

Property Overview

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

Price \$2,275,000

Key Highlights

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

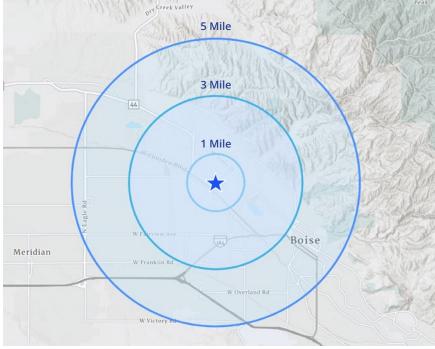


Demographics

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.

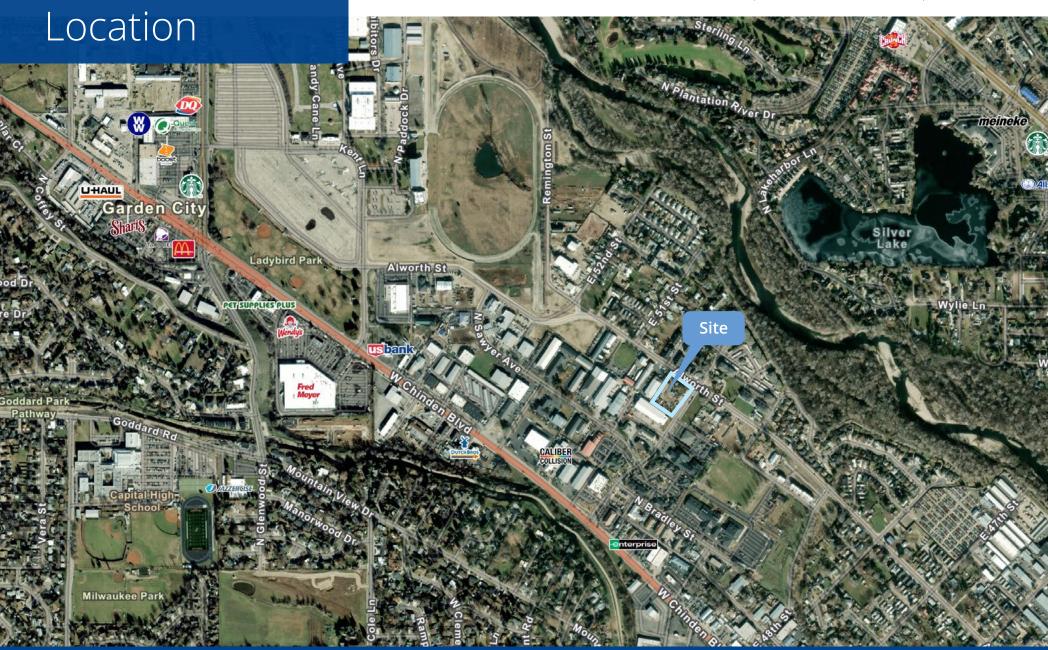
Land Use	C-2
Accessory use*	Р
Agriculture*	Р
Amusement center*	С
Animal care facility*	С
Artist studio*	Р
Bed and breakfast*	Р
Bicycle sales, service, storage, rental	Р
Building material, garden and equipment*	С
Church or place of religious worship*	C
Club*	С
Commercial entertainment facility*	С
Daycare,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

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

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









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