

DOWNTOWN BOISE  
12 MIN DRIVE

Site

E Gowen Rd

EXIT 57  
2 MIN DRIVE

ADVANTAGE SPINE & DISC  
modern dental  
complete care completely guaranteed

St Luke's

Physical Therapy  
Idaho

MICRON  
3 MIN DRIVE

For Sale

# Office Land

2015 E. Hospitality Lane  
Boise, Idaho 83716



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Accelerating success.

# For Sale

## Highlights

- **Prime build-ready lot** located near Micron
- **All utilities** installed to the site
- **Site improvements complete** including parking, sidewalks, curb & gutter
- **Shared parking** agreement in place with adjacent property allows up to 4/1000 spaces
- **Preliminary design** provides up to a 7,000 SF footprint (plans available)
- **Surrounded by established** medical and professional users including dental, chiropractic, medical office, and veterinarian

## Property Details

Address	2015 E Hospitality Ln
Property Type	Land
Land Size	0.74 Acres
Location	Southeast Boise
Zoning	MX-2*

\*The MX-2 district is intended to provide opportunities for a mix of office, commercial, institutional and residential at a scale designed to serve community needs broader than those of nearby neighborhoods

Price\*\*

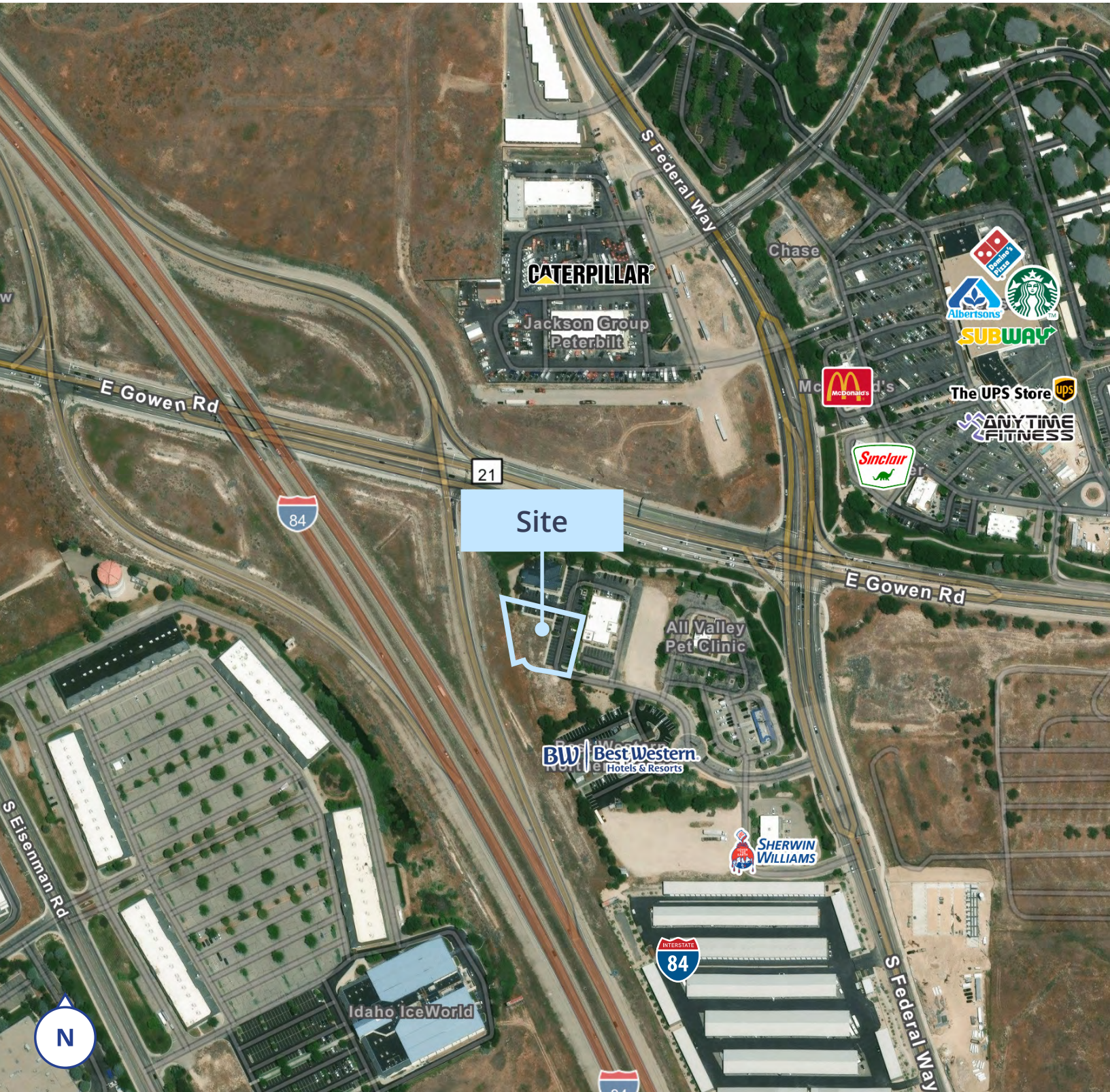
**\$745,000**  
or \$23.11 PSF

\*\* Includes \$100,000 of improvements.

