

1800 W Hubbard Rd. • Kuna, ID 83634



FOR SALE

GREGG DAVIS
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SP32434, Idaho

PRICE REDUCED!

PROPERTY DESCRIPTION

Surrounded by new development. This 4.882+/- acre rectangular parcel provides an excellent canvas for your creative development. Fenced and mostly level. Includes a 1305 sf home and some out buildings. The property includes a cell phone tower lease generating \$1,148 per month in income.

LOCATION DESCRIPTION

Located in north Kuna west of highway 69 (Meridian Rd). Surrounded by new development. Monarch Landing, a commercial subdivision is located across Hubbard. Additional new development is surrounding this property to the east and north.

SUMMARY

Price: \$1,195,000

Lot Size: 4.822+/- AC

Price Per Acre: \$256,042

Price Per SF: \$5.88

Building SF: 1305 sf single level home

Utilities: Well, Septic, Power

Zoning: RR - Ada County



Property Photos

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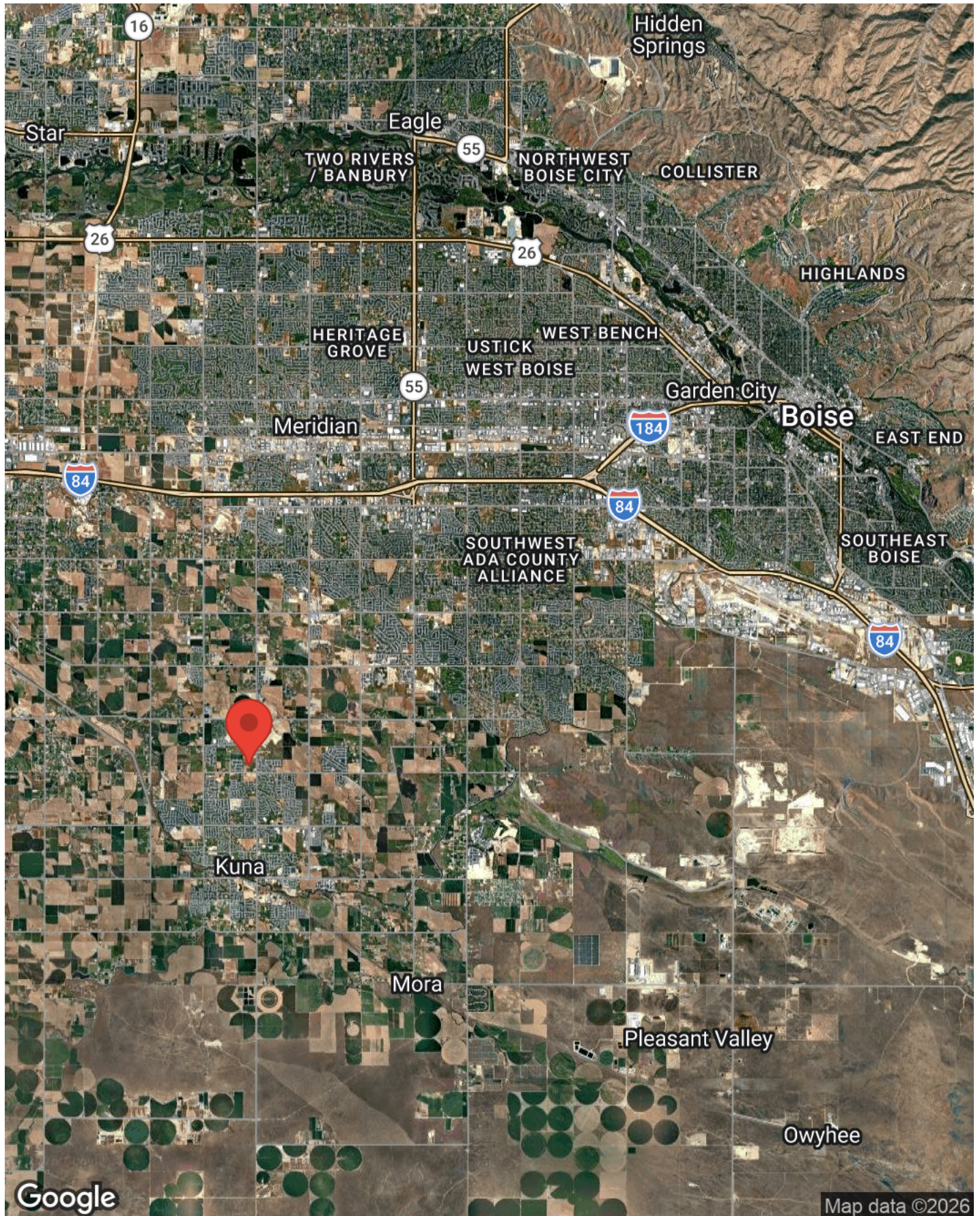
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Regional Map

