

FOR SALE: \$2,375,000

- Excellent Multifamily/Townhome Development Opportunity
- Adjacent to City of Meridian



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



5 ACRES OF DEVELOPMENT LAND

**12504 W. AMITY RD.
BOISE, ID 83709**

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CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire the interest in 12504 W. Amity Rd., 5 acres of development land located in Boise, Idaho.

The information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of the 12504 W. Amity Rd., Boise, ID (the “Property”), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the “Broker”). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner’s and broker’s control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner’s obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



PROPERTY HIGHLIGHTS



This 5 acre plot of development land, located in Boise, ID, offers an excellent opportunity for multifamily or townhome development

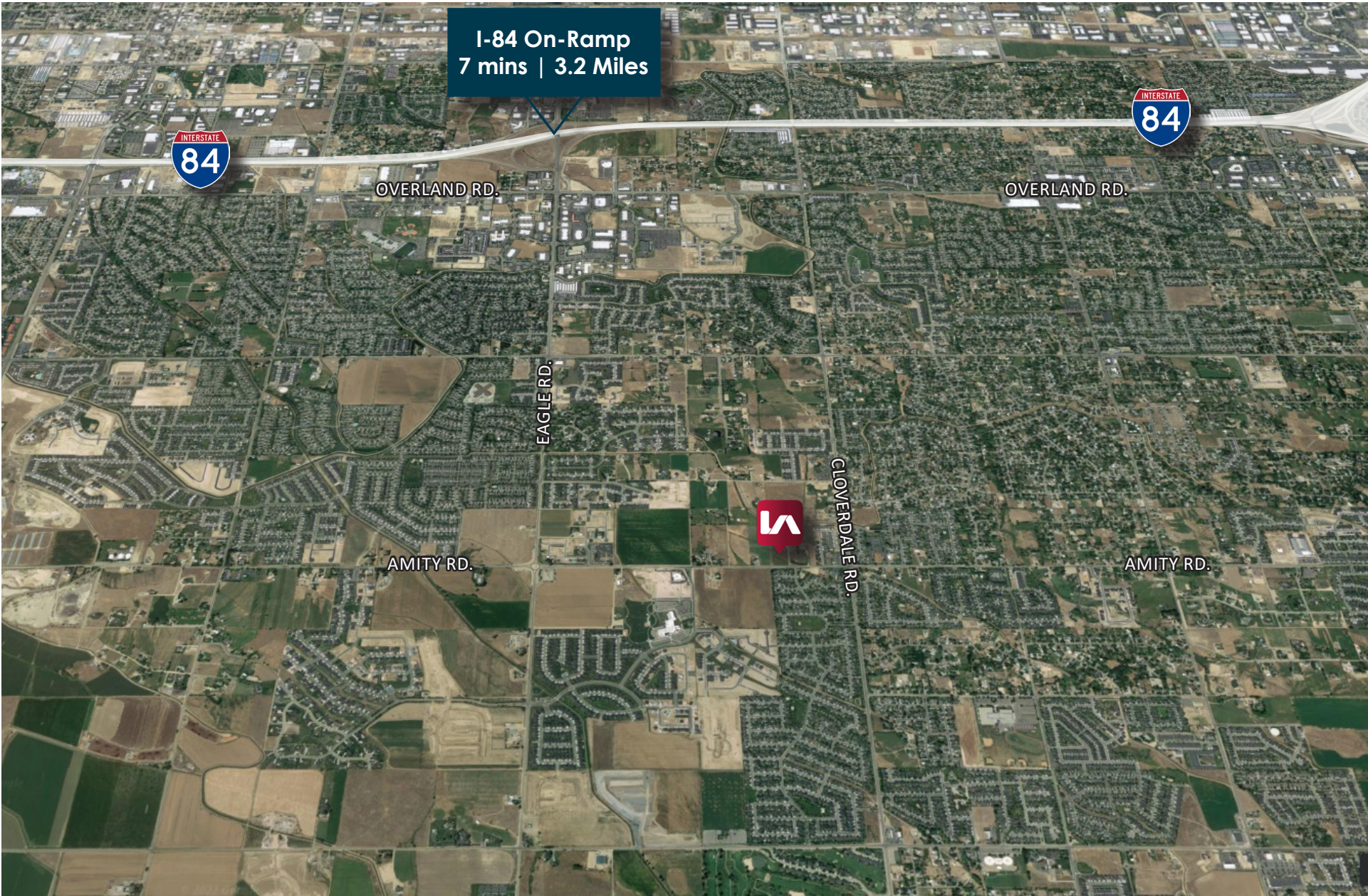
Subject Property Price	\$2,375,000
Price Per SF	\$10.90
Acres	5 Acres
Jurisdiction	Ada County, ID
Zoning	Southwest Community Residential (RSW)
Future Land Use	Compact Residential (6-15 Units/Acre)
Parcel Number	S1128449082

