

# Five Mile & Lake Hazel Pads Available



## Property Summary:

- **Approved for Boise City Sewer** - Rare Boise City Sewer service rights, unlike most parcels in the area which are subject to the sewer moratorium.
- **Shadow Anchored by Albertsons** – The lone grocery anchor serving the area and the primary commercial intersection for SW Boise. Ranked #2 in Idaho!
- **Underserved Retail Corridor** – Rapid residential development with more than 6,000 new houses in development and very limited commercial services.
- **12 Pads Available with Flexible Lot Sizes** - Proposed mix of retail, office, self storage, and assisted living.
- **Proposed Multi-Tenant Building**– Flexible space sizing. Delivery early Q4 2027.
- **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:

<b>Zoning:</b>	C-2 (Ada County)
<b>Parcel Size:</b>	11.2 Acres
<b>Pad Delivery Date:</b>	October 2026

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**Rocky Mountain**

Real Estate Services, LLC

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

# Aerial



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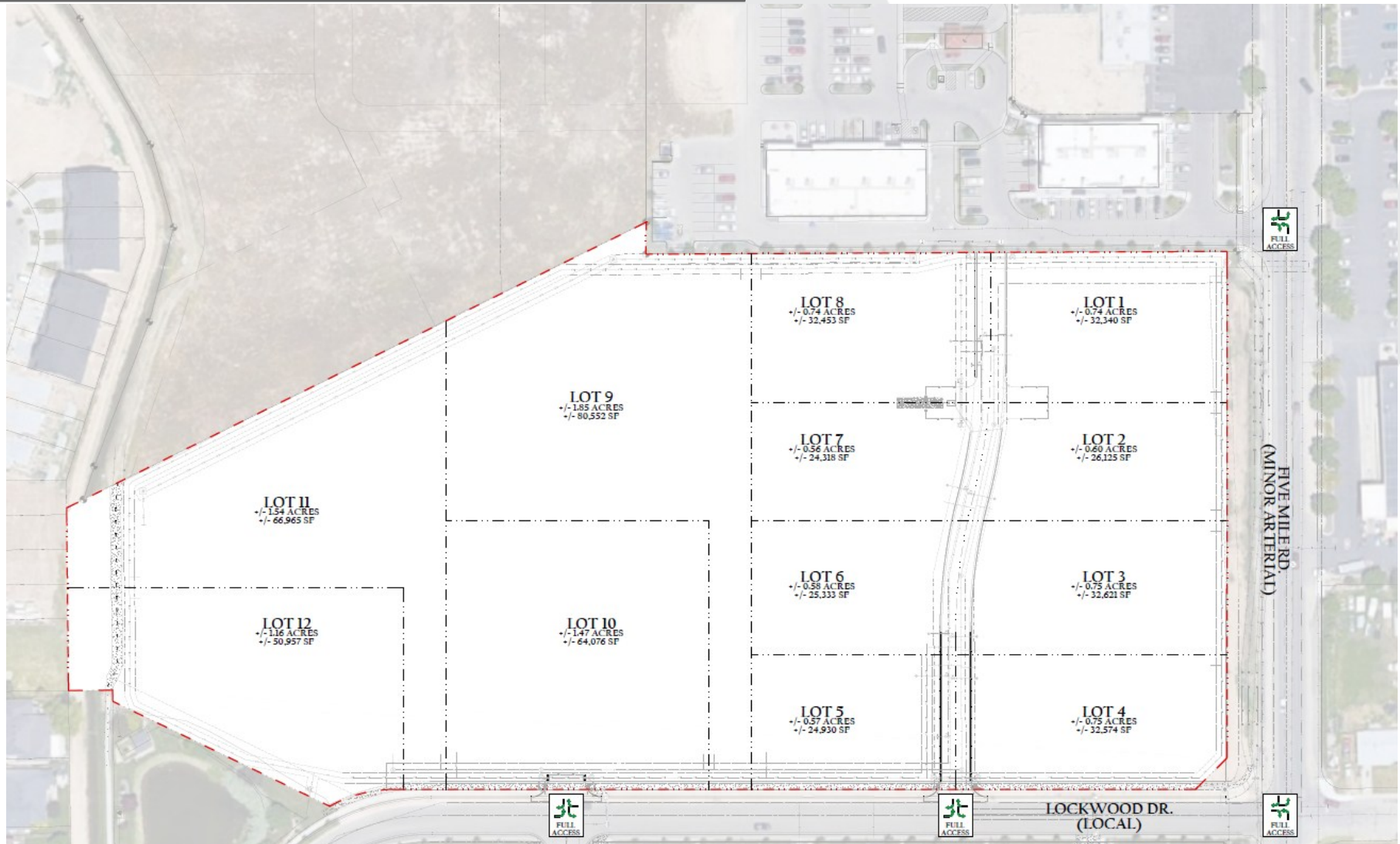
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# Proposed Subdivision #1

