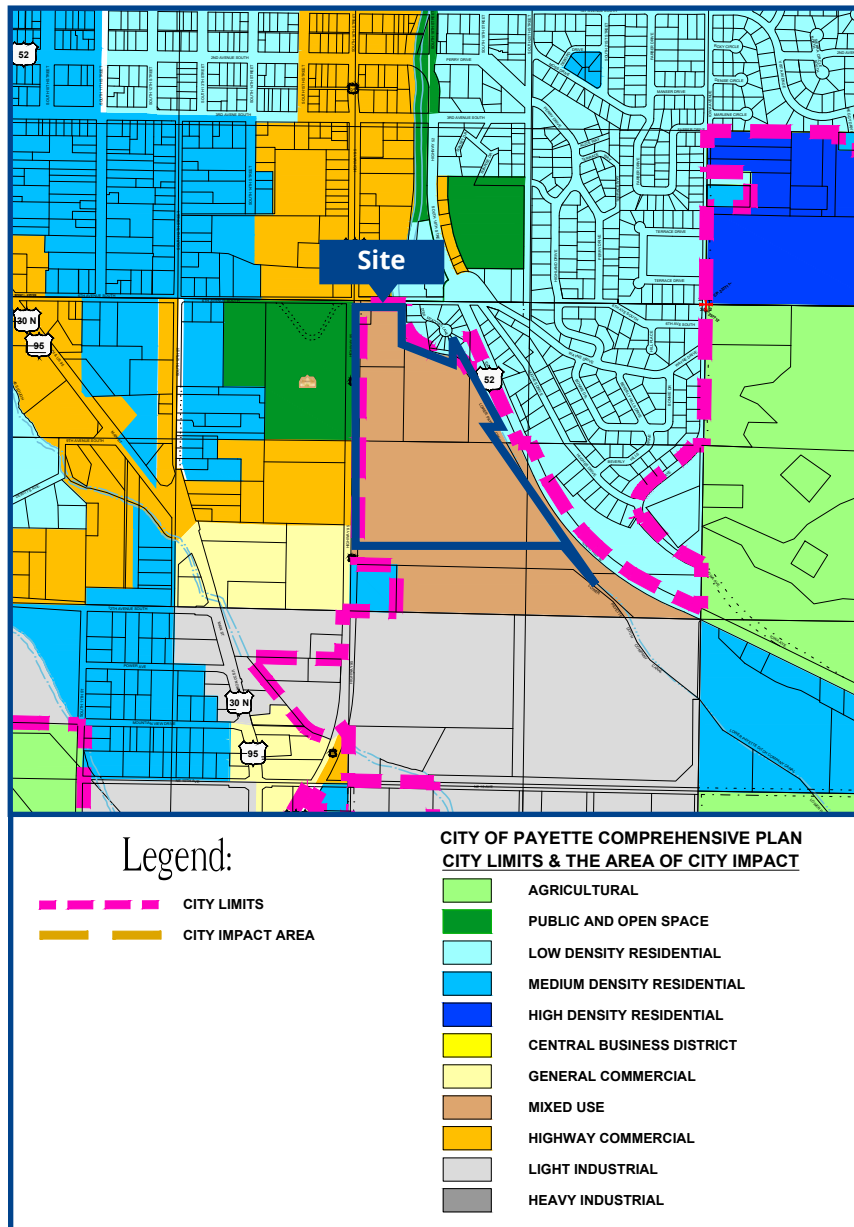
Arterial Access



Merchant Map

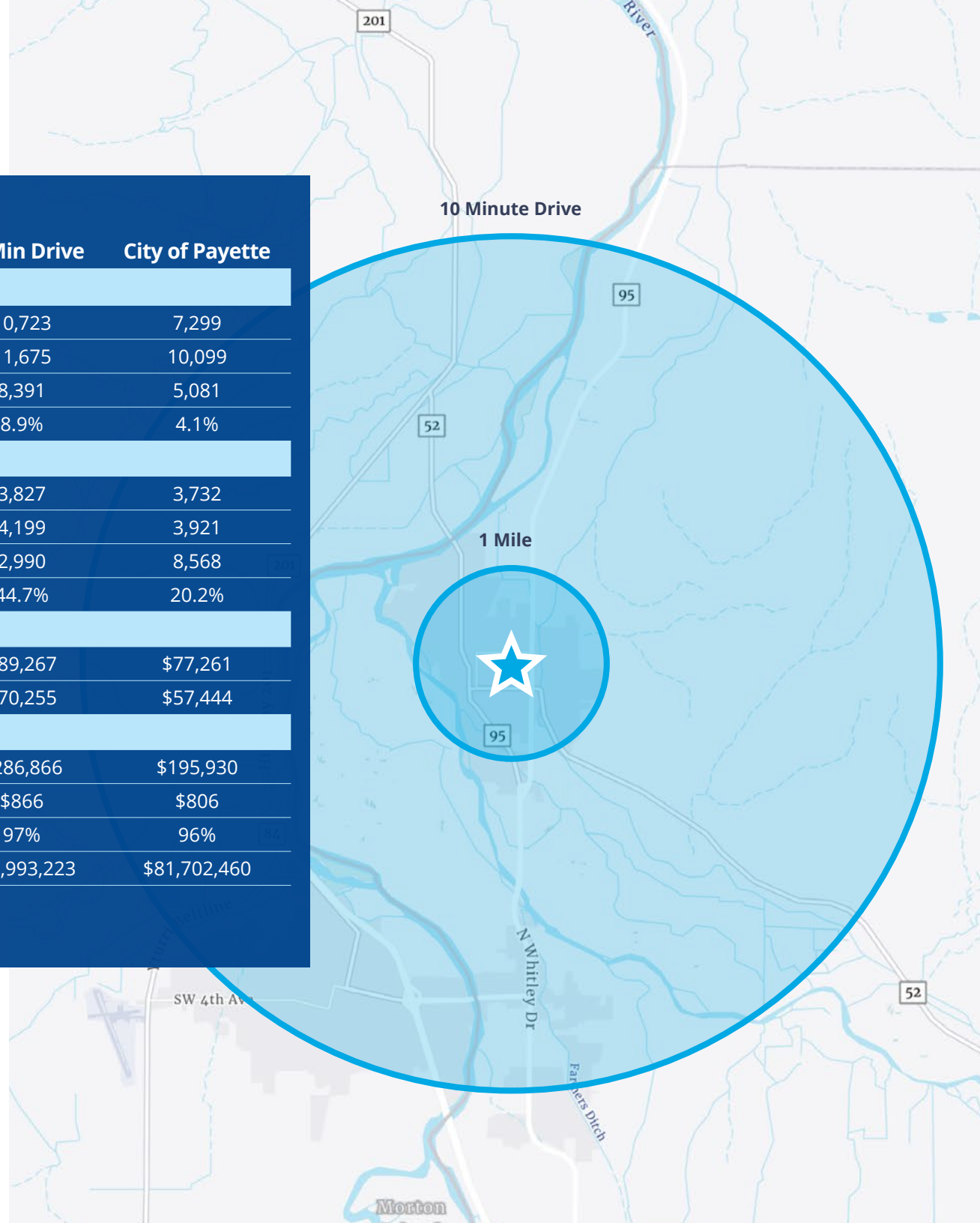


Future Land Use



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

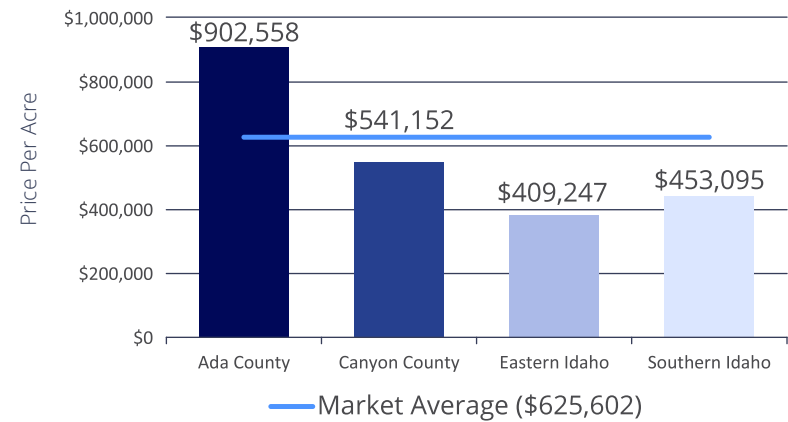


Submarket Snapshot

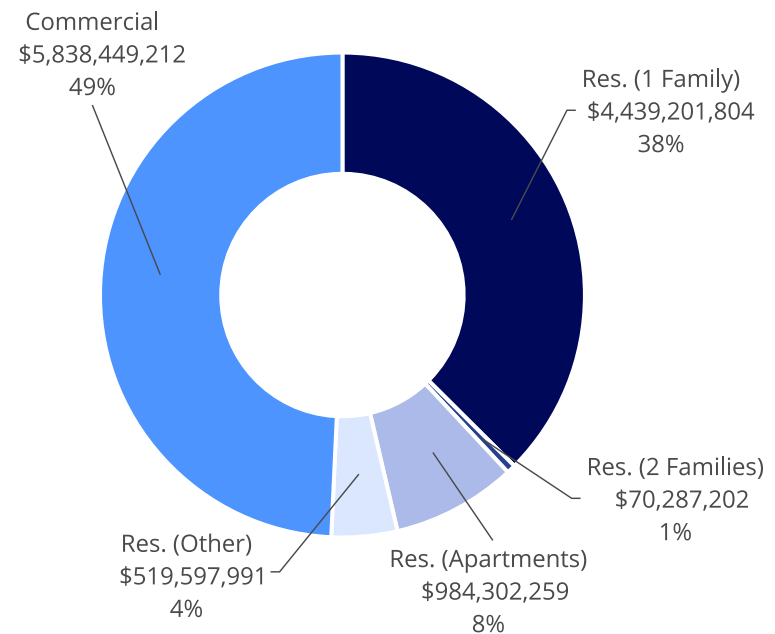


[View Full Market Report](#)

Average Price (Commercial Land Listings)



New Construction Permit Values 2025 Year-to-Date



Market at a Glance

Demand	Supply	Prices	DOM*
→	→	→	66

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

Submarket Snapshot Cont.

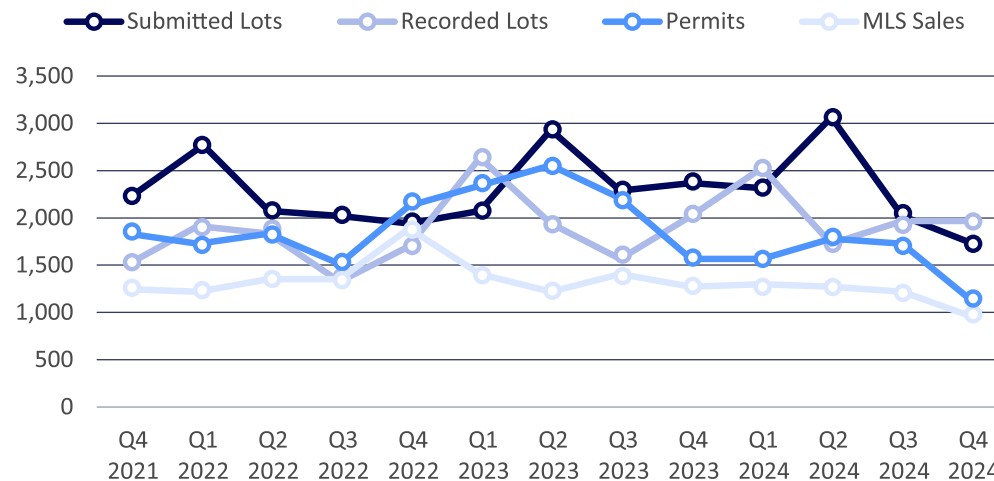


