

TWO RESIDENTIAL LOTS FOR SALE IN DENSE RESIDENTIAL AREA OF SOUTHWEST BOISE

PEPPERWOOD LOTS

2813 & 2825 S GATEWOOD CT. | BOISE, IDAHO 83709

WHIAWATHA DR

S GATEWOOD CT

SITE

S CANONERO WY

W TIOGA CT

LOTS CAN BE PURCHASED TOGETHER OR SEPARATELY

CALL FOR OFFERS

BIDS DUE: DECEMBER 4, 2025 AT 2:00 PM

TOK COMMERCIAL
REAL ESTATE

MICHAEL BALLANTYNE, CCIM, SIOR | mjb@tokcommercial.com | 208.947.0831

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CALL FOR OFFERS PUBLIC NOTICE

LEGAL NOTICE OF PROPERTY SALE

Notice is hereby given that sealed bids in the form of an earnest money agreement will be received by the Board of Trustees of the Independent School District of Boise City, until 2:00 p.m., December 4, 2025, for the sale of property as follows:

0.5 Acres of Development Ground
2813 & 2825 S Gatewood Ct.
Boise, Idaho

Parcel Numbers: R6989630890 and R6989630880 in Ada County

BID PROCEDURES

Bid instructions are available through Michael J. Ballantyne at TOK Commercial Real Estate. Their offices are located on the second floor at 250 S. Fifth Street in Boise, Idaho. In addition, please direct all questions regarding this property to Mr. Ballantyne. He can be contacted at (208) 947-0831 or at mjb@tokcommercial.com.

A Certified Check or Cashier's Check in the amount of \$25,000.00 made payable to TitleOne Corporation must accompany each bid as earnest money.

All bids shall be opened and publicly disclosed at the District Service Center, Purchasing Office, 8169 West Victory Road, Boise, Idaho, following the closing hour for said bids, as indicated in the notice. Bids received after the time of opening shall not be considered. No bidder may withdraw his bid after the hour set for the opening or before award of sale unless said award is delayed for a period of thirty (30) days.

The Board of Trustees reserves the right to reject any and all bids or to waive any informality, or to accept the bid or bids deemed best for the Independent School District of Boise City #1.

INDEPENDENT SCHOOL DISTRICT OF BOISE CITY

Sharon Snider, Board Clerk

CALL FOR OFFERS BID INSTRUCTIONS

You are hereby invited to submit a bid for the purchase of the property located at 2813 & 2825 S Gatewood Court, Boise, Idaho (Parcel R6989630890 and R6989630880). All showings shall be coordinated through the listing agent. Please do not enter the property without an appointment.

Sealed bids in the form of a signed Real Estate Purchase and Sale Agreement will be received by Boise Independent School District until **2:00 PM on Thursday, December 4, 2025** at the Purchasing Department of the District Services Center located at 8169 W. Victory Road, Boise, Idaho 83709.

All envelopes containing bids are to be clearly marked "BID FOR PURCHASE OF PEPPERWOOD LOTS" on the face of the envelope. The envelope itself is to be addressed as follows:

District Services Center
Attn: Scott Engum
Purchasing Department
8169 W. Victory Road
Boise, ID 83709

Bids received after the due date and time of opening shall not be considered. No bidder may withdraw his/her bid after the hour set for the opening or before award of sale or sales unless said award or awards are delayed for a period of thirty (30) days. **All bids shall be opened immediately after the closing hour for said bids, as indicated in the enclosed notice.**

Each bid shall be accompanied by a certified check or a cashier's check as earnest money in the sum of Twenty Five Thousand Dollars (\$25,000.00) made payable to TitleOne Corporation.

Terms of Sale: Cash at closing, which shall be within ninety (90) days after the award, or most favorable terms acceptable to the Seller. If the successful bidder is unable to close within the ninety-day period, the earnest money will be forfeited and retained by Seller and the sale may be awarded to another bidder. Conveyance will be by special warranty deed and subject to existing liens, assessments, and easements of record.

All questions regarding these properties should be directed to:

Michael Ballantyne, SIOR, CCIM
mjb@tokcommercial.com (208) 947-0831

The Seller reserves the right to reject any and all bids or to waive any informality, or to accept the bid or bids deemed best for the Seller.

Representations and warranties of Seller: Buyer acknowledges and agrees that Buyer is acquiring property in its "AS IS" condition and solely in reliance on Buyer's own inspection; and that other than as set forth in the purchase agreement, neither Seller nor any agents, representative or employees of Seller, has made any representations or warranties, express or implied, verbal or written, with respect to any aspect of the property including without limitation the physical and environmental condition of the property (and the subsurface conditions of the soil and water) or its fitness for any particular use.

THE OFFERING

PRIME RESIDENTIAL LOTS – ±0.5 Acres in the desirable Pepperwood Estates neighborhood.

SINGLE FAMILY RESIDENTIAL ZONING – Ideal for a custom home build in a quiet, established area.

CONVENIENT SOUTH BOISE LOCATION – Close to Pepper Ridge Elementary, Mountain View High School, Gem Prep Meridian Charter School, and Siena Elementary.

PEACEFUL CUL-DE-SAC SETTING – Enjoy privacy with limited traffic and mature surrounding homes.