1800 W Hubbard Rd.

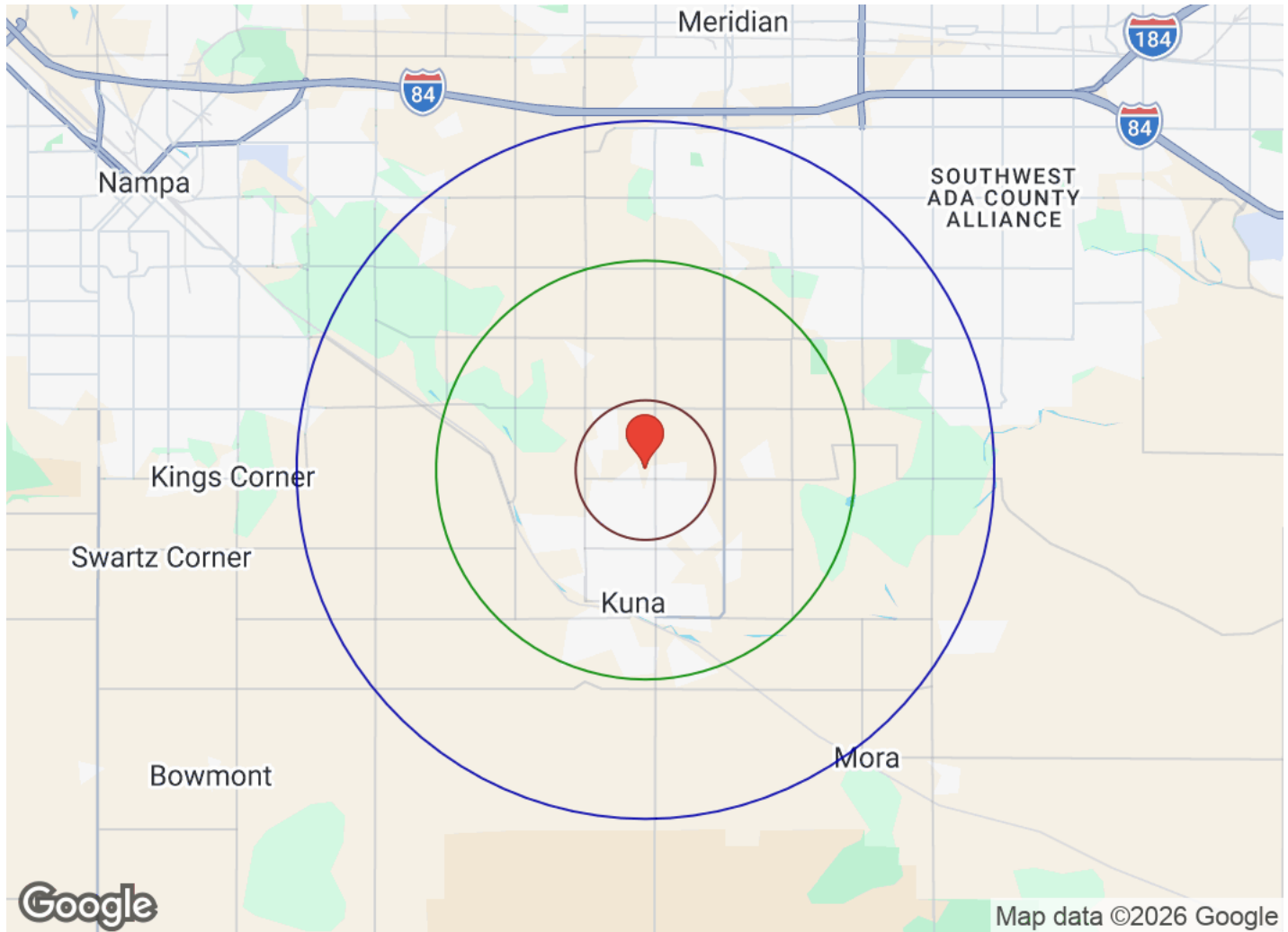


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Map data ©2026

Demographics

1800 W Hubbard Rd.



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,868	16,458	35,633
Female	5,019	16,609	35,342
Total Population	9,887	33,067	70,975

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,117	27,360	58,576
Black	132	294	639
Am In/AK Nat	23	89	170
Hawaiian	5	26	64
Hispanic	1,116	3,743	7,616
Asian	181	542	1,753
Multiracial	300	962	2,051
Other	13	50	99

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,498	11,924	26,099
Occupied	3,293	11,249	24,438
Owner Occupied	2,841	9,305	20,786
Renter Occupied	452	1,944	3,652
Vacant	205	674	1,660

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,074	6,802	14,252
Ages 15 - 24	1,416	4,505	8,937
Ages 25 - 54	4,589	14,622	30,765
Ages 55 - 64	859	3,217	7,314
Ages 65+	946	3,919	9,705

Income	1 Mile	3 Miles	5 Miles
Median	\$97,221	\$95,397	\$105,750
Under \$15k	70	254	480
\$15k - \$25k	101	441	748
\$25k - \$35k	19	268	685
\$35k - \$50k	198	1,020	1,629
\$50k - \$75k	769	2,052	3,918
\$75k - \$100k	550	1,950	3,955
\$100k - \$150k	945	2,976	6,047
\$150k - \$200k	314	943	2,824
Over \$200k	326	1,347	4,153