

# COMMERCIAL LAND FOR SALE

SEC Linder Rd. & Columbia Rd.  
Kuna, ID 83634



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



# INVESTMENT HIGHLIGHTS



6.46 Acres of commercial land for sale in Kuna, ID.

- Located at the SEC of Linder Rd. & Columbia Rd.
- +/- 770 FT of W. Columbia Rd. frontage
- +/- 800 FT of S. Linder Rd. frontage
- 341 Single family homes planned for Paloma Ridge Subdivision
- Full ingress & egress approved off of Linder & Columbia Rd.
- All utilities to site
- Walkability to Swan Falls High School

SALE PRICE: \$2,813,976

PRICE PER SF: \$10.00/SF

SITE AREA: 6.46 AC

ZONING: C-1 | Neighborhood Commercial

PARCEL: S1312223200



# CORE CHARACTERISTICS

## NEIGHBORHOOD COMMERCIAL ZONING

The site area is zoned C-1, Neighborhood Commercial. According to the City of Kuna's Planning & Zoning Department, C-1 zoning accommodates to a wide variety of low impact commercial activities to meet daily needs of nearby neighborhood residents. This zoning is appropriate designation for a neighborhood center and mixed-use projects. C-1 zoned properties should also have direct access to collector or arterial roadways.

[boisedev.com](http://boisedev.com), [ktvb.com](http://ktvb.com)

## POPULATION EXPLOSION IN KUNA

The city of Kuna is experiencing a remarkable surge in population growth, and the demand for residential properties has never been higher. As more people discover the charms of this thriving community, Kuna has seen a steady influx of residents seeking a welcoming and family-friendly atmosphere. "Kuna's population has grown from 6,436 people in 2000 to an estimated 26,673 people in 2021. That's a population explosion of 314.4 percent! That growth rate is also faster than 97% of similar-sized U.S. cities." The demand for homes in Kuna is driven by its location in the Treasure Valley, a strong local economy, and quality of life that includes excellent schools and outdoor recreational opportunities.

[ktvb.com](http://ktvb.com)

