

Five Mile & Lake Hazel Pads Available



Property Summary:

- **Approved for Boise City Sewer** - This property has rare Boise City Sewer service rights, unlike most parcels in the area which are subject to the sewer moratorium.
- **Shadow Anchored by Albertsons** – The long grocery anchor serving the area and the primary commercial intersection for SW Boise (Ada County).
- **Underserved Retail Corridor** – Rapid residential development with more than 6,000 new houses in development and very limited commercial services.
- **10 Pads Available with Flexible Lot Sizes** - Proposed mix of retail, office, self storage, and assisted living.
- **Area Retailers Include:** Albertsons, Walgreens, McDonald's, Human Bean, Les Schwab, Idaho Central Credit Union, St. Alphonsus Urgent Care, Zamzow's, Dutch Bros, Valvoline, and AutoZone.

Property Details:

Zoning:	C-2 (Ada County)
Parcel Size:	11.2 Acres
Pad Delivery Date:	Q4 2026

Demographics

	5 Min.	10 Min	15 Min
2024 Population	25,408	69,631	139,928
Avg HH Income	\$110,229	\$132,813	\$123,442
# of Households	8,866	24,032	50,168

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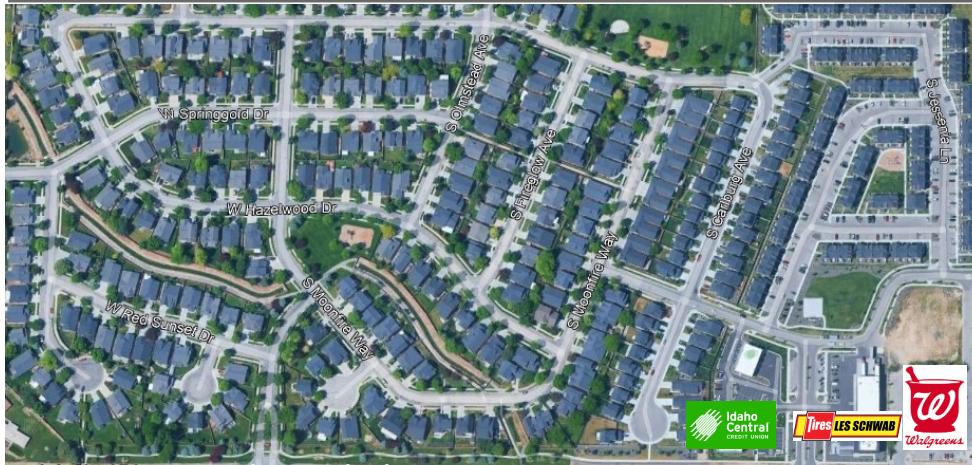
Camille.lothrop@rmcos.com

