

PRIME DEVELOPMENT OPPORTUNITY

— FIGHTING CREEK COMMERCIAL —

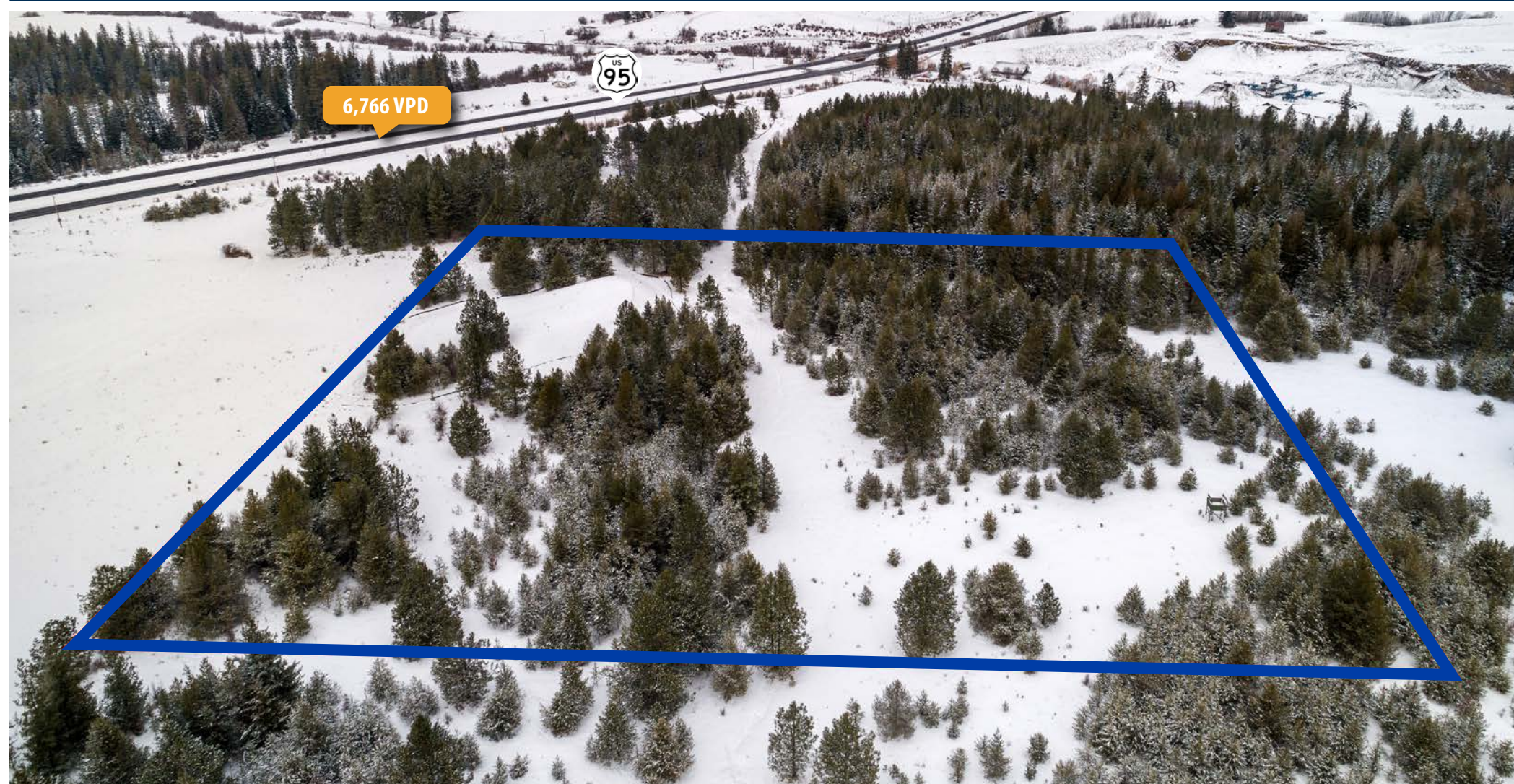
23228 US-95 | WORLEY, IDAHO 83876

TOK
COMMERCIAL

DANNY DAVIS

208.691.6003

danny@tokcommercial.com



 **DETAILS**

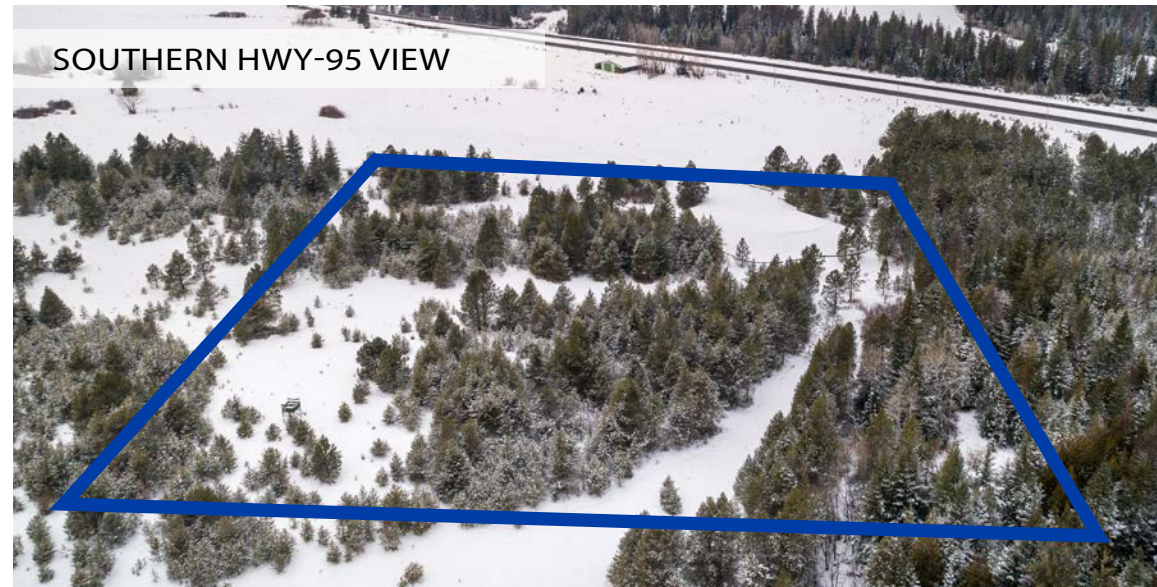
PROPERTY SIZE: 10 Acres
ZONING: County Commercial
PRICE/SF: \$0.86/SF
SALE PRICE: \$375,000