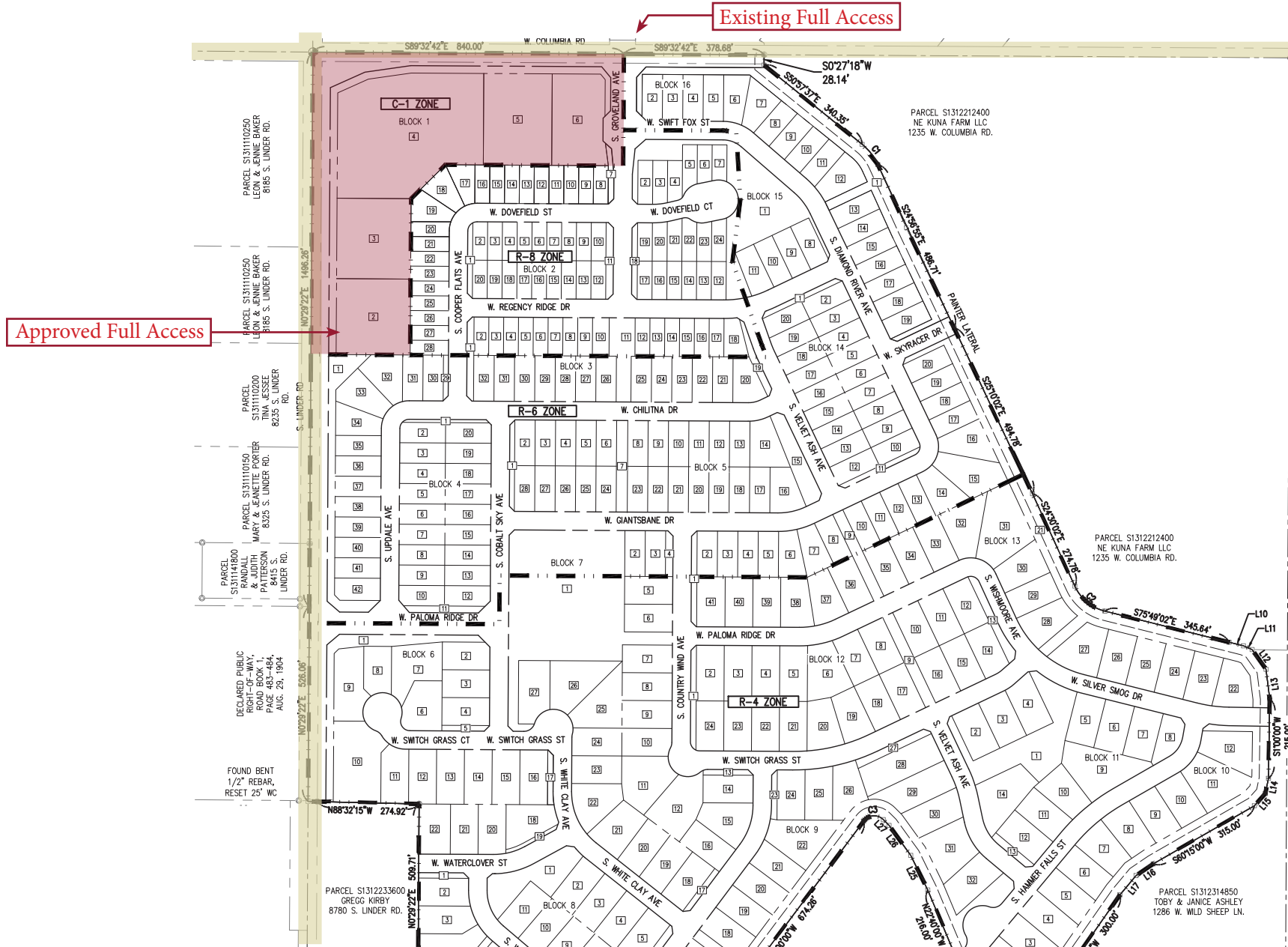
EXCELLENT DEVELOPMENT  
OPPORTUNITY

LOCATED IN HIGH RESIDENTIAL  
GROWTH AREA



