

FULLY ENTITLED MULTI-FAMILY LAND | FOR SALE

5443 N. GLENWOOD ST.

Garden City, ID 83714



ECONOMIC DATA

SALE PRICE: \$4,675,000

LISTING DATA

TOTAL LOT SIZE: 2.05 AC

ZONING: C-2

PARCEL ID: R8191508280

BUILDING DATA

STORIES: 7 stories, 83 feet

UNITS: 170

GROUND LEVEL: Sitting areas, lawn, dog run

THIRD FLOOR: Pool, sitting and grilling areas

ROOFTOP DECK: Community garden, sitting and grilling areas, active use areas, Boise River, Downtown Boise and Foothills views

PROPERTY OVERVIEW

Lee & Associates is pleased to present this entitled land property in the rapidly growing Garden City, Idaho, features a seven-story building (83 feet) that significantly reduces development time and effort for builders and developers. The first two stories are dedicated to parking, while floors three through seven house 170 residential units.

Garden City's growing population and rising incomes make this an ideal investment. The strategic location and modern amenities cater to contemporary lifestyles, offering a prime opportunity in a booming market.

PROPERTY HIGHLIGHTS

- 160,120 Total Rentable SF
- Excellent visibility off of Glenwood, one of two north/south
- View of Boise River, Downtown Boise and the Boise foothills
- 1 Bedroom units - 90 (725-892 SF)
- 2 Bedroom units - 80 (987-1,126 SF)
- Parking stalls: Total 406/410, standard stalls: 345, compact stalls: 57, ADA accessible stalls: 8, bicycle parking: 247

