

Five Mile & Lake Hazel Pads Available



Property Summary:

- **Approved for Boise City Sewer** - This property has rare Boise City Sewer service rights, unlike most parcels in the area which are subject to the sewer moratorium.
- **Shadow Anchored by Albertsons** – The long grocery anchor serving the area and the primary commercial intersection for SW Boise (Ada County).
- **Underserved Retail Corridor** – Rapid residential development with more than 6,000 new houses in development and very limited commercial services.
- **10 Pads Available with Flexible Lot Sizes** - Proposed mix of retail, office, self storage, and assisted living.
- **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:

Zoning:	C-2 (Ada County)
Parcel Size:	11.2 Acres
Pad Delivery Date:	May 2026

Demographics

	5 Min.	10 Min	15 Min
2024 Population	25,408	69,631	139,928
Avg HH Income	\$110,229	\$132,813	\$123,442
# of Households	8,866	24,032	50,168

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Rocky Mountain

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Aerial



Lake Hazel Rd



21,899 VPD



Five Mile Rd

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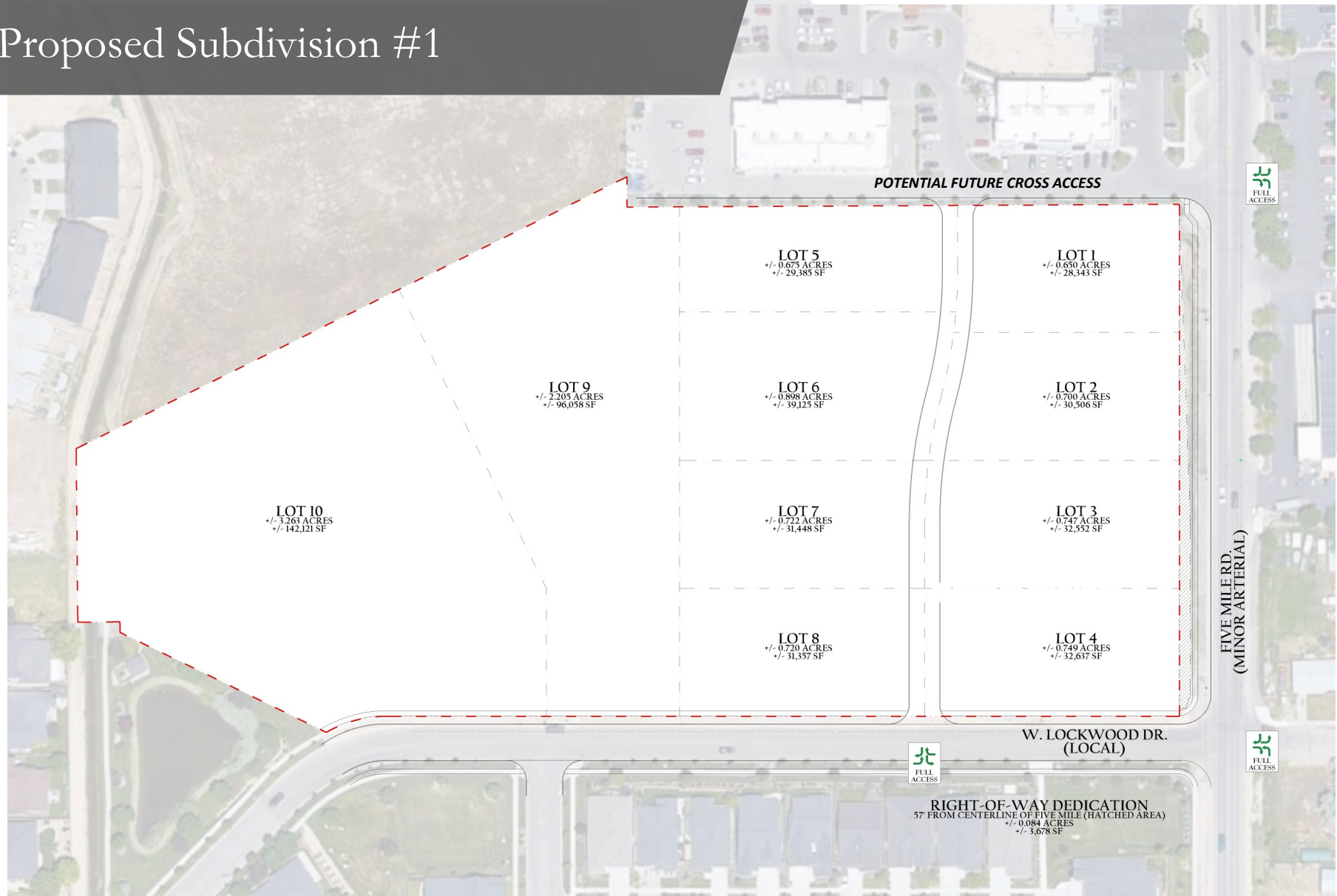
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Proposed Subdivision #1