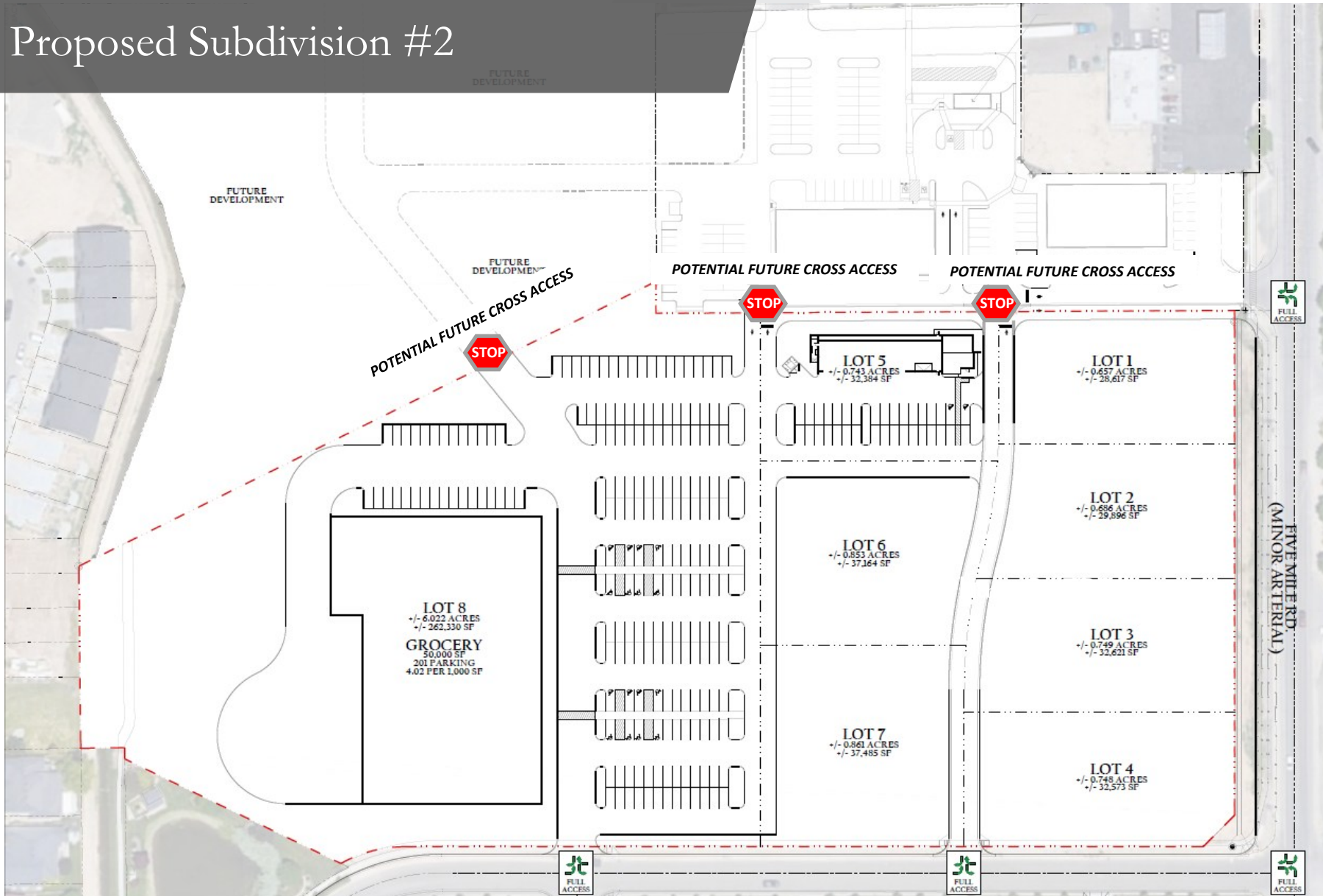


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# Proposed Subdivision #2



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# Available Parcels

Parcel	Lot Size
Lot 1	+/- 0.66 Acres
Lot 2	+/- 0.69 Acres
Lot 3	+/- 0.75 Acres
Lot 4	+/- 0.75 Acres
Lot 5 (LOI)	+/- 0.67 Acres
Lot 6	+/- 0.92 Acres
Lot 7	+/- 0.73 Acres