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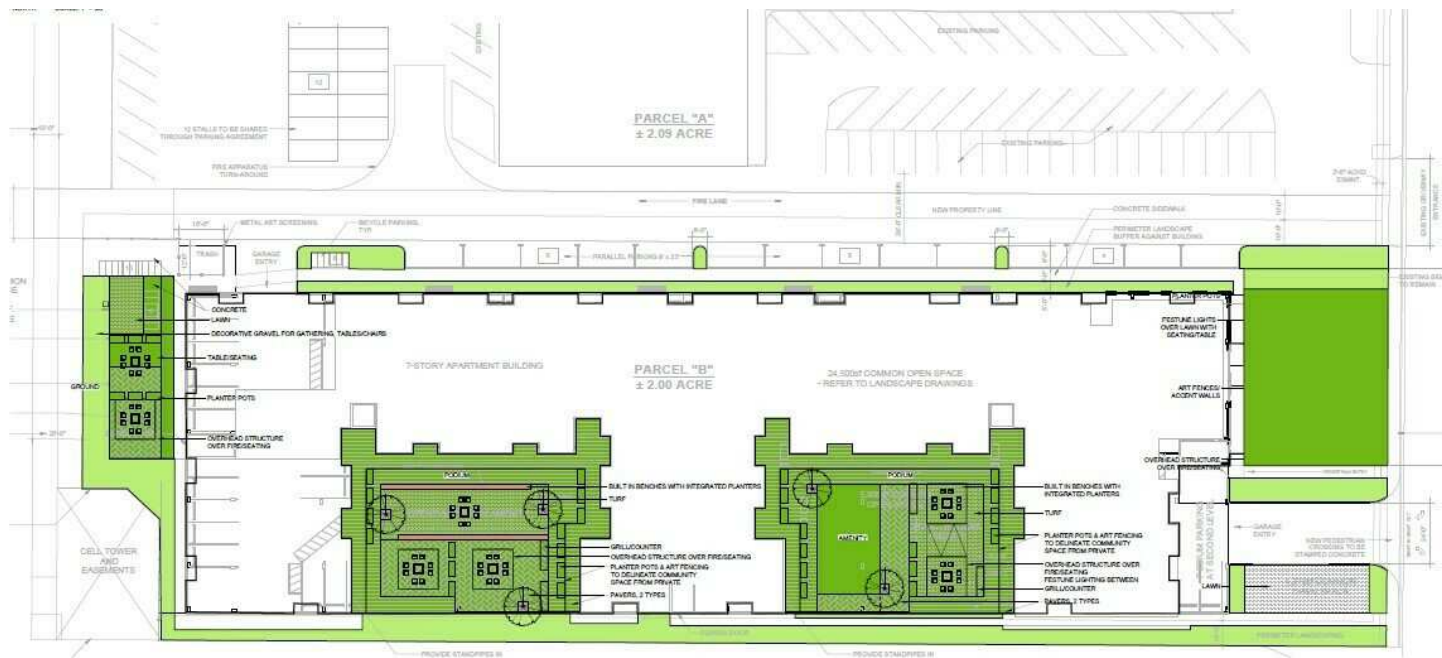
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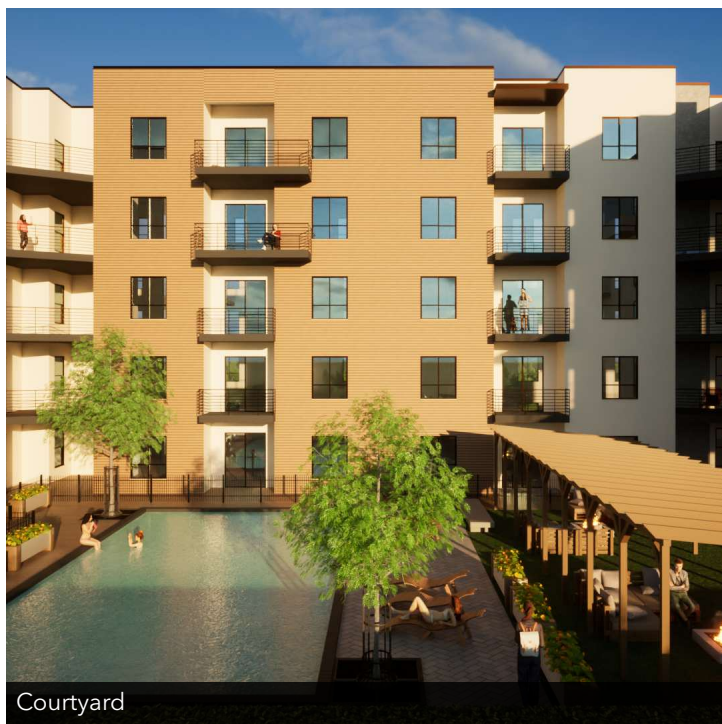
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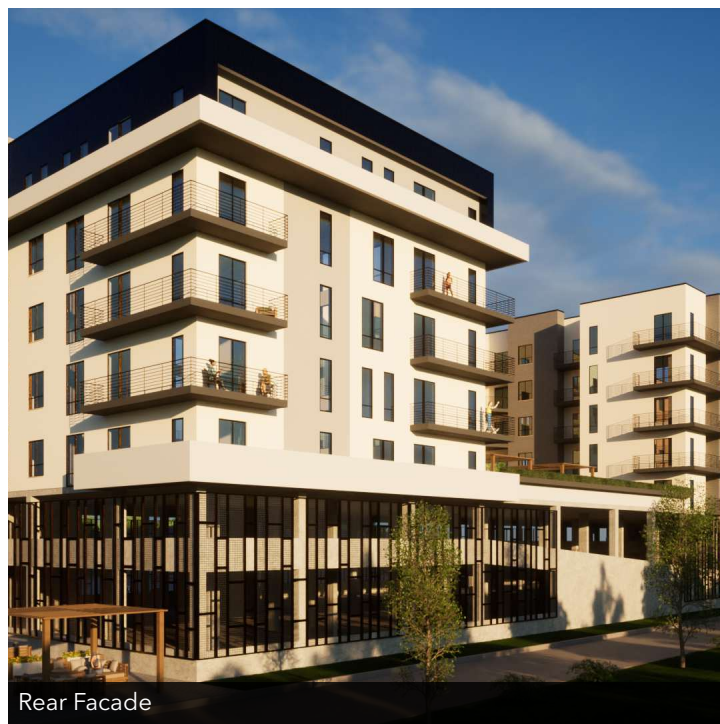
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Site Plan



