



Development Land / Pads

17th Street & Ammon Road, Ammon, Idaho 83406



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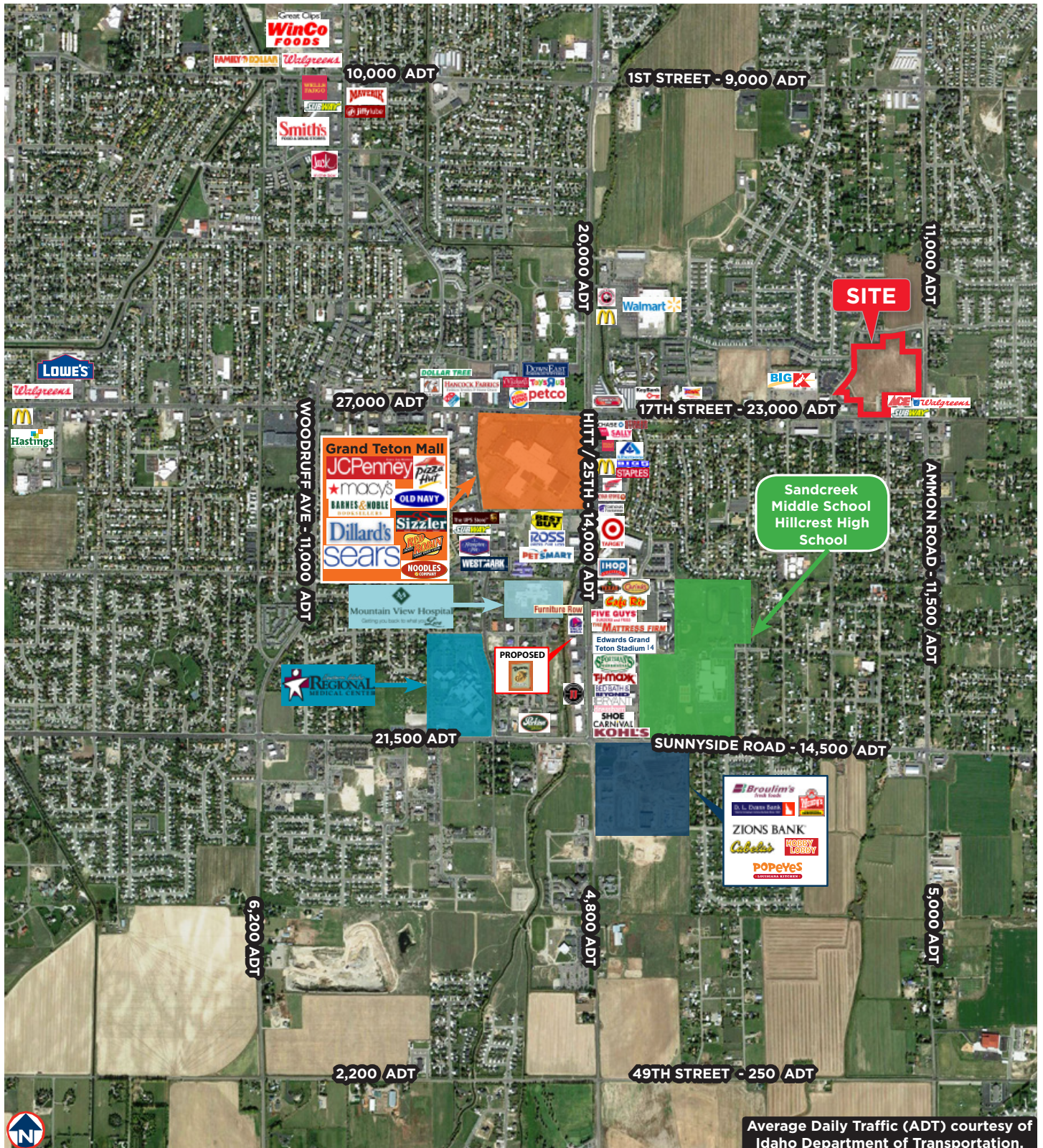
**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