# PRELIMINARY PLAT

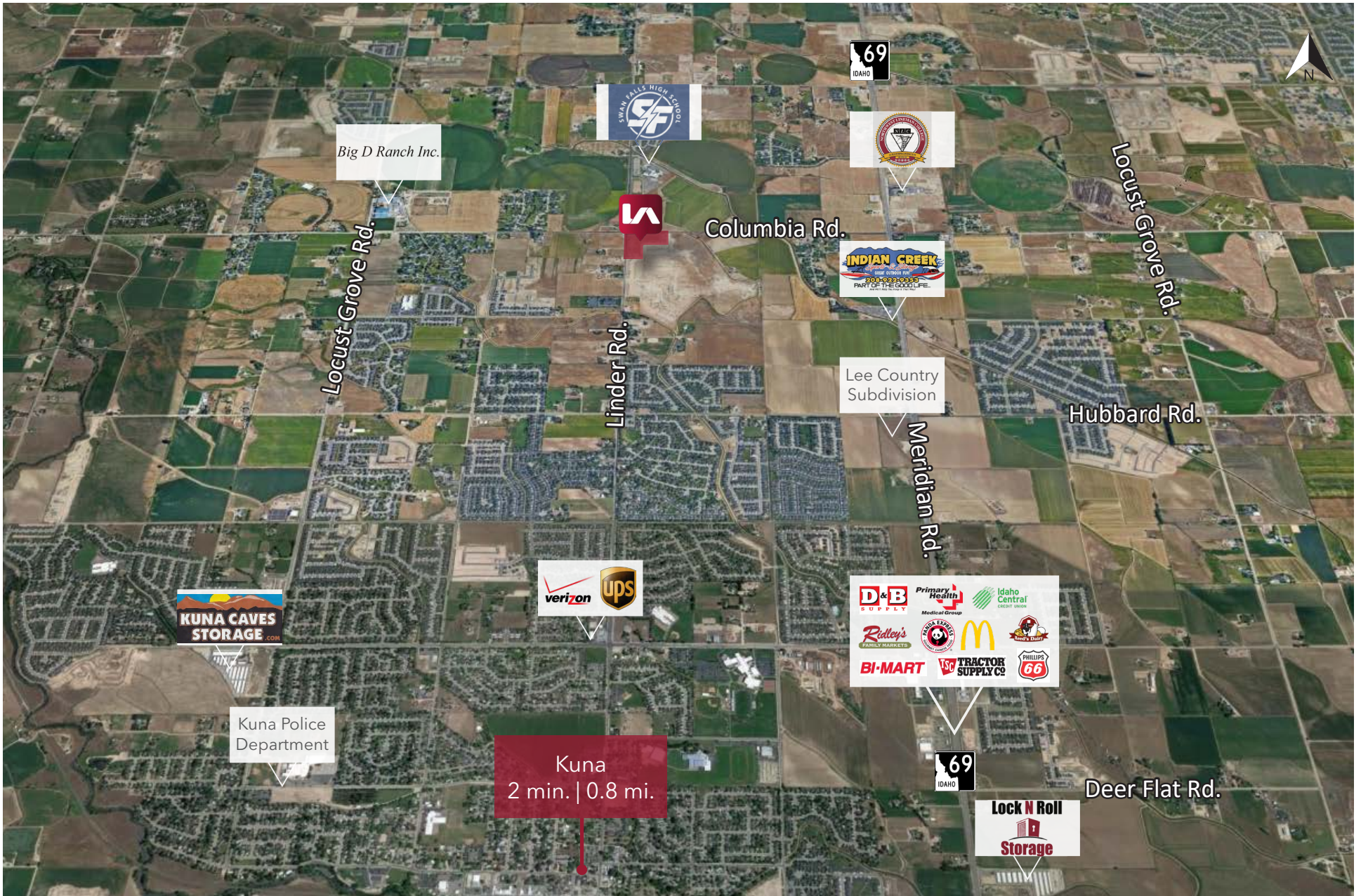
## PRELIMINARY PLAT FOR PALOMA RIDGE SUBDIVISION



