

OFFERING MEMORANDUM

READY TO
BUILD LOTS

RIVERSCAPE TOWNHOMES

4810 N TECHNE LANE, GARDEN CITY

BAUSCHER
REAL ESTATE
AMHERST MADISON REAL ESTATE ADVISORS

EXCLUSIVELY LISTED BY: Bauscher Real Estate | 208-371-1607 | Jonathan@BauscherRealEstate.com

OFFERING MEMORANDUM

THE OFFERING

17 BUILD-READY TOWNHOME UNITS

PROPERTY ADDRESS

4810 N TECHNE LANE

ASKING PRICE

\$1,900,000

UNIT SIZE RANGE

991sf-1465sf

SITE ACREAGE

1.3 ACRES

KEY PROJECT HIGHLIGHTS



SHOVEL READY LAND



APPROVED PERMITS



