



Derek Phinney | 208.794.7098
dphinney@cbboise.com

Gary Spiers | 208.850.5226
gspiers@cbboise.com



FOR SALE
Business Opportunity
with Acreage
Including 2,163/SF Residence
On-Site.

Offered For \$2,950,000

14000 E. Double Tapp Lane
Boise, Idaho 83716



14000 E. Double Tapp Lane | Boise, Idaho 83716

PROPERTY SUMMARY

- **Price:** \$2,950,000
- **Price Includes:**
 - ⇒ Double Tapp Gun Range
 - ⇒ 159.870 Acres | Two Parcels
 - ⇒ 2,163/SF Residence on-site
- **Borders BLM Land**
- **Business and 120 acre parcel can be sold separately**
- **Prospective Buyers are required to sign a Confidentiality Agreement**

RESIDENTIAL SUMMARY

- **Square Footage:** 2,163 SF
- **Year Built:** 2022
- **House Features the following:**
 - ⇒ 4 Bedrooms / 2 Bathrooms / 3 Car Garage
- **Residence provides a live / work lifestyle or on-site management option**

DOUBLE TAPP RANGE SUMMARY

- **Premier Member Only Firearms Training Facility plus Residence**
- **Established 2018**
- **Shooting Range Features**
 - ⇒ (11) Total Shooting Ranges
 - ⇒ (9) Active Member Ranges
 - ⇒ (2) Ranges designated for Local Police Dept. Use
 - ⇒ Heavy Duty Steel Shooting Benches
 - ⇒ 350 yard Rifle Range with Steel Targets
 - ⇒ Cement Pads
 - ⇒ Covered Shooting Bays
 - ⇒ Training and Event Services Offered
- **Business Advantages:**
 - ⇒ Established Membership Model
 - ⇒ Room for Rapid Expansion
 - ⇒ Explosive Area Growth
 - ⇒ Only 17 miles east of Boise
 - ⇒ 15 minutes from Boise Airport

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14000 E. Double Tapp Lane | On-Site Residence



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Double Tapp Range | Boise, ID 83716



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Exceptional Business Opportunity with Massive Growth Potential

- **Double Tapp Gun Range with on-site Residence**

- ⇒ This is a turnkey opportunity to own one of the most promising firearms training facilities in the Northwest.
- ⇒ Business is well established and is located on 159.87 acres, across two parcels with an on-site 2,163/SF Residence offering a work / live opportunity.
- ⇒ Business is zoned RP and is Fully Fenced.
- ⇒ Gun range is located on 120 acres and residence is located on remaining 39.87 acres.
- ⇒ Located 17 miles east of Boise, just off of Interstate 84.
- ⇒ A new resort and casino are planned nearby, along with 2,500 homes scheduled for development only 4 miles away in Elmore County.
- ⇒ Double Tapp is a respected, privately owned gun range, with strong community ties.

- **Please Note:** Prospective Buyers must sign a Confidentiality Agreement, send in a resume and provide proof of funding

- **Contact Agent for a Full Information Package**



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AERIAL | 1400 E. Double Tapp Lane | Boise, ID 83716



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