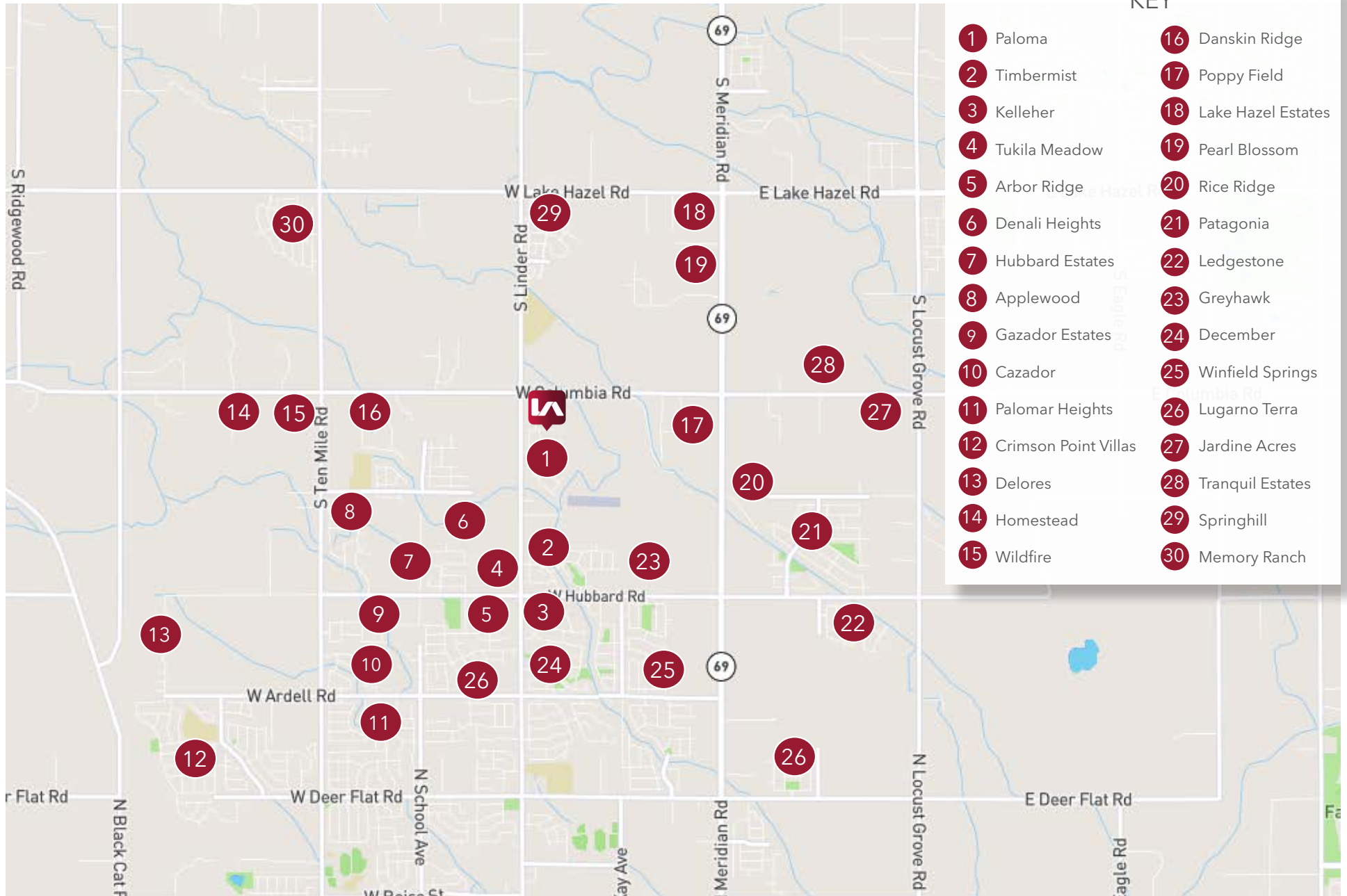
# AERIAL



# AERIAL



# RESIDENTIAL SUBDIVISIONS IN KUNA



# NEARBY SERVICES

## FOOD

Tito's Taqueria  
 Panda Express  
 Arby's  
 Pieology  
 Vizcaya Winery  
 McDonald's  
 Reed's Dairy

## FINANCE

Idaho Central Credit Union  
 CapEd Credit Union

## RETAIL

The UPS Store  
 D&B Supply  
 Tractor Supply Co  
 Commercial Tire  
 Dollar Tree  
 O'Reilly Auto Parts

## GROCERY

Bi-Mart  
 Ridley's Family Market  
 Albertsons

## OTHER

Northwest Lineman College  
 Swan Falls High School  
 Big D Ranch  
 Indian Creek Sports & Storage  
 Verizon  
 Phillips 66  
 Treasure Valley Veterinary Hospital  
 Primary Health  
 Great Clips





# SUBMARKET

## DEMOGRAPHIC HIGHLIGHTS

The property is positioned in one of the busiest submarkets with a population of approximately 31,478 residents. Kuna has experienced an exponential amount of growth. The population has increased by 28% since 2020. In a three mile radius of the property, it's forecasted to annually increase 2.1% by 2028.

## ADA COUNTY IN THE NEWS:

"Ada County has experienced extraordinary growth in the last decade. The latest U.S. Census figures, along with population projections by community planners, show how Ada County's six sister cities (as well as Unincorporated Ada County) will look in the future. For instance, city of Kuna is projected to have a population of 72,020 by 2050."

