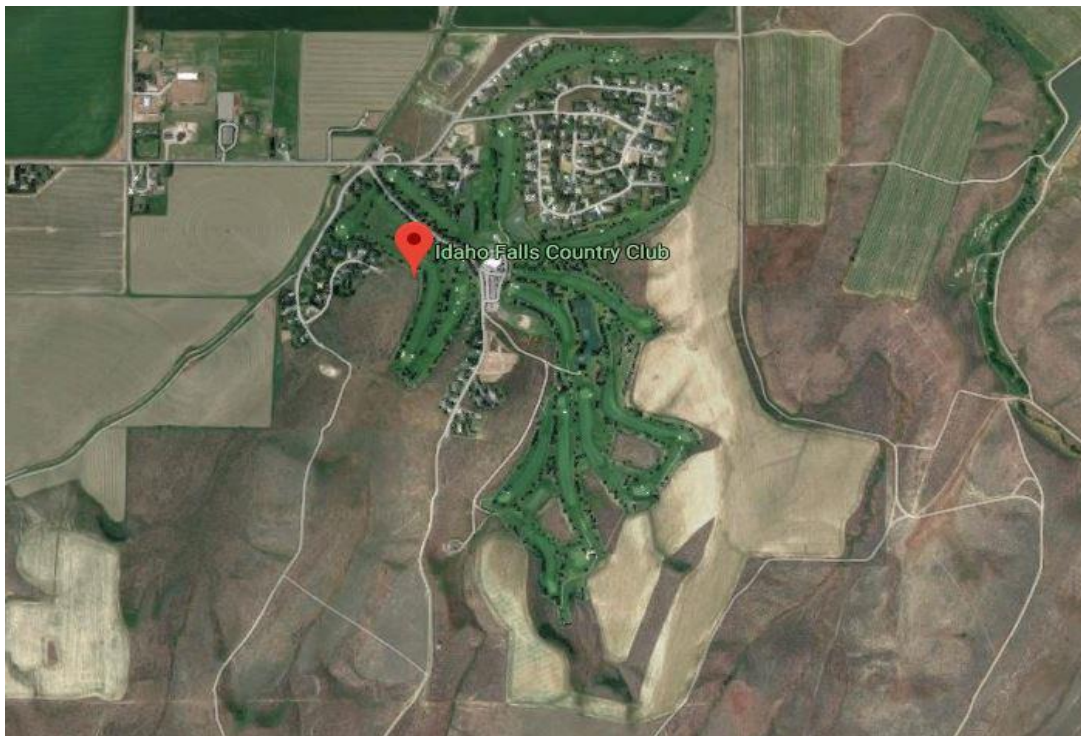




Country Club Investments



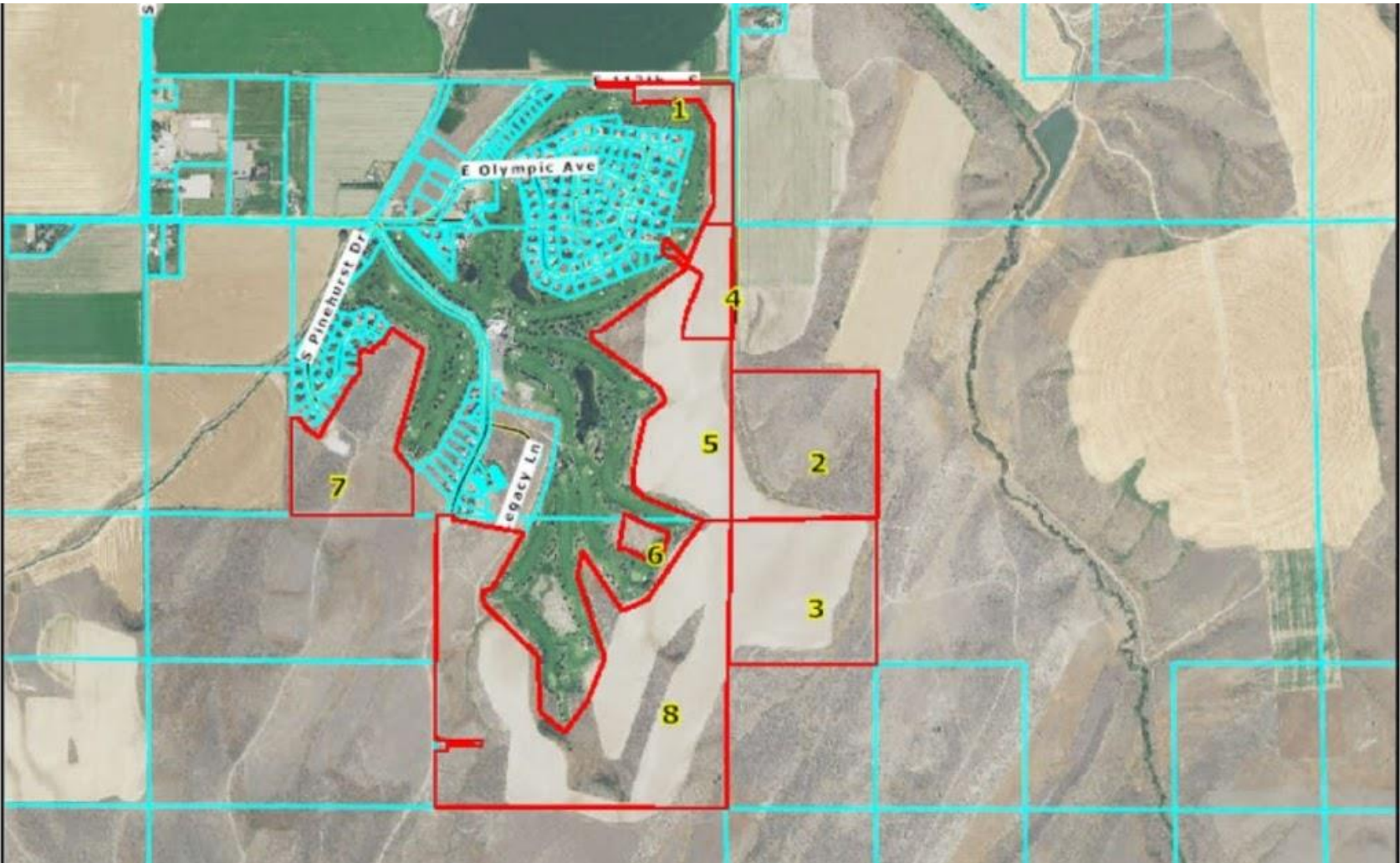
The Fairways at
Idaho Falls Country
Club, Idaho Falls,
Idaho

