



Colliers

SITE

For Sale

5003 Alworth Street  
Garden City, ID

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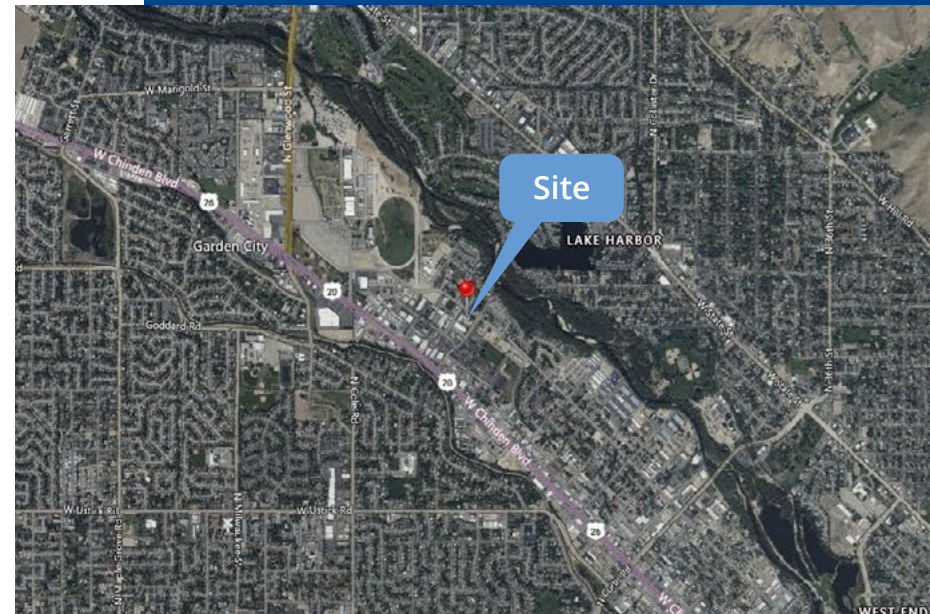
## Property Overview

|                 |                     |
|-----------------|---------------------|
| Property Type   | Land                |
| Parcel Size     | 1.57 Acres          |
| Parcel #'s      | R7334160161         |
| Location        | 5003 Alworth Street |
| Zoning          | C-2                 |
| Property Access | Contact Agent       |

## Key Highlights

- Ideal location adjacent to Boise Greenbelt
- Walking distance to upscale retail, eateries, breweries, etc
- Less than 10 minutes to downtown

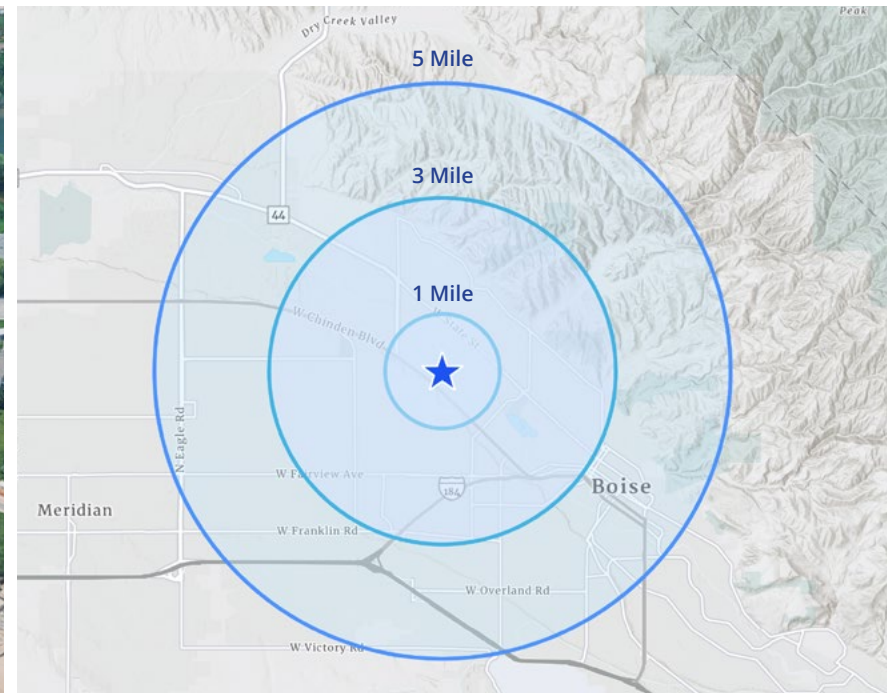
Price \$2,275,000



# Demographics

## Demos

|             | 1 Miles  | 3 Miles   | 5 Miles   |
|-------------|----------|-----------|-----------|
| Population  | 10,717   | 86,608    | 114,213   |
| Households  | 5,006    | 37,345    | 48,098    |
| Avg. Income | \$99,411 | \$111,009 | \$115,458 |



# C-2 Zoning Table

## C-2 Zoning Table Legend

\*Indicates uses that are subject to specific land use provisions as set forth in article C of this chapter.