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Year-to-Date Permit Data (Q1 2025)

Area	Res. (1 Family)		Res. (2 Families)		Res. (Apartments)		Res. (Other)		Commercial	
	Units	Value	Units	Value	Units	Value	Units	Value	Permits	Value
Ada County	8,537	\$2,487,841,393	268	\$37,726,642	5,074	\$660,577,018	2	\$313,625,245	2,484	\$4,258,788,066
Canyon County	5,331	\$1,260,942,040	36	\$5,618,941	2,837	\$149,224,484	1	\$71,381,923	1,228	\$770,377,203
Eastern Idaho	2,131	\$373,142,413	150	\$8,149,837	1,652	\$148,133,749	0	\$80,214,308	893	\$660,330,072
Southern Idaho	417	\$102,785,429	10	\$2,056,646	12	\$1,695,600	0	\$14,579,453	156	\$62,078,666
Total	16,416	\$4,224,711,275	464	\$53,552,066	9,575	\$959,630,851	3	\$479,800,929	4,761	\$5,751,574,007

Treasure Valley Residential Construction by Quarter





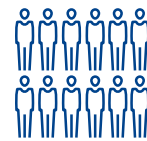
Local Area Overview - Payette

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



2024 Population
(MSA)

8,636



Average
Commute Time

26.4



2024 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



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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 ConsumerAffairs

#6

Top States for Growth
- Idaho

JAN 2024 U-HAUL



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