Country Club Drive, Idaho Falls, ID 83404

Land Information

GROSS BUILDING AREA	300 Acres
PRICE PER ACRE	\$12,000
# POSSIBLE BUILDING LOTS	600
ESTIMATED COST TO DEVELOP	TBD
SALES PRICE PER LOT	\$70,000-100,000
WATER	Up to 300 acres available *don't move until ready to use
ZONED	RA-1, possible horse/ranch property





Idaho Falls, Idaho Demographics

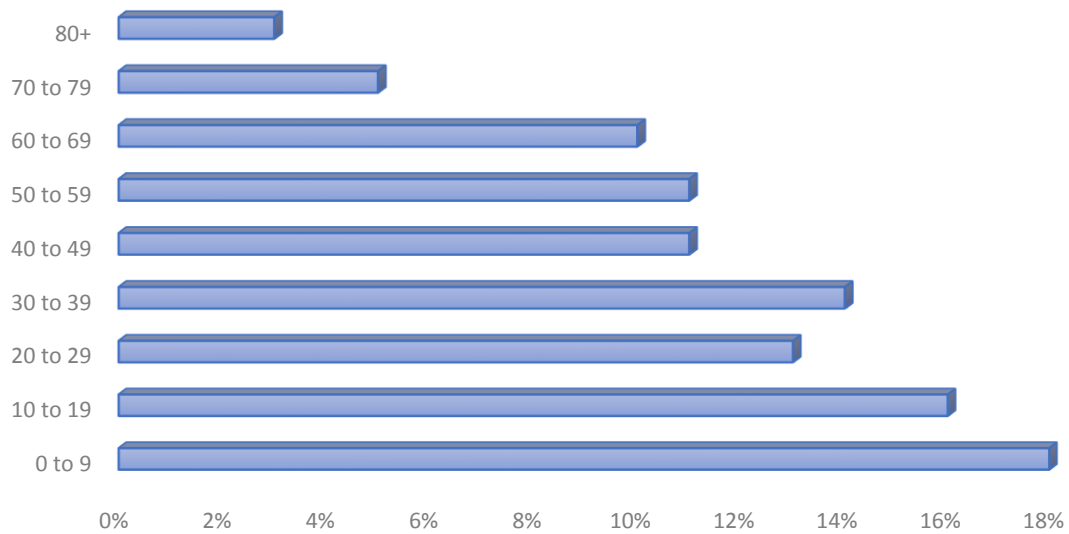
100,690 Population

187.2 square miles **537.9** people per square mile

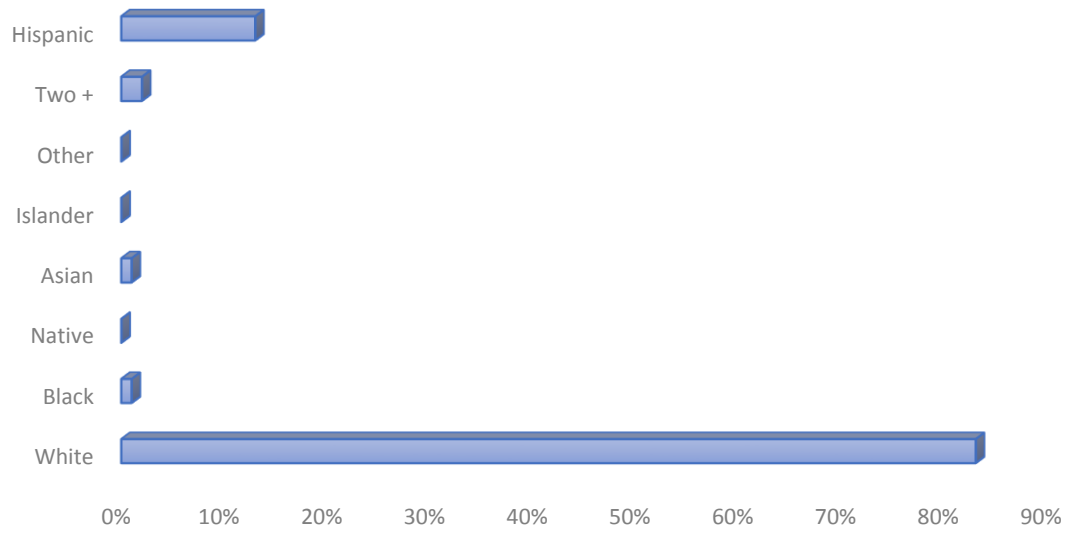


32.4 Median age

Population by Age Range



Race & Ethnicity

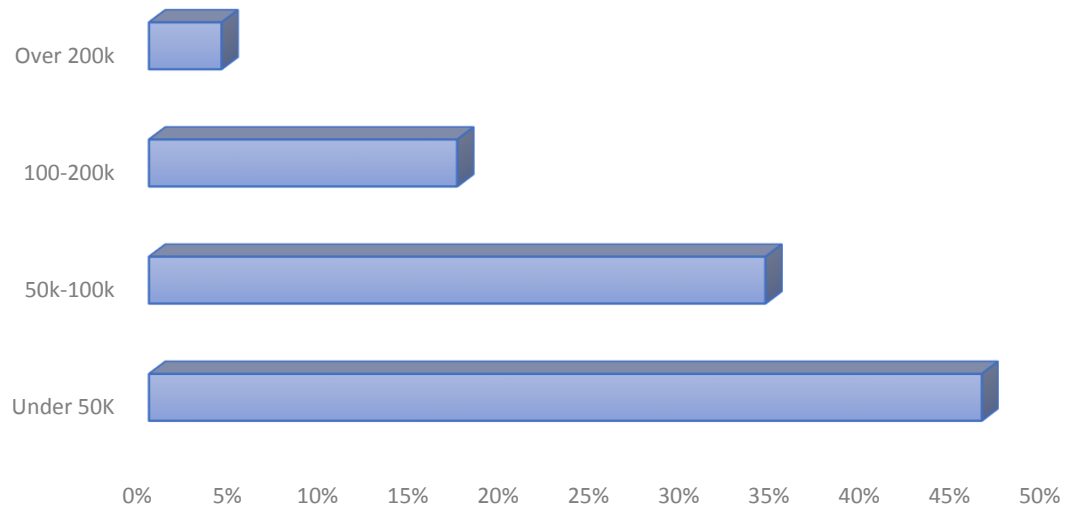


Income

\$26,052 Per capita income

\$53,887 Median household income

Household Income



Poverty

12.1% Persons below poverty line

Commute

18.7 minutes Mean travel time to work



Households

35,314 Number of households

2.8 Persons per household

Married couples: **72%**

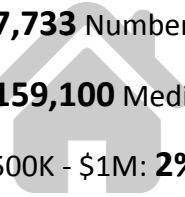


Housing

37,733 Number of housing units

\$159,100 Median value of owner-occupied housing units

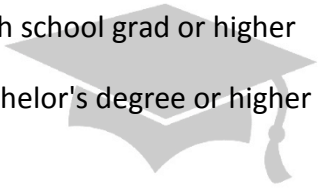
\$500K - \$1M: **2%**



Educational Attainment

91.4% High school grad or higher

29.5% Bachelor's degree or higher



Language

English only: **88%**

Military Service

8.2% Population with veteran status

5,655 Total veterans 5,267 Male 388 Female