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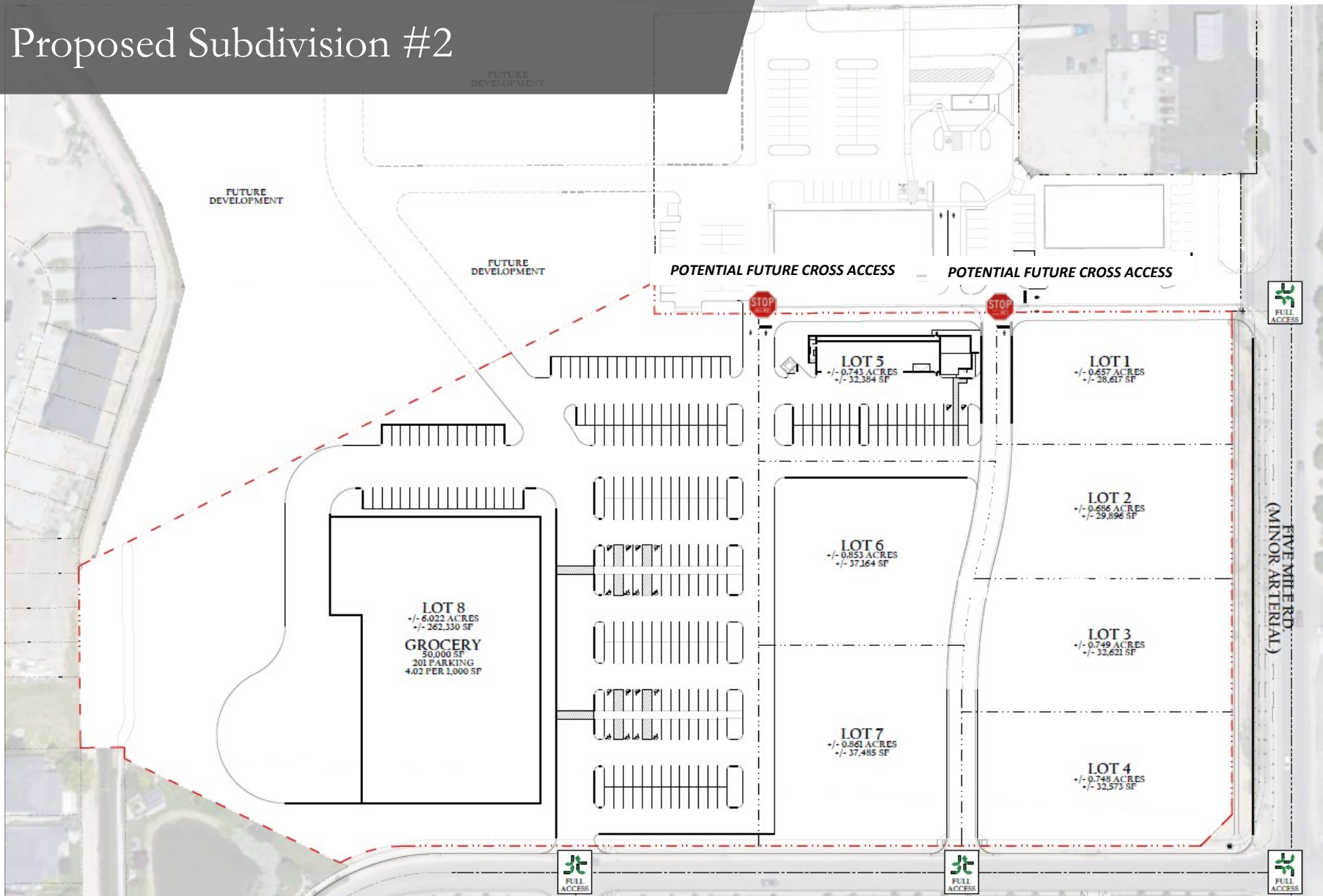
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Proposed Subdivision #2



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Available Parcels

Parcel	Lot Size
Lot 1	+/- 0.65 Acres
Lot 2	+/- 0.70 Acres
Lot 3	+/- 0.74 Acres
Lot 4	+/- 0.74 Acres
Lot 5 (LOI)	+/- 0.67 Acres
Lot 6	+/- 0.89 Acres
Lot 7	+/- 0.72 Acres
Lot 8	+/- 0.72 Acres
Lot 9	+/- 2.20 Acres
Lot 10-12	+/- 3.26 Acres