Courtyard



Rear Facade

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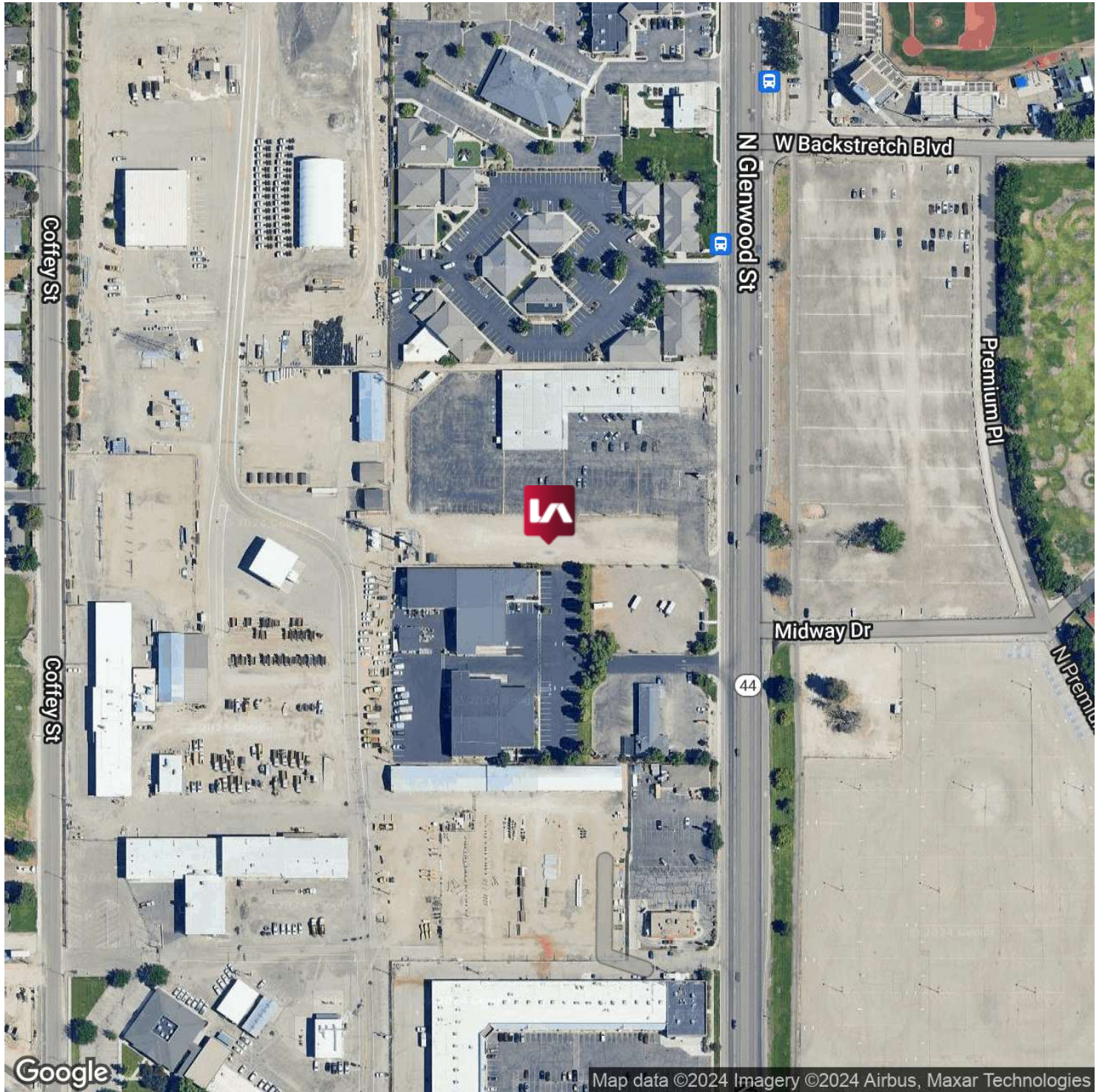
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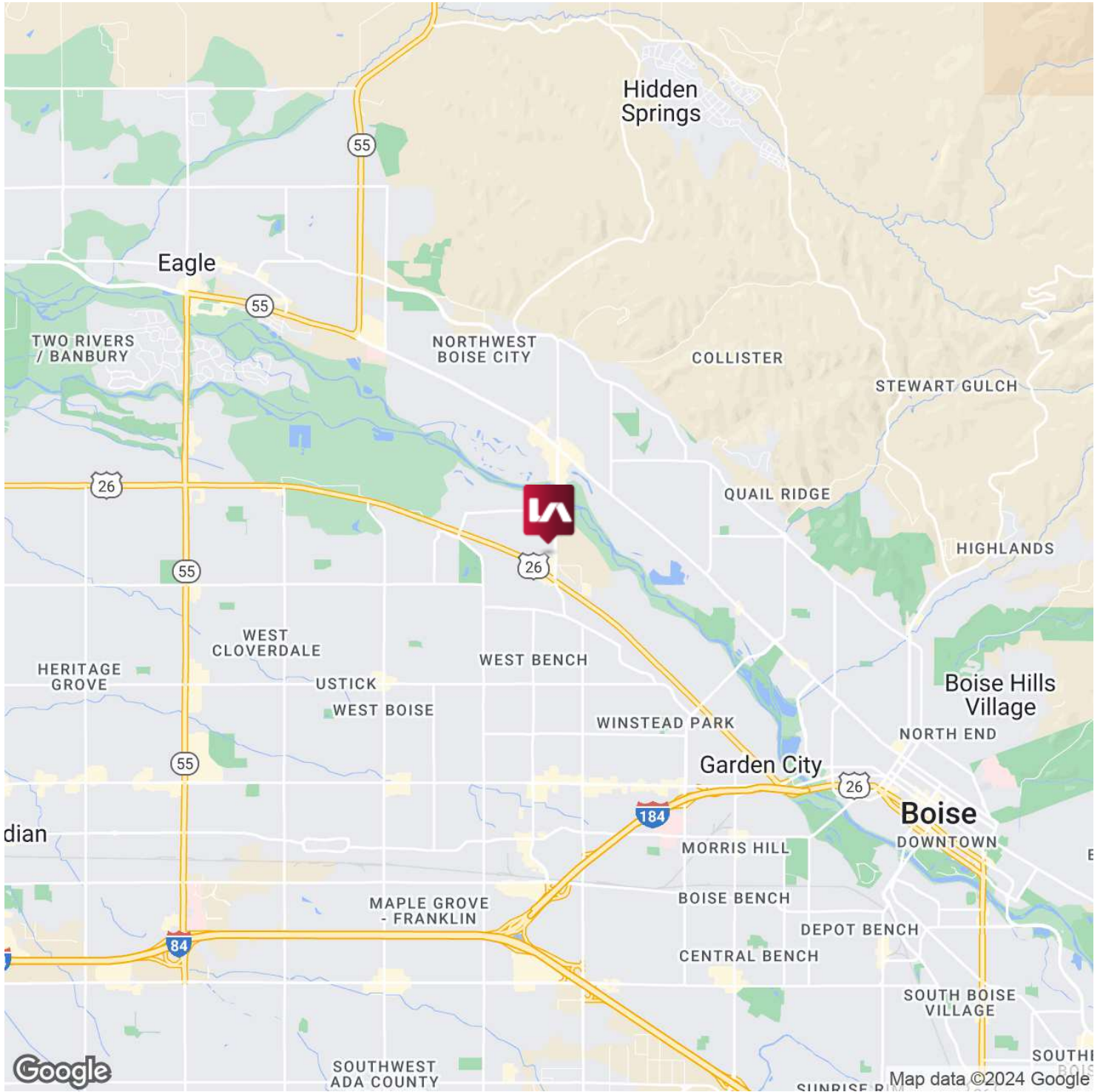
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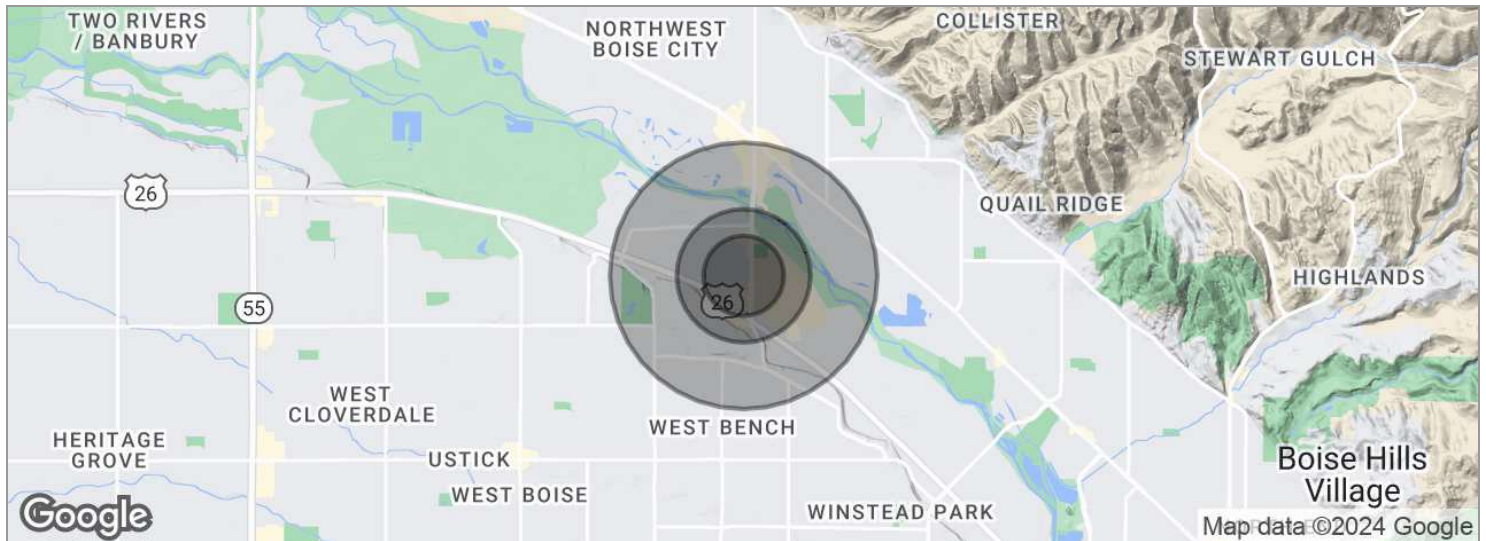
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	233	1,089	9,059
Median age	51	48	46
Median age (Male)	48	46	45
Median age (Female)	53	50	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	113	497	3,985
# of persons per HH	2.1	2.2	2.3
Average HH income	\$58,451	\$79,226	\$100,276
Average house value	\$349,266	\$460,839	\$538,456

* Demographic data derived from 2020 ACS - US Census

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