## Demographics

	1 Mile	3 Miles	5 Miles
Population	2,216	29,471	69,354
Households	898	11,867	29,544
Avg. Household Income	\$132,614	\$157,121	\$131,959

# Location NEARBY



## CONTACT

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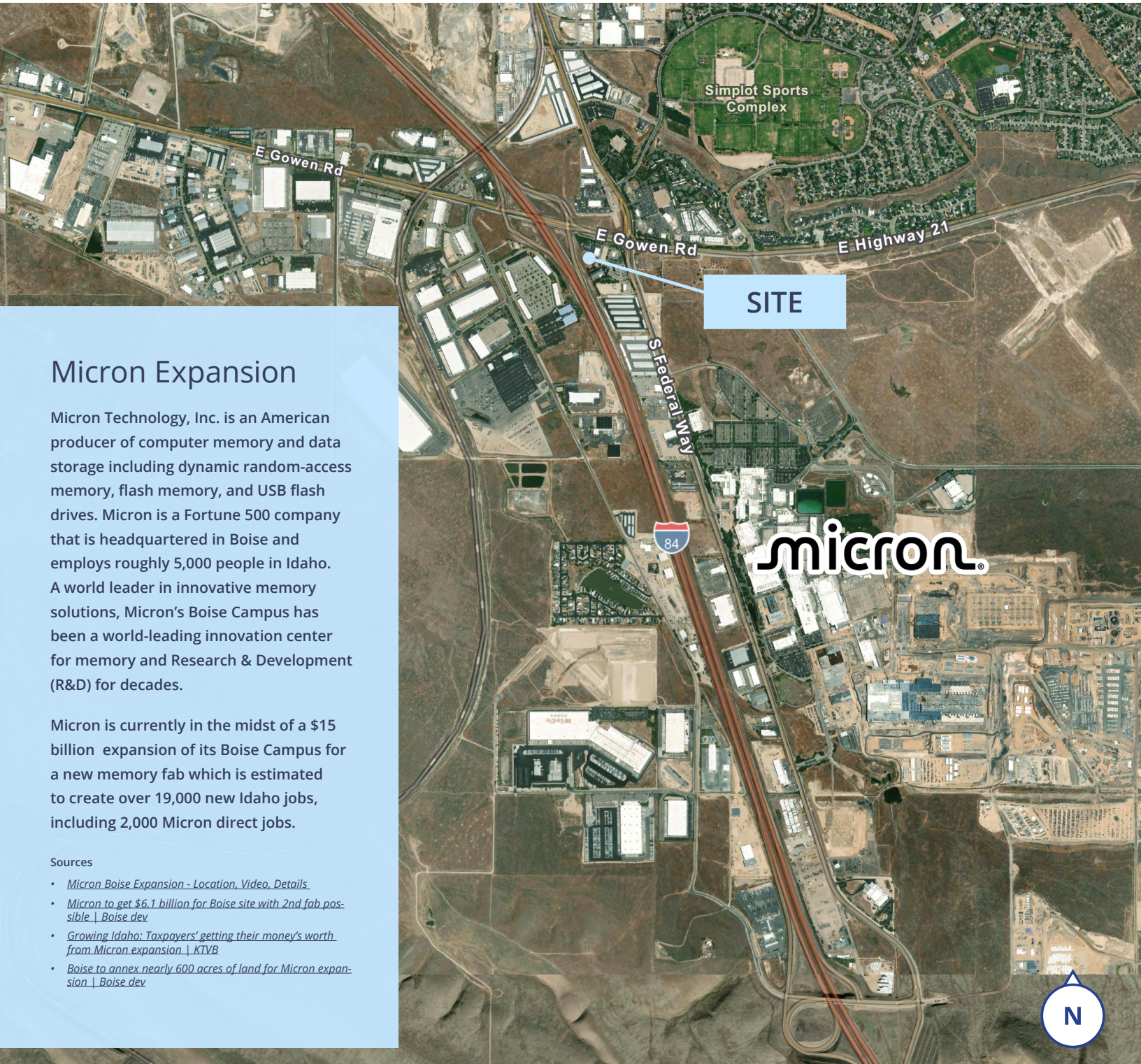
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**Colliers**

# Location



## Micron Expansion

Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 19,000 new Idaho jobs, including 2,000 Micron direct jobs.

### Sources

- [Micron Boise Expansion - Location, Video, Details](#)
- [Micron to get \\$6.1 billion for Boise site with 2nd fab possible | Boise dev](#)
- [Growing Idaho: Taxpayers' getting their money's worth from Micron expansion | KTVB](#)
- [Boise to annex nearly 600 acres of land for Micron expansion | Boise dev](#)



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