[adacounty.id.gov](http://adacounty.id.gov)



# LOCATION & DEMOGRAPHICS

## RESIDENTIAL DEVELOPMENT

The Treasure Valley area has experienced strong growth in demand and steadily increased pricing in single family residences since 2010. In addition, the city of Kuna has experienced strong residential growth and has a total of 9,621 households in a three mile radius for 2023. With a median household income \$85,271 and the median year built 2008 in the three-mile radius.

## LOCATION HIGHLIGHTS

The subject property is uniquely positioned on the hard corner of Linder Rd. and Columbia Rd. Offering excellent visibility and approximately 1,500 FT of frontage. Property is well positioned to service the commercial needs of the growing residential developments in the area. The property's location also provides easy access to the I-84, major highways, and nearby cities.

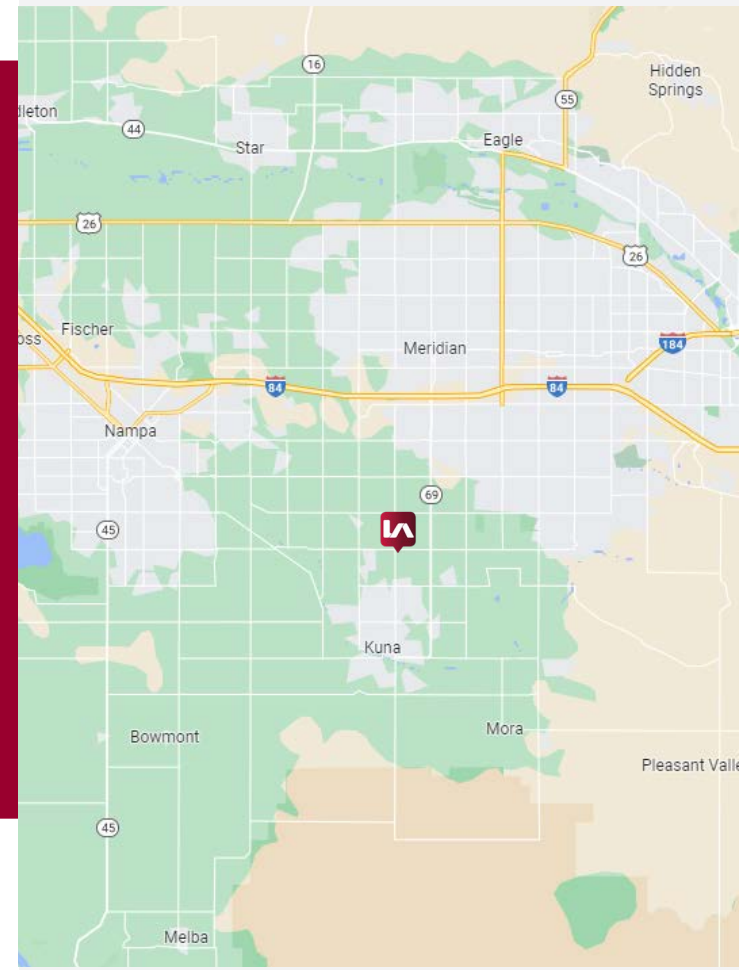
## KUNA, ID

8 min.  
5.0 mi.  
to I-84

17 min.  
12.9 mi.  
to Boise Airport

*"Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here. The area boasts a little over 800,000 individuals allowing us to feel small but experience BIG."*

[bvcp.org](http://bvcp.org)