Lot 8	+/- 0.72 Acres
Lot 9	+/- 1.56 Acres
Lot 10	+/- 1.18 Acres
Lot 11	+/- 1.54 Acres
Lot 12	+/- 1.16 Acres

## Pad Delivery Condition:

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

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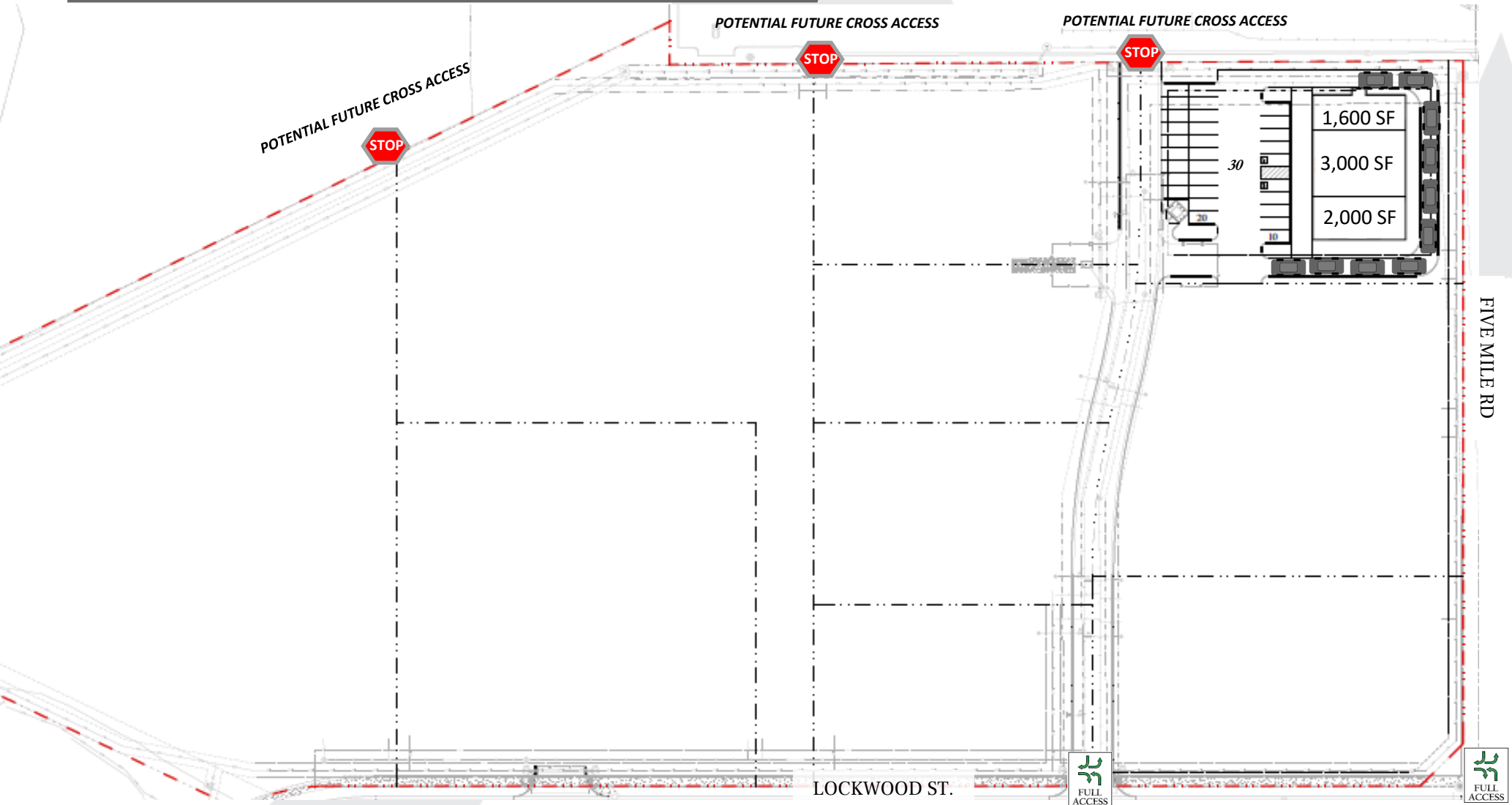
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# Proposed Shops Building



