

PAUL KENNY



MATT BOGUE
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

WWW.KENNY-BOGUE.COM



FOR SALE

BELLEVUE SQUARE 1.62 ACRES

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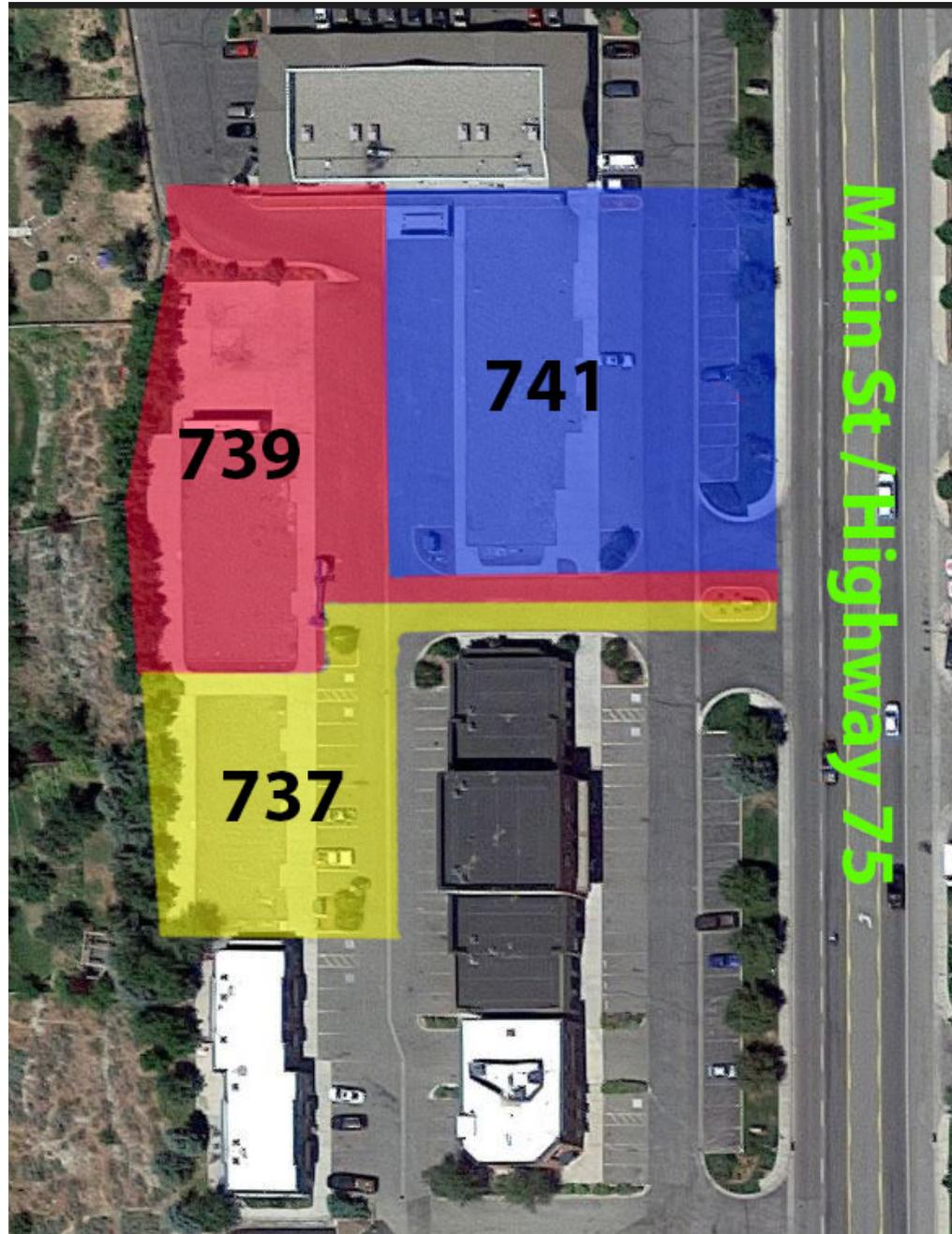
INVESTMENT SUMMARY

Paul Kenny & Matt Bogue Commercial is pleased to exclusively market Bellevue Square, comprised of three commercial development pads in Bellevue Square, or pads can be scraped and 1.62 acre site can be utilized per buyer's development plan. All utilities onsite, access and infrastructure in place. Over 14,000 vehicles per day on Main St in downtown Bellevue. Centrally located at the north end of Main Street, close to new Ford Dealership, Grocery Stores, Coffee Shop, etc!

Please note: Limited historical information has been provided. Buyer to verify all information including operating data, square footage, zoning, and property condition.

INVESTMENT HIGHLIGHTS

- 1 Buildings & pads may be purchased separately from each other, ideally with the back lots being sold first.
- 2 Multifamily is a conditional use as part of a mixed-use development and approved through a planned unit development application
- 3 Build - ready pad sites.



3 DEVELOPMENT PADS



Properties:

737, 739, & 741 N Main St,
Bellevue, ID

Zoning:

Bellevue City - Business

Terms:

Sold together or 737 may
be sold 1st, followed by
739, and then 741.

Price:

\$1,116,600

737 N Main St

Total Size - .381 Acres

Build Footprint - 4,000 SF

739 N Main St

Total Size - .58 Acres

Build Footprint - 5,000 SF

741 N Main St

Total Size - .657 Acres

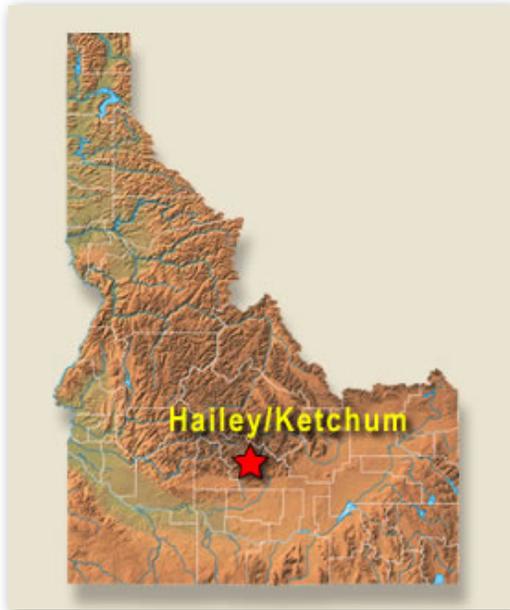
Build Footprint - 7,102 SF







MARKET AND AREA OVERVIEW



BELLEVUE, IDAHO

Bellevue is a city in Blaine County, Idaho, in the central part of the state. Located in the Wood River Valley, Bellevue is just South of the cities of Sun Valley and Hailey. All sit in the same valley near Bald Mountain, which is known for its world-famous skiing. Bellevue also draws tourists from around the world to enjoy its fishing, hiking, trail riding, old mining claims, beautiful landscapes, and more. The airport for Bellevue, Friedman Memorial Airport, is a short 5 minute drive from town. The city sits at an elevation of 5,167 feet adjacent to the Smokey and Pioneer Mountains.

LOCAL POPULATION

	5 Miles	10 Miles	20 Miles
Estimated Population (2020)	10,387	14,386	22,440
Households (2020)	3,961	5,573	9,260
Median Household Income	\$60,092	\$63,243	\$62,719
Per Capita Income	\$30,044	\$32,536	\$35,903
Median Disposable Income	\$51,572	\$53,393	\$53,253



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