Rocky Mountain

Real Estate Services, LLC

350 N. 9th Street, Ste 200, Boise ID 83702

Aerial



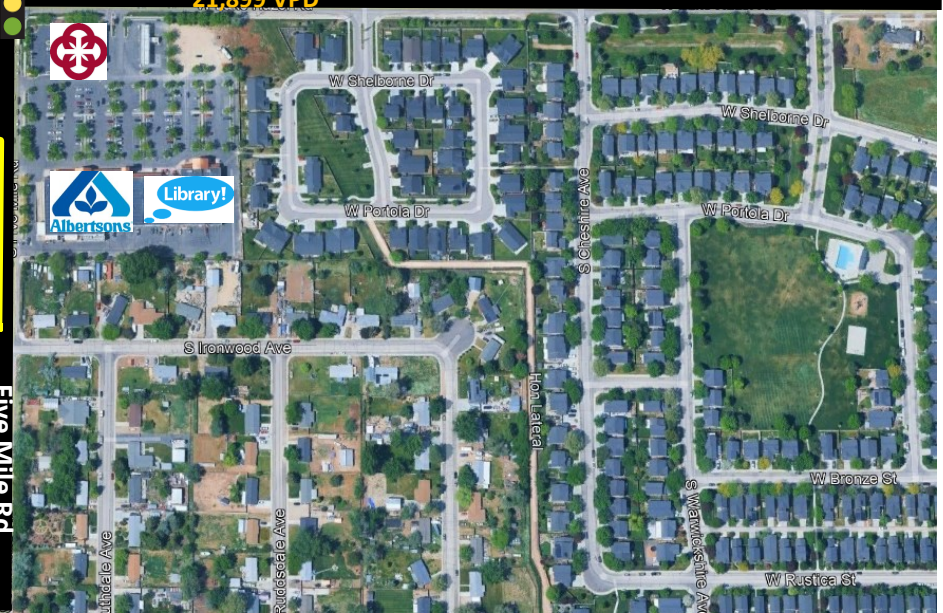
Lake Hazel Rd



21,899 VPD



Five Mile Rd



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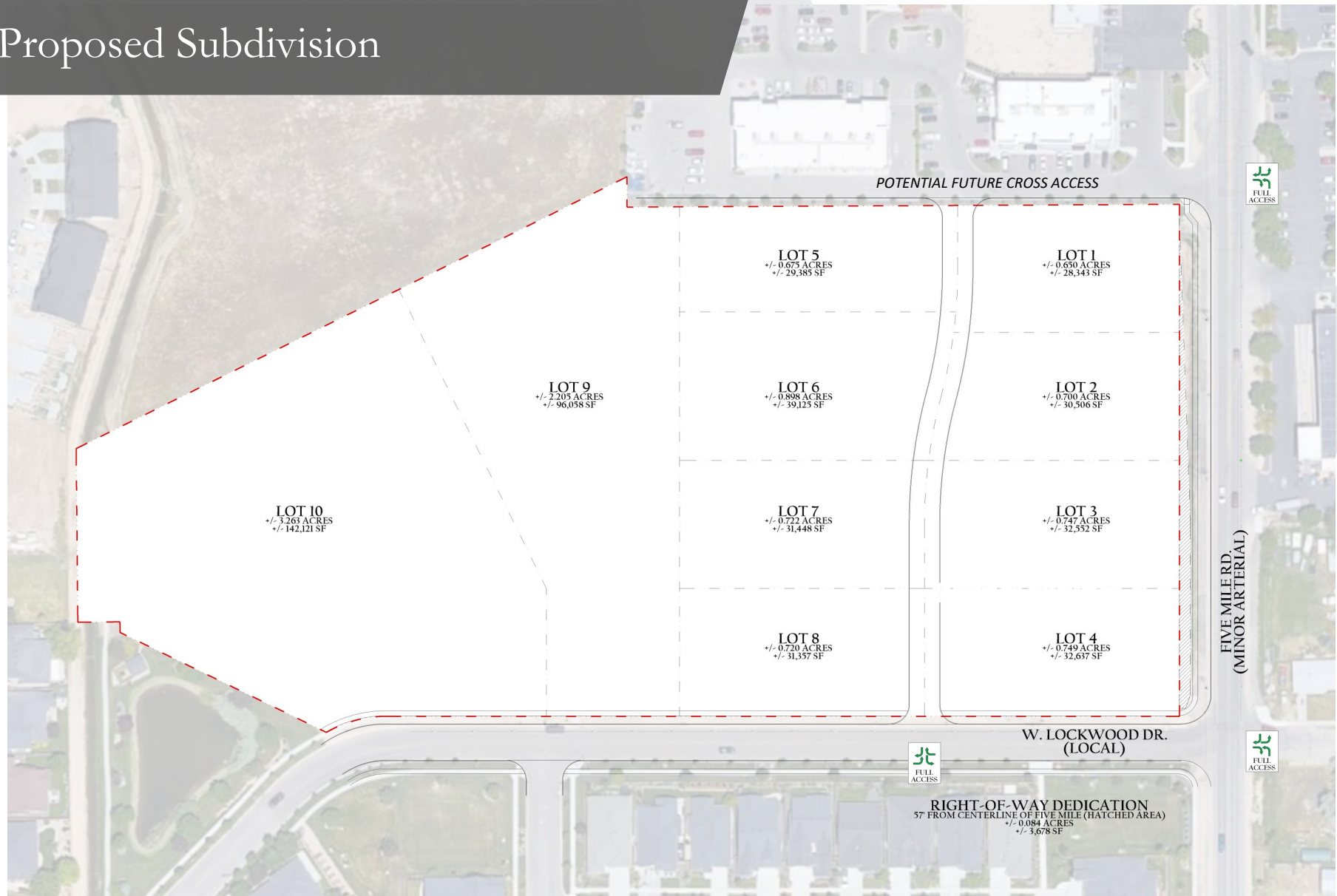
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Proposed Subdivision



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Available Parcels

Pad Delivery Condition:

- Rough grade
- Utilities available at or near pad site
- Project drive aisles installed
- Flexible lot sizes