 **HIGHLIGHTS**

- Extremely rare commercially zoned property for the area.
- Opportunity to build the first self storage facility on Hwy-95 South.
- Ample pre-development work has been completed.
- Access via easement off I-95.

 **CONTACT**

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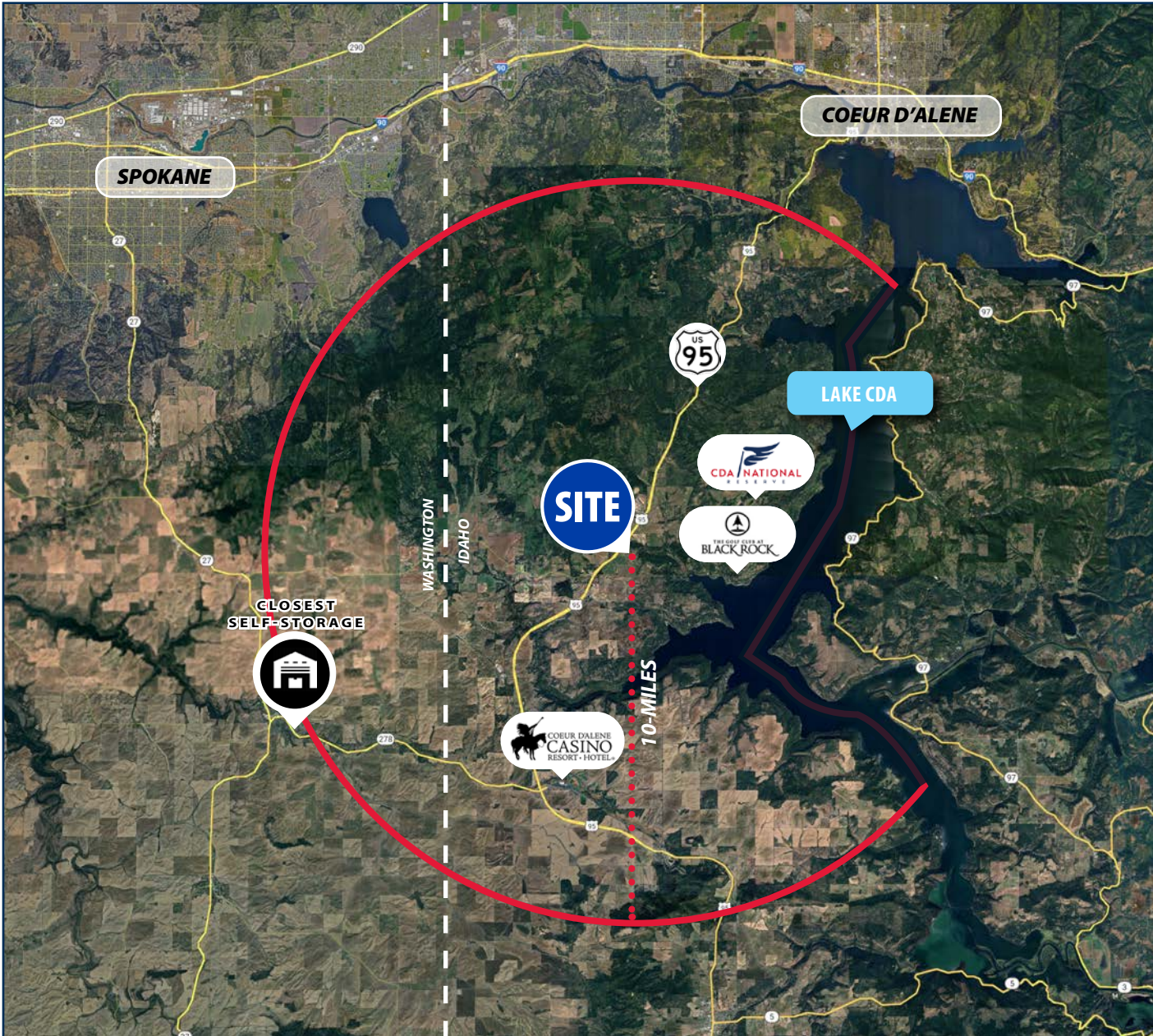


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ZONED "COUNTY COMMERCIAL"

Prime opportunity to develop the first self-storage facility within a 10-mile trade area.

TRADE AREA

POPULATION
5,218

HOUSEHOLDS
2,251

AVG HOUSEHOLD INC
\$153,312

CONVENIENT ACCESS HWY-95



ROCKFORD BAY

LAKE CDA