UTILITIES AVAILABLE – Located within Boise city limits with access to city services.

STRONG COMMUNITY APPEAL – Quick access to shopping, dining, parks, and major arterials, including Victory and Cloverdale Roads.

PROPERTY INFORMATION

PROPERTY ADDRESS	2813 & 2825 S Gatewood Court Boise, Idaho
PROPERTY TYPE	Residential Land
PARCEL NOS	R6989630890 & R6989630880
PARCEL SIZE	0.5 Acres Total (0.25 Acres Each)
ZONING	City of Boise-R-1A Single Family Residential, Large Lot
UTILITIES	At or Near Site
WATER SOURCE	City of Boise
SEWER	City of Boise
IMPROVEMENTS	None





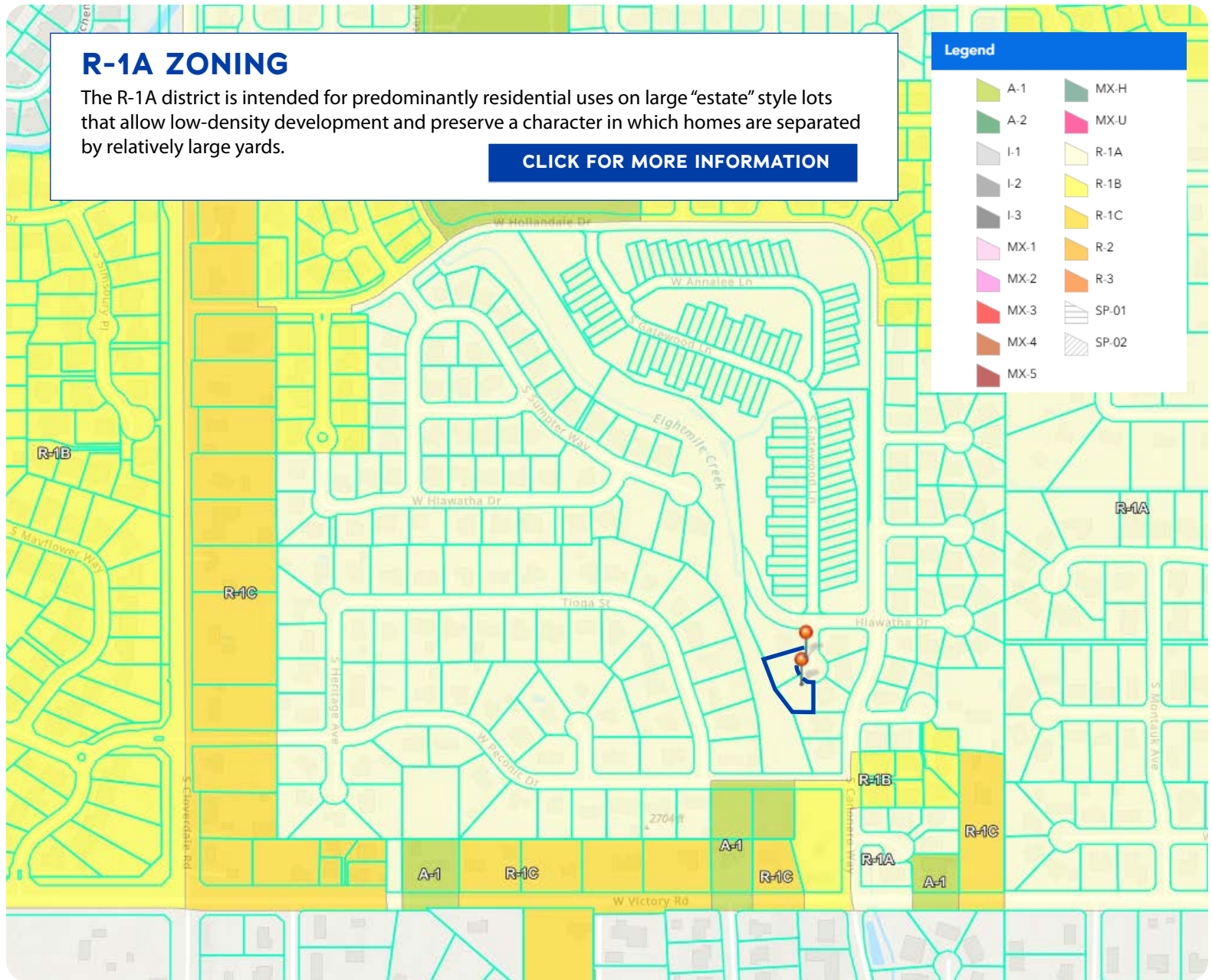
R-1A ZONING

The R-1A district is intended for predominantly residential uses on large “estate” style lots that allow low-density development and preserve a character in which homes are separated by relatively large yards.

[CLICK FOR MORE INFORMATION](#)

Legend

A-1	MX-H
A-2	MX-U
I-1	R-1A
I-2	R-1B
I-3	R-1C
MX-1	R-2
MX-2	R-3
MX-3	SP-01
MX-4	SP-02
MX-5	



CENTRAL TO RETAIL, SERVICES & I-84 ACCESS

