

## LAND FOR SALE

692 W Avalon Street, Kuna, ID 83634



**SALE PRICE:** \$130,900

**PRICE PER ACRE:** \$96,963

**LOT SIZE:** 1.35 Acres

**APN #:** R5070001940

### PROPERTY OVERVIEW

**INVESTORS/DEVELOPERS** Prime high visibility location in the heart of Kuna, a growing community. Currently zoned R-6. Kuna P&Z desired PUD location; varied permitted uses if rezoned. Buyer would need to submit proper zoning application and pay appropriate fees. There is a small rented unit on the property; the value is in the land and zoning potential. Owner will carry subject to acceptable terms. Buyer to verify all information and zoning requirements with city of Kuna.

### PROPERTY FEATURES

- Includes small rental unit
- Highly visible location near downtown Kuna
- Zoning potential is highly valuable
- Area is growing
- 5+ units, commercial, retail
- Power, Sewer, Gas, Irrigation

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**TRICIA CALLIES**  
Director, CCIM, CPM  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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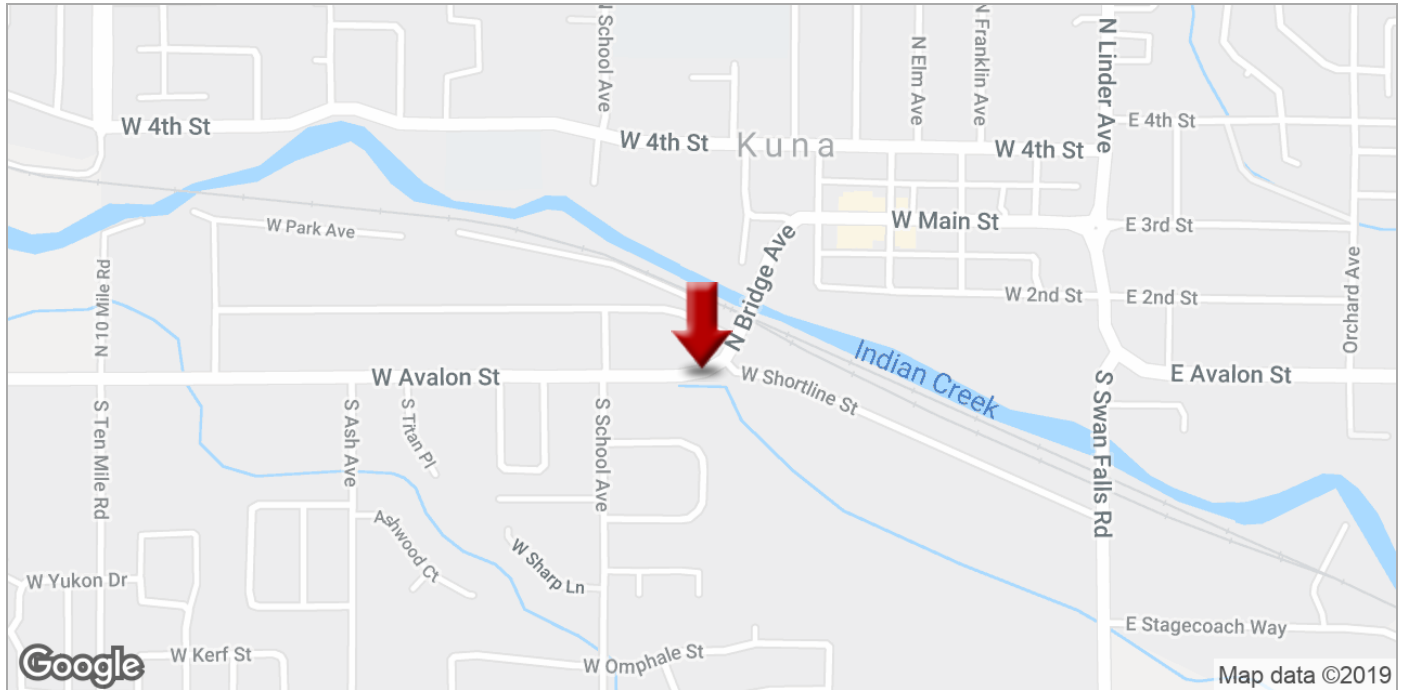
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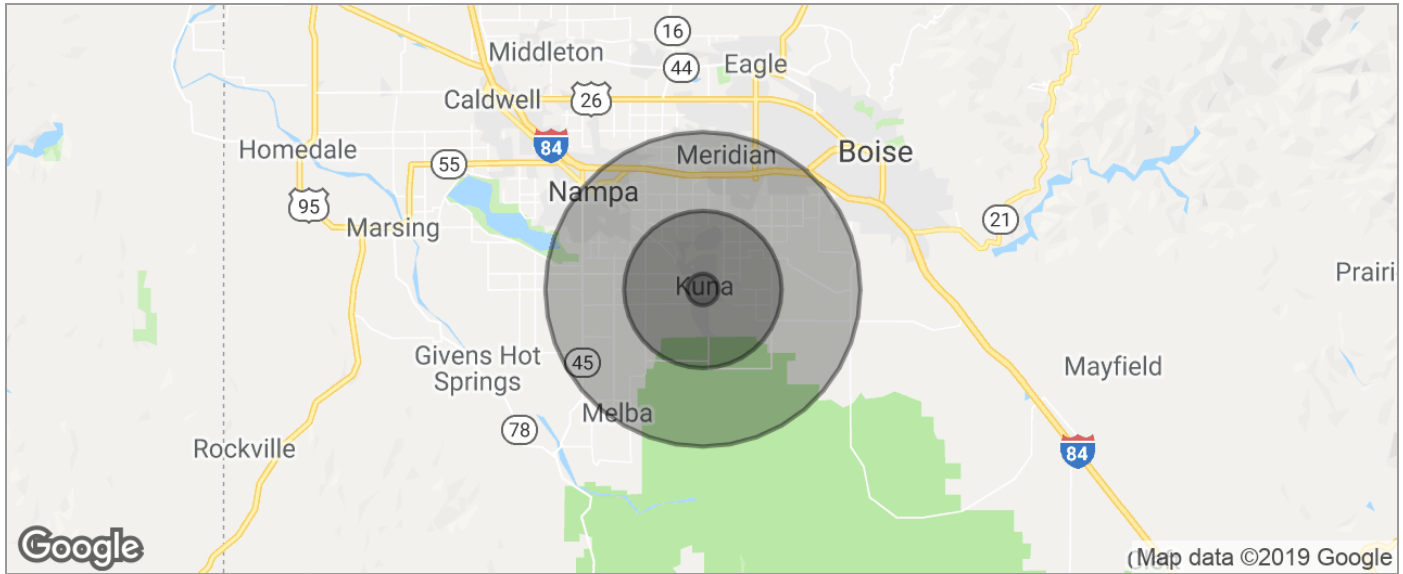
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,377	24,478	145,561
MEDIAN AGE	29.8	30.9	32.4
MEDIAN AGE (MALE)	29.8	30.9	32.3
MEDIAN AGE (FEMALE)	29.8	31.0	32.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	435	7,734	48,548
# OF PERSONS PER HH	3.2	3.2	3.0
AVERAGE HH INCOME	\$62,171	\$66,959	\$71,753
AVERAGE HOUSE VALUE	\$229,104	\$242,335	\$240,436
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.9%	94.1%	93.0%
% BLACK	0.7%	0.7%	0.7%
% ASIAN	0.7%	0.7%	1.4%
% HAWAIIAN	0.0%	0.0%	0.4%
% INDIAN	0.7%	0.7%	0.5%
% OTHER	1.3%	1.5%	1.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	9.5%	9.2%	9.1%

\* Demographic data derived from 2010 US Census

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