Pad Delivery Condition:

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

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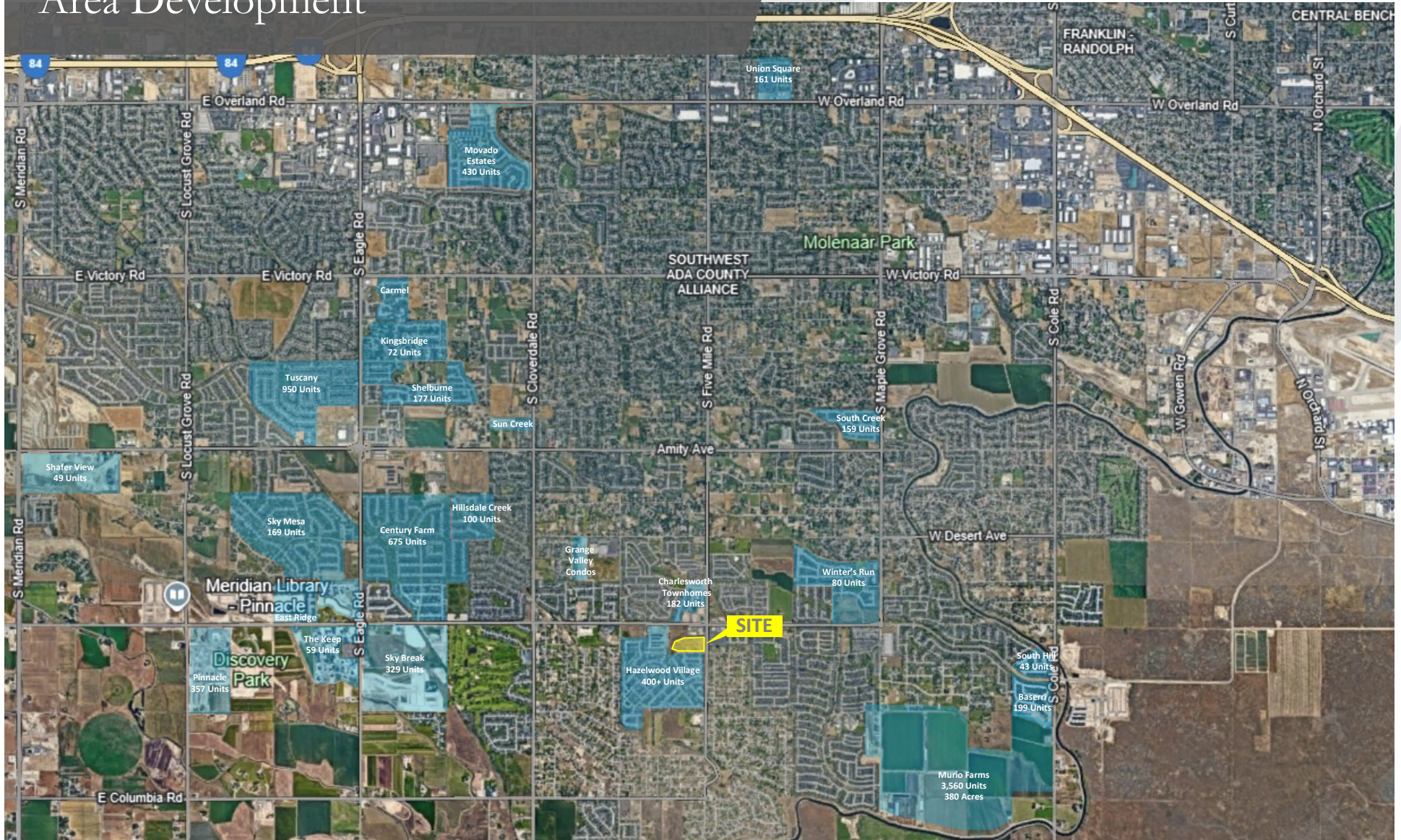
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Area Development



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Surrounding Grocers

10 Minute Drive Time



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This map displays the zoning districts and street network for a portion of San Antonio, Texas. The map includes the following zoning districts: R1, R2, R6, R8, R12, R20, RSW, LO, C1, and C2. A yellow arrow points to a specific area labeled 'SITE' located near the intersection of W Lockwood Dr and S Redshire Way. The map also shows several schools, including Lake Hazel Elementary School and Donnel School of Arts. Other streets shown include San Luis Way, Santa Cruz Dr, San Bruno Ave, S Redshire Way, W Soluna Dr, W Petunia Dr, W Ollana Dr, S Hunt Way, Lockwood St, S Cheshire Ave, S Warmlockshire Ave, W Trestlewood St, W Bigwood Dr, Muirwood Ave, Ravenswood Ave, Chapin Ave, Hidden Valley Rim Rd, Hilltop Way, Glenridge View Dr, and Hidden Valley Dr.