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# Proposed Shops Building



*Conceptual rendering subject to change*

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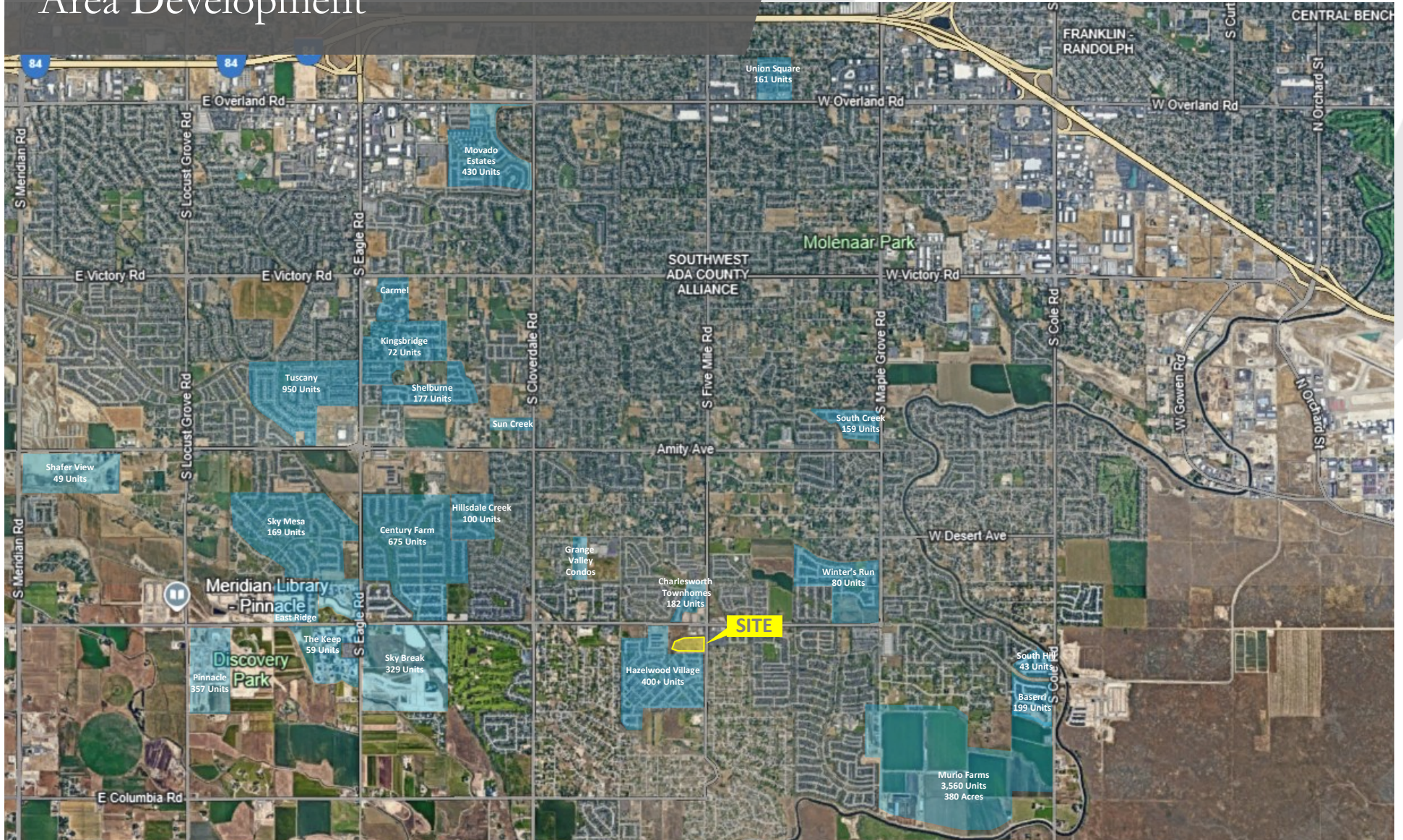
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# Area Development



