



**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*



**Derek Phinney | 208.794.7098**  
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**Gary Spiers | 208.850.5226**  
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

# 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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**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

# 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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