# QUICK STATS

## INCOME

**\$75,684**

Estimated median household

## LABOR FORCE

**73%**

% of population in civilian

## EDUCATION

**24.9%**

% of population with Bachelor's Degree or higher

# KUNA, ID



**31,478**

Est. 2023 Population

**0.8 mi**

to Hwy 69

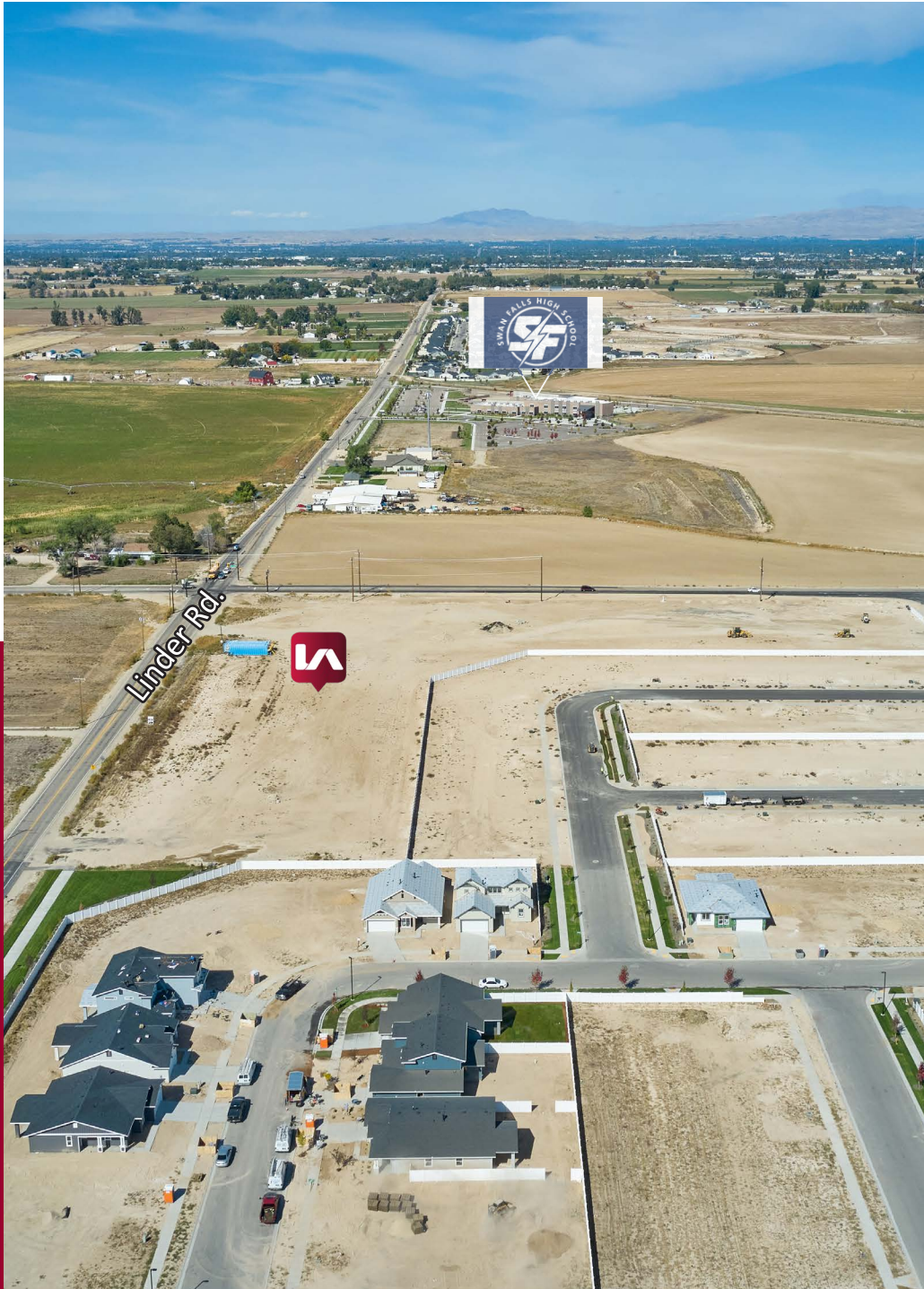
**6.8 mi**

to Hwy 55

"As one of the fastest growing cities in the Boise Metro region, Kuna's business community is ready to expand and welcome new companies. [Providing] services in many areas of Economic Development including business retention and expansion, business recruitment, growing Kuna's entrepreneurial community, equity and inclusion efforts, marketing and public relations strategies, site location assistance, economic data and research, talent recruitment, workforce development, Downtown revitalization, tourism, and overall quality of place."

[kunacity.org](http://kunacity.org)





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