

# AVAILABLE

## Prime Retail Development - Burley, Idaho

### BARE COMMERCIAL LAND

840 Overland Ave - Burley, Idaho

#### SALE PRICE

~~\$1,100,000~~ **Reduced to \$850,000**  
**(\$8.48 per square foot)**

#### PROPERTY SIZE

2.30 Acres (100,188 square feet)

#### ZONING

Commercial

#### COMMENTS

- ◆ Building, pictured below, has been razed and the site is ideal for a retail development or office
- ◆ Low unemployment at 7.2%
- ◆ Six new companies opened doors for business since 2008
- ◆ Cassia County and Minidoka County have a combined population of about 40,000
- ◆ Business leaders are planning for continued moderate to strong growth



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