Parcel	Lot Size
Lot 1	+/- 0.650 Acres
Lot 2	+/- 0.700 Acres
Lot 3	+/- 0.747 Acres
Lot 4	+/- 0.749 Acres
Lot 5 (LOI)	+/- 0.675 Acres
Lot 6	+/- 0.898 Acres
Lot 7	+/- 0.722 Acres
Lot 8	+/- 0.720 Acres
Lot 9	+/- 2.205 Acres
Lot 10	+/- 3.263 Acres

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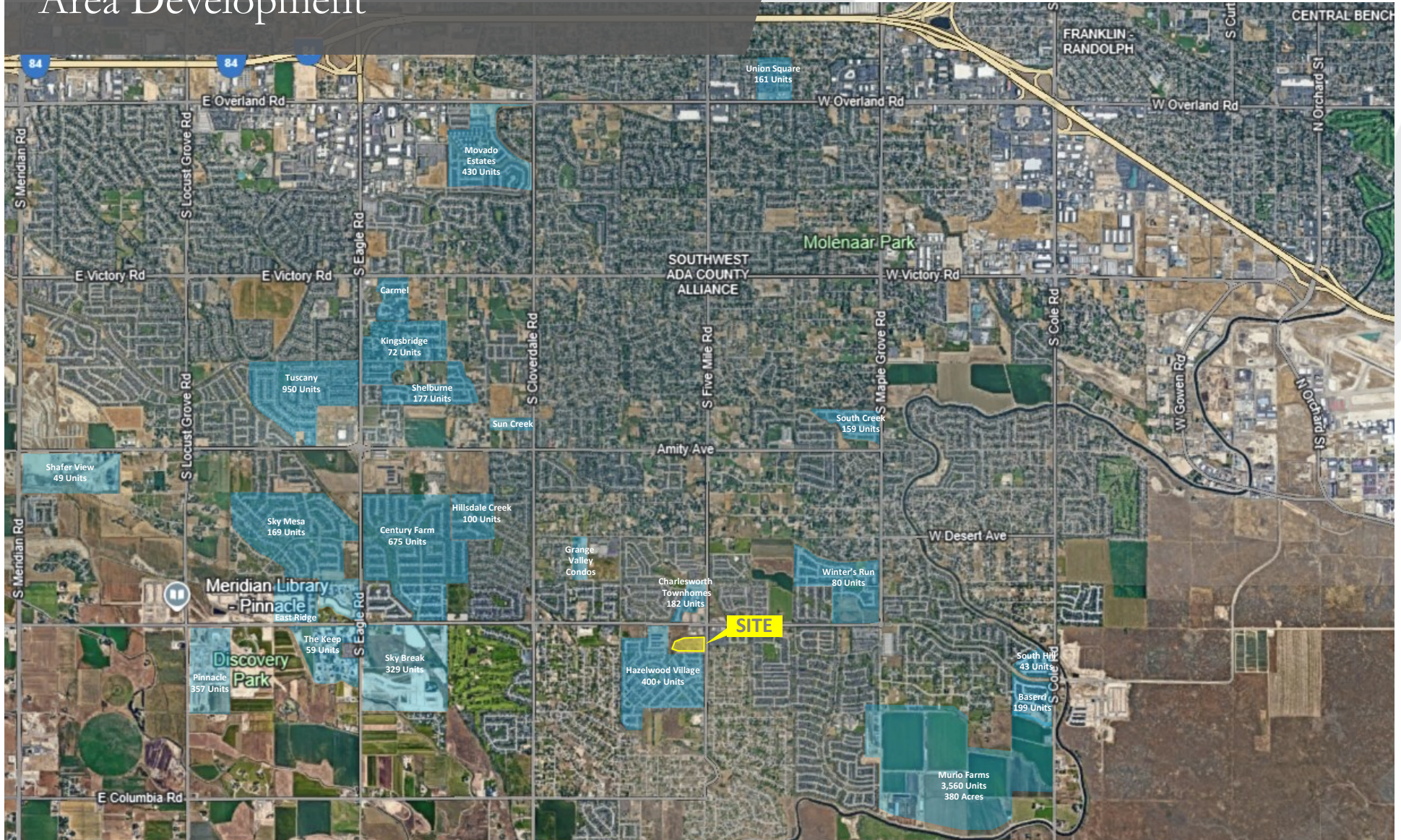
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Area Development



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Surrounding Grocers

10 Minute Drive Time



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Ada County is in the process of rewriting their Zoning Ordinance to accommodate the rapidly growing community of Ada County.

