

The X3

6± Acres Near Fruitland, Idaho



Location: This property is located on the corner of Highway 95 and SW 1st. It is about 100 yards south of the east-bound offramp from Interstate 84 at Exit 3. When traveling east from Oregon, this is the first exit in Idaho. This prime location offers excellent visual exposure to the thousands of vehicles passing daily.

The property is just south of Fruitland, Idaho, in Payette County. Fruitland is on the border of Idaho and Oregon. Boise, Idaho's capital city, is located approximately one hour east. Boise offers all major services, including shopping, hospitals, Boise State University, and the Boise Airport.

Acres: The 6± acres is mostly level, and is currently used for agricultural purposes.

Highway 95 fronts the east side of the land, and the south has additional road frontage on SW 1st Avenue. The Farmer's Cooperative Canal runs along the south and west sides of the property.

According to USDA reports, much of the land has Prime Soils if irrigated. Irrigation water is available through Farmers CoOp Irrigation.



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About the Area: The city of Fruitland is framed by two rivers, the Payette River to the northeast, and Snake River to southwest. The Snake River borders Idaho and Oregon. These rivers provide both recreational opportunities and irrigation water to the surrounding valleys.

Ontario, Oregon is just west of Fruitland, across the Snake River. Ontario is the largest city in Malheur County.

This part of Idaho has seen dramatic growth in the recent past, with population increases over 5% some years.

Taxes: The property is part of a larger parcel, with property taxes to be determined after division.

Price: \$1,998,000

Comments: This 6± acre property is a prime location for commercial development. With frontage on Idaho's main North/South thoroughfare, and close proximity to Interstate 84, the land offers excellent sign exposure to high traffic volumes. This could be a perfect location for a gas station, hotel, restaurant, or other business.



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