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# Surrounding Grocers

10 Minute Drive Time



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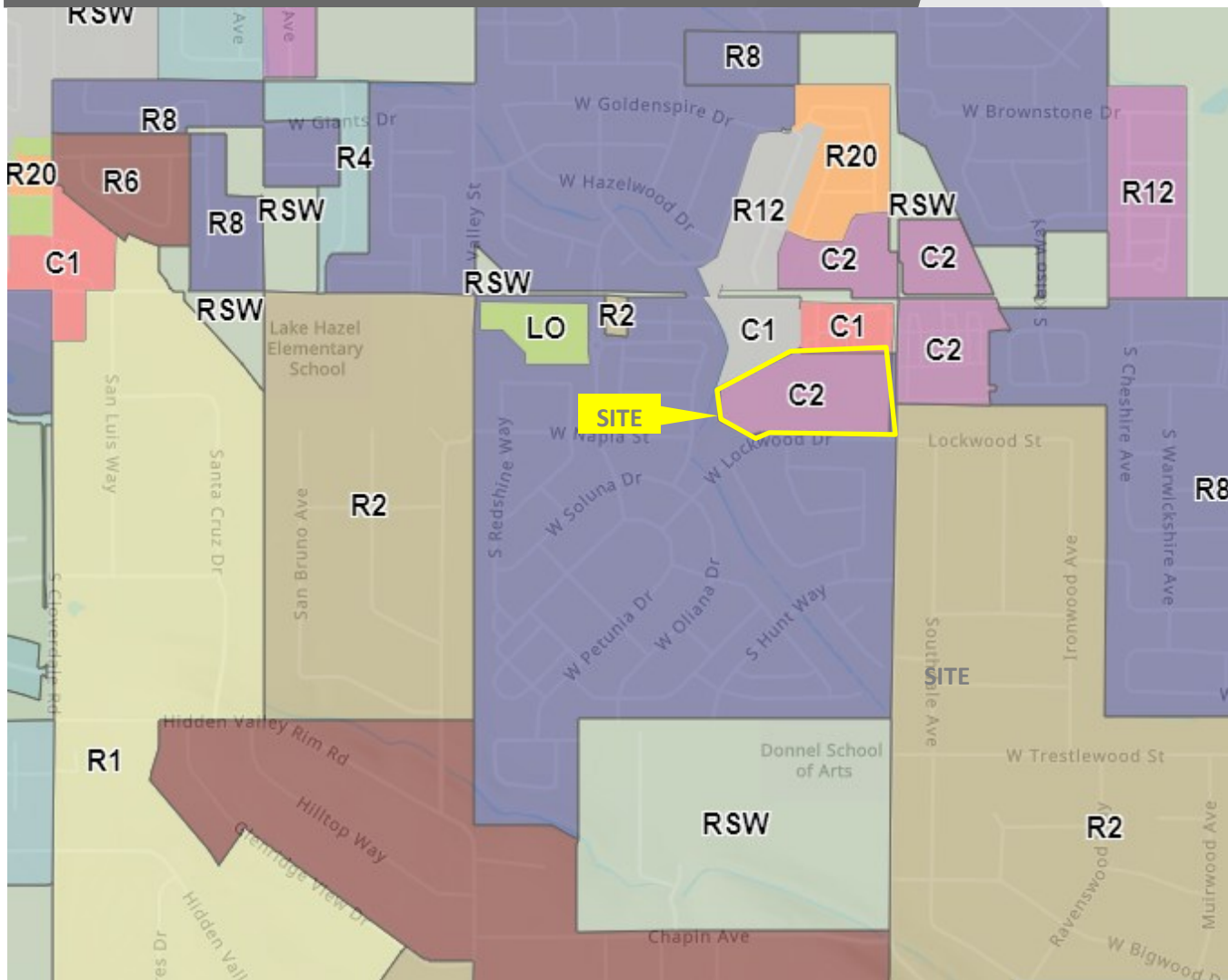
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# Ada County Zoning



## Zoning Code Rewrite:

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

These changes will be more cohesive with their Comprehensive Plan.