Development Land / Pads

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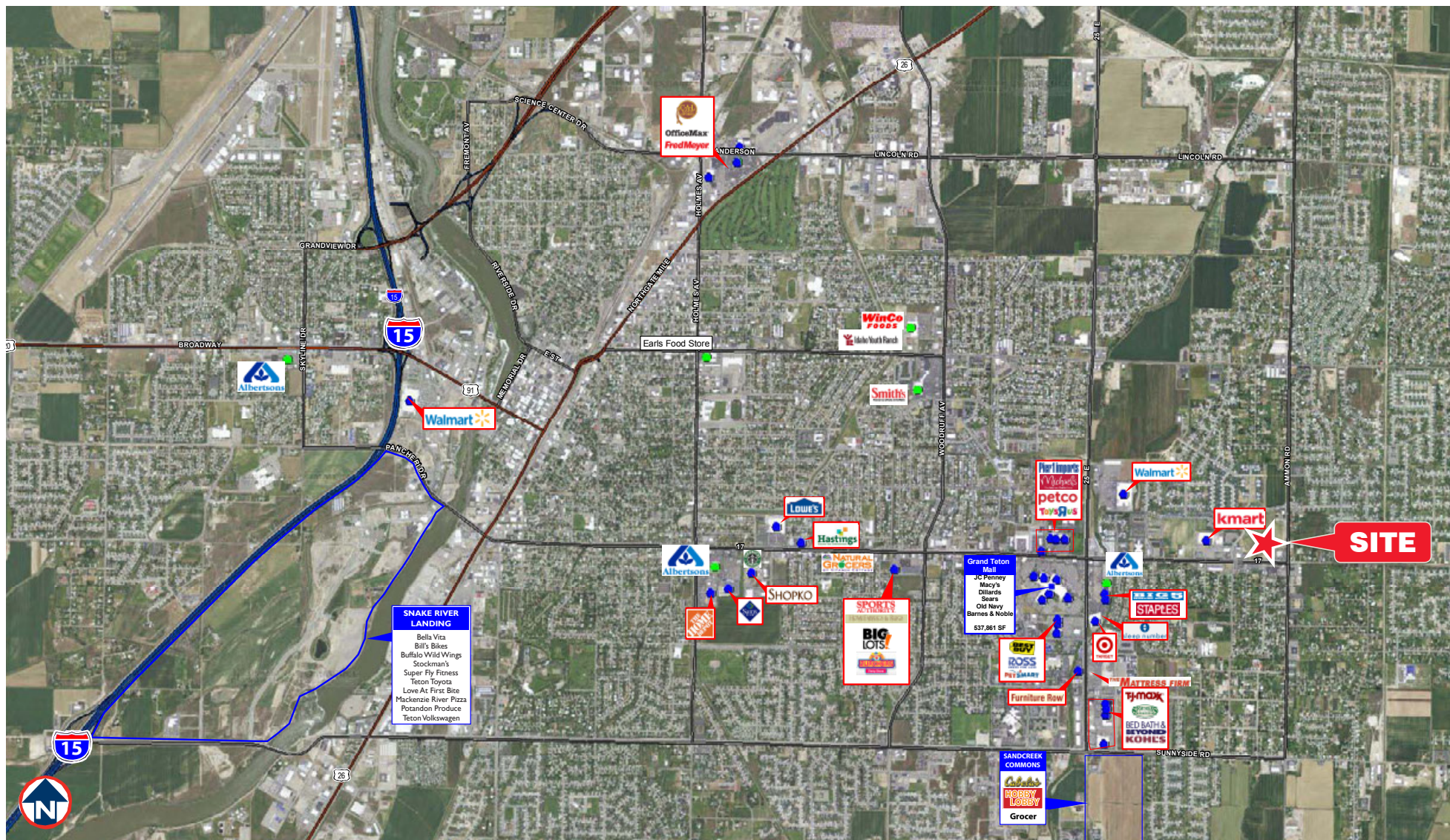
Location Aerial with Surrounding Retail and Services