P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district.

Sourced from: [Garden City Municipal Code Library](#)

C2 zoning allows for multifamily development. This site was previously approved for 110 unit multifamily development, which expired in June 2025.

| Land Use                                 | C-2 |
|--|-----|
| Accessory use*                           | P   |
| Agriculture*                             | P   |
| Amusement center*                        | C   |
| Animal care facility*                    | C   |
| Artist studio*                           | P   |
| Bed and breakfast*                       | P   |
| Bicycle sales, service, storage, rental  | P   |
| Building material, garden and equipment* | C   |
| Church or place of religious worship*    | C   |
| Club*                                    | C   |
| Commercial entertainment facility*       | C   |
| Daycare, center*                         | C   |
| Daycare, neighborhood*                   |     |
| Daycare, personal*                       |     |
| Drinking establishment, full service*    | C   |
| Drinking establishment, limited service* | P   |
| Drive-through establishment*             | C   |
| Dwelling unit, accessory*                | P   |
| Dwelling unit, group                     | P   |
| Dwelling unit, multiple-family*          | P   |
| Dwelling unit, single-family attached    | P   |
| Dwelling unit, single-family detached    | P   |
| Dwelling unit, two-family                | P   |
| Eating establishment, full service       | P   |
| Eating establishment, limited service    | P   |
| Equipment rental, sale and service*      | C   |
| Financial institution*                   | P   |
| Food products, processing*               |     |
| Food products, small scale processing*   | P   |
| Food store*                              | P   |

| Land Use                                   | C-2 |
|--|-----|
| Fuel sales*                                |     |
| Fuel yard                                  |     |
| Health club*                               | P   |
| Healthcare and social service              | P   |
| Home occupation*                           | P   |
| Hospital*                                  | C   |
| Industry, flex*                            | C   |
| Industry, information*                     | P   |
| Industry, light*                           |     |
| Kennel, hobby*                             | P   |
| Laboratory - medical, dental, optical      | P   |
| Laundromat, self-service cleaner*          | P   |
| Laundry and dry cleaning, commercial plant | C   |
| Laundry and dry cleaning establishment     | C   |
| Lending institution                        |     |
| Lodging*                                   | C   |
| Manufactured/mobile home park              | C   |
| Mortuary*                                  | C   |
| Nursery*                                   | P   |
| Nursing and residential care*              | C   |
| Parking facility                           | C   |
| Personal service*                          | P   |
| Professional service*                      | P   |
| Public service facility                    | C   |
| Public uses                                | P   |
| Recreational vehicle park*                 | C   |
| Research and development                   | P   |
| Retail production*                         | P   |
| Retail store                               | P   |
| School*                                    | C   |

| Land Use                                       | C-2 |
|--|-----|
| Service provider*                              | C   |
| Sexually oriented businesses*                  |     |
| Small cell facility*                           | P   |
| Storage facility or yard*                      |     |
| Storage facility, self-service                 |     |
| Storage yard, commercial recreational vehicle* |     |
| Temporary use*                                 | P   |
| Tobacco entertainment facility*                | C   |
| Tobacco retail store                           | P   |
| Vehicle rental*                                | C   |
| Vehicle sales*                                 | C   |
| Vehicle service*                               | C   |
| Vehicle washing facility*                      |     |
| Vehicle wrecking yard                          |     |
| Warehouse and storage, wholesale*              | C   |
| Wireless communication facility*               | P   |
| Equipment Sales (Large and Heavy Equipment)    | S   |
| Event Center                                   | P   |
| Fairground                                     |     |
| Farm Animals                                   |     |
| Farm Machinery and Trailer Sales and Repair    | S   |
| Farmer's Market                                |     |
| Feed Store                                     | P   |
| Feedlot or Dairy                               |     |
| Flea Market (Permanent)                        | S   |
| Flea Market/Swap Meet (Temporary)              | P   |
| Florist  | P   |



## Location