The new ordinance should be adopted in late 2025.

Quick links:

[Zoning Ordinance Rewrite Page](#)

[Proposed Zoning Ordinance](#)

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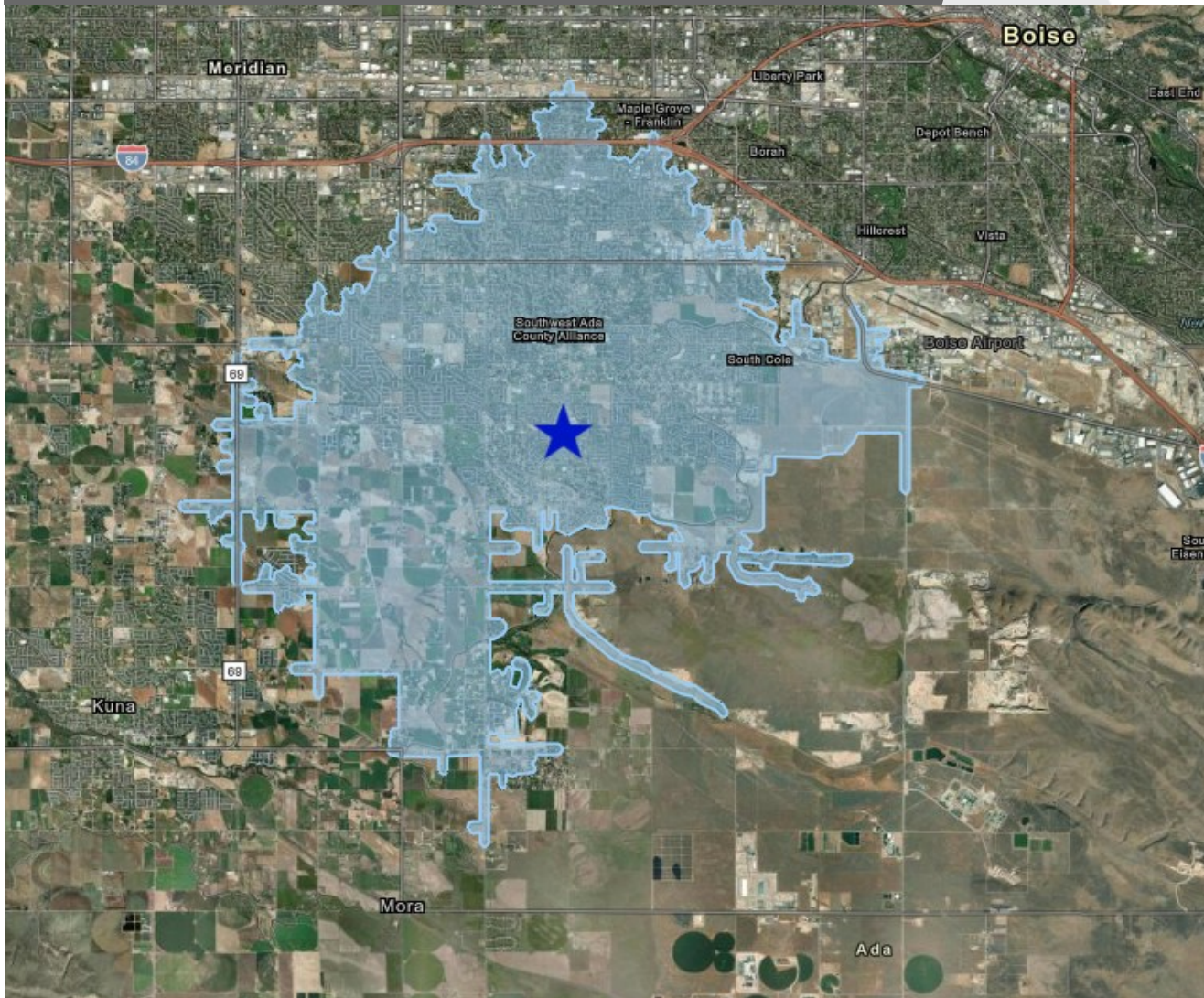
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# Demographics



## 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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