Services

Fire:	Meridian Fire
Irrigation:	Boise Project Board of Control
School District:	Meridian School District
Library District:	Meridian Library
Neighborhood Association:	Southwest Ada County Alliance
City Impact Area:	Boise (contiguous to City of Meridian)



LOCATION MAP



AERIALS



SITE PHOTOS



NEARBY SERVICES

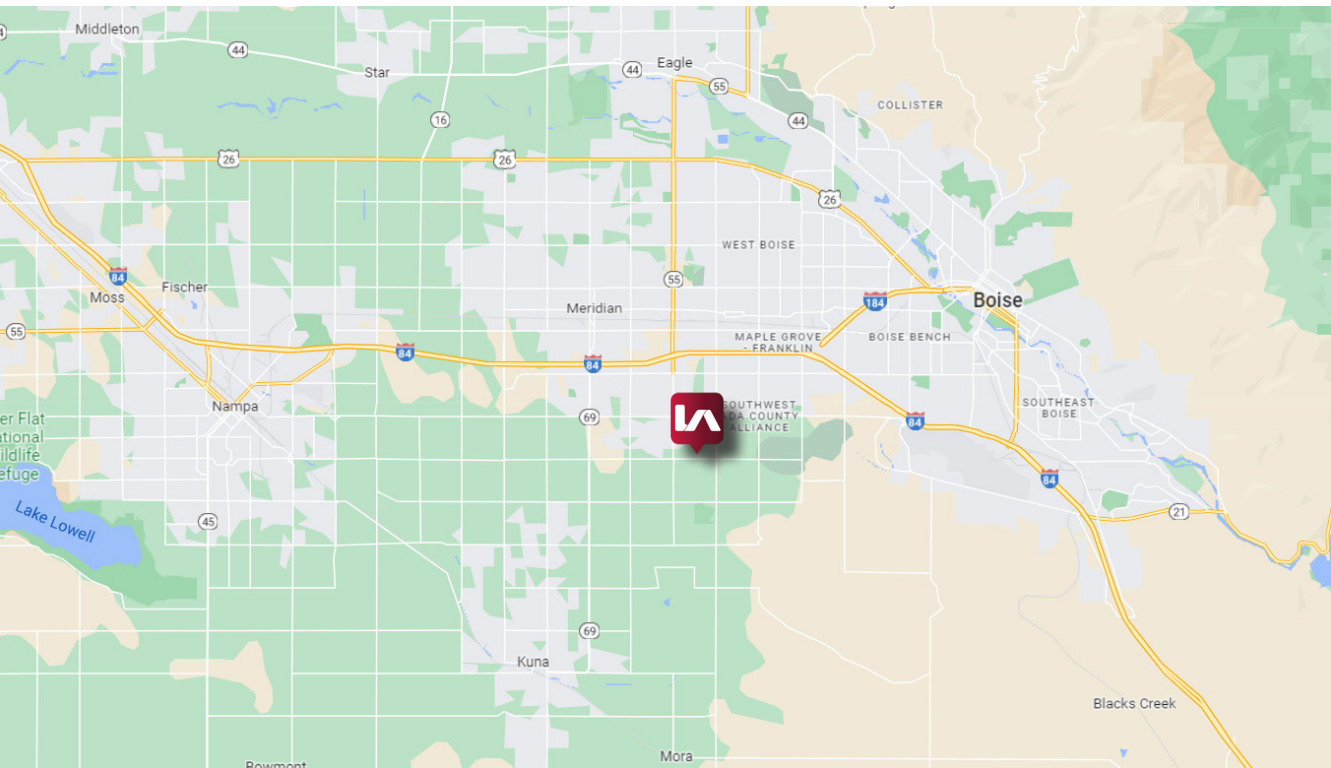
FINANCE
 Idaho Central Credit Union
 Chase Bank