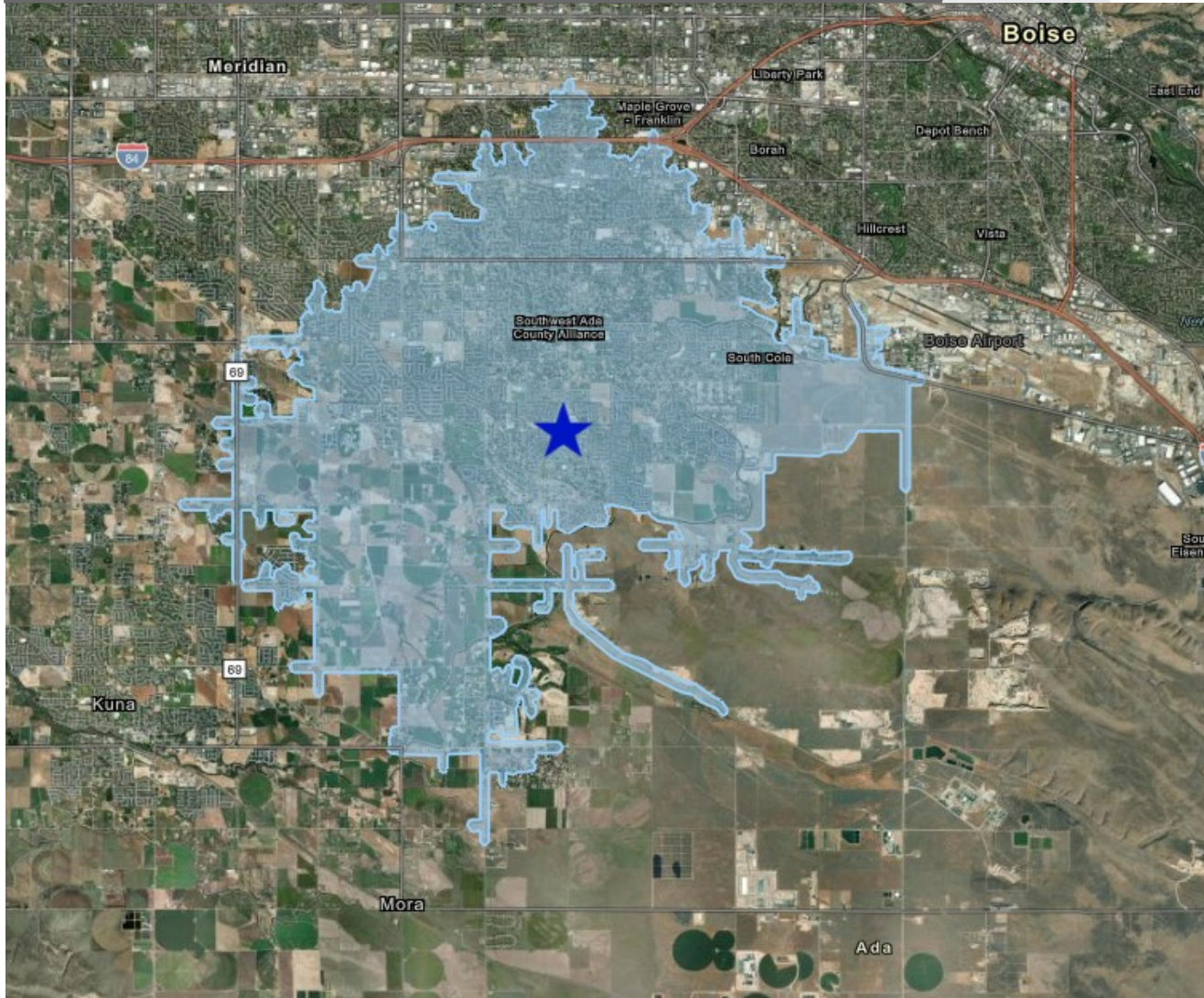
The new ordinance should be adopted in late 2025.

Zoning Ordinance Rewrite Page

Proposed Zoning Ordinance

350 N. 9th Street, Ste 200, Boise ID 83702

Demographics



10 Minute Drive Time

KEY FACTS

69,631

Population

37.8

Median Age



Average
Household Size

\$104,734

Median Household
Income

BUSINESS



1,187

Total Businesses



14,472

Total Employees

INCOME



\$104,734

Median Household
Income



\$46,013

Per Capita Income



\$466,947

Median Net Worth

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