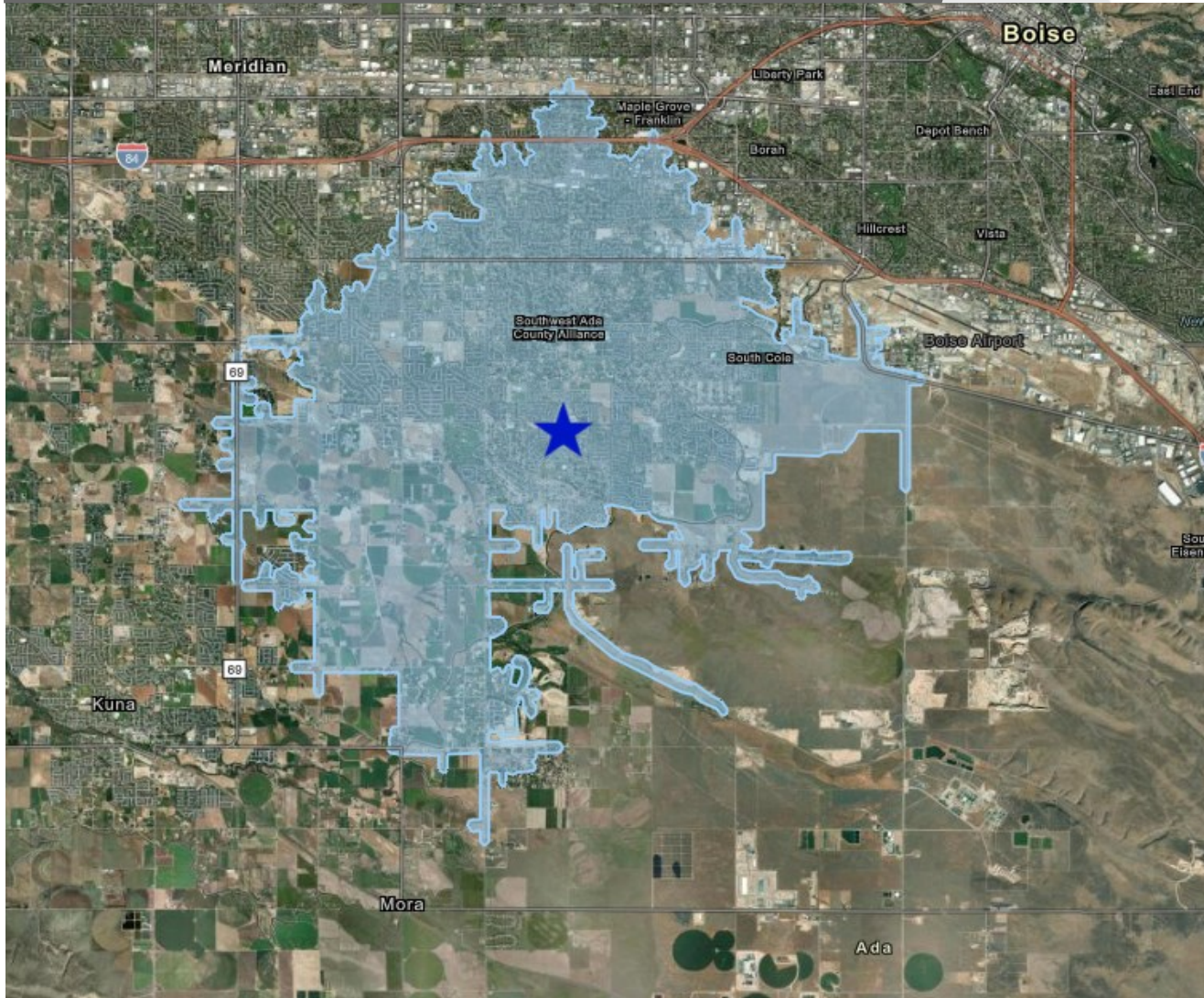
Ada County is in the process of rewriting their Zoning Ordinance to accommodate the rapidly growing community of Ada County.

The new ordinance should be adopted in late 2025.

Zoning Ordinance Rewrite Page

Proposed Zoning Ordinance

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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