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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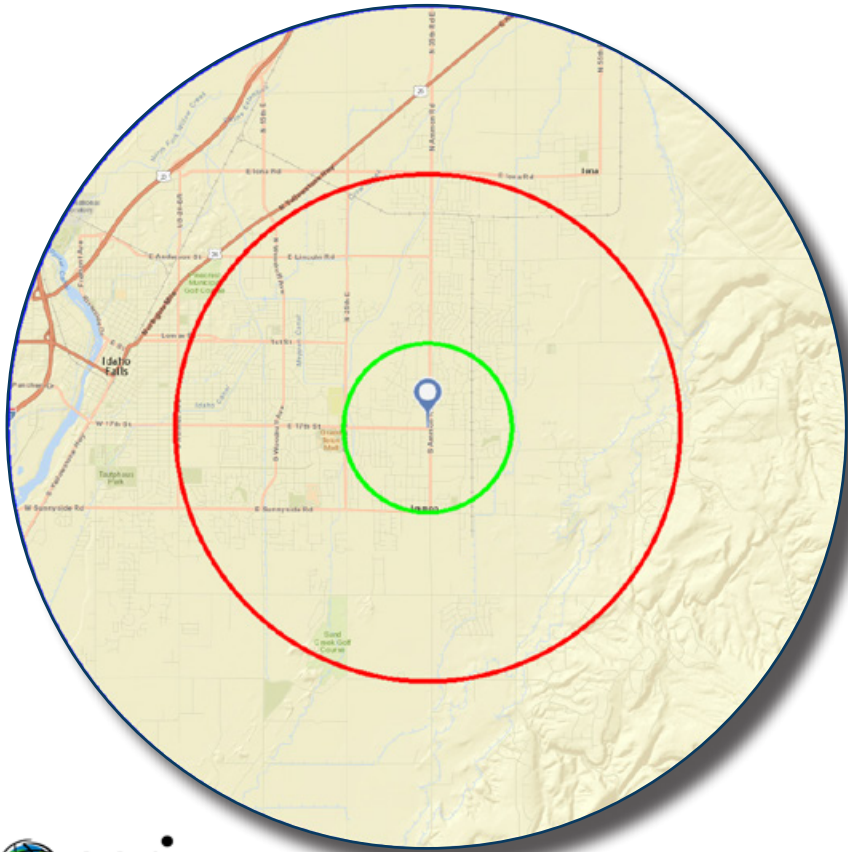
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- LOCATED IN A GROWING AREA IN IDAHO FALLS -

In the identified area, the current year population is 85,131. In 2010, the Census count in the area was 79,768. The rate of change since 2010 was 1.05% annually. The five-year projection for the population in the area is 89,620 representing a change of 1.03% annually from 2016 to 2021.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Population			
2000 Population	5,658	37,121	61,082
2010 Population	10,598	52,233	79,768
2016 Population	10,877	55,526	85,131
2021 Population	11,181	58,315	89,620
2000-2010 Annual Rate	6.48%	3.47%	2.70%
2010-2016 Annual Rate	0.42%	0.98%	1.05%
2016-2021 Annual Rate	0.55%	0.98%	1.03%
2016 Male Population	49.0%	49.0%	49.6%
2016 Female Population	51.0%	51.0%	50.4%
2016 Median Age	31.2	31.3	31.9

Households			
2000 Households	1,720	12,677	21,780
2010 Households	3,643	18,063	28,318
2016 Total Households	3,704	18,978	29,819
2021 Total Households	3,791	19,821	31,193
2000-2010 Annual Rate	7.79%	3.60%	2.66%
2010-2016 Annual Rate	0.27%	0.79%	0.83%
2016-2021 Annual Rate	0.47%	0.87%	0.91%
2016 Average Household Size	2.90	2.90	2.82

Average Household Income			
2016 Average Household Income	\$70,652	\$69,095	\$68,606
2021 Average Household Income	\$78,322	\$76,364	\$75,389
2016-2021 Annual Rate	2.08%	2.02%	1.90%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	315	2,131	4,191
Total Employees:	3,706	24,976	49,726

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