GROCERY
 Albertsons
 Fred Meyer
 Costco

OTHER
 Fit For Adventure
 Maverick
 Extra Space Storage
 Boise Fire Station
 Public Storage
 Jackson's
 Idaho Reptile Zoo
 Autozone
 Cinemark Majestic
 Cinemas
 Courtyard by Marriott
 Tru by Hilton

FOOD
 Twisted Timber
 Starbucks
 McDonald's
 The Human Bean
 Papa Murphy's

RETAIL
 All-Pro Linen
 Home Garden Store
 Rite Aid
 Walmart
 Walgreens



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 BY MARRIOTT



LOCATION AND DEMOGRAPHICS

DEMOGRAPHIC HIGHLIGHTS

The city of Boise currently has a population of 237,446 residents. Boise is one of the fastest growing cities within the metropolitan statistical area with a 6.0% in it's population since 2010. The estimated median household income within 3 miles of the site area is abotu \$88,550 and is expected to grow an additional 3.6% annually by 2027.

LOCATION HIGHLIGHTS

The site area is in a prime central location between Boise and Meridian. The property is located within the Southwest Ada County Alliance neighborhood and is within short distance of the Meridian School District, Meridian Library, and Meridian Fire Department.

TREASURE VALLEY AREA

18 min.
11 mi.

to Downtown Boise

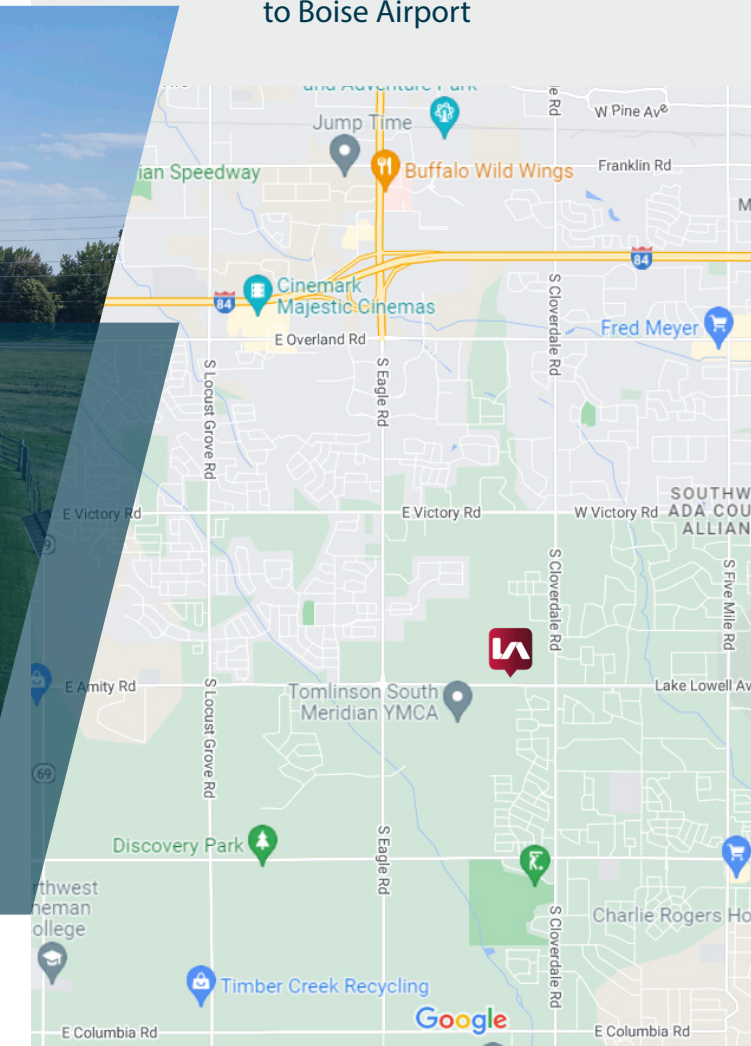
15 min.
7.0 mi.

to Boise Airport



“The state has led the country in population growth for the fifth year in a row. From 2020 to 2021, Idaho’s population grew 2.9%, according to U.S. Census Bureau population estimates. Idaho welcomed 53,000 new residents, bringing its population up to about 1.9 million, the Spokesman-Review reported. The main reason was people moving from other states. Neighboring states Utah and Montana ranked just behind Idaho, growing 1.7% each. Washington ranked 23rd, gaining about 0.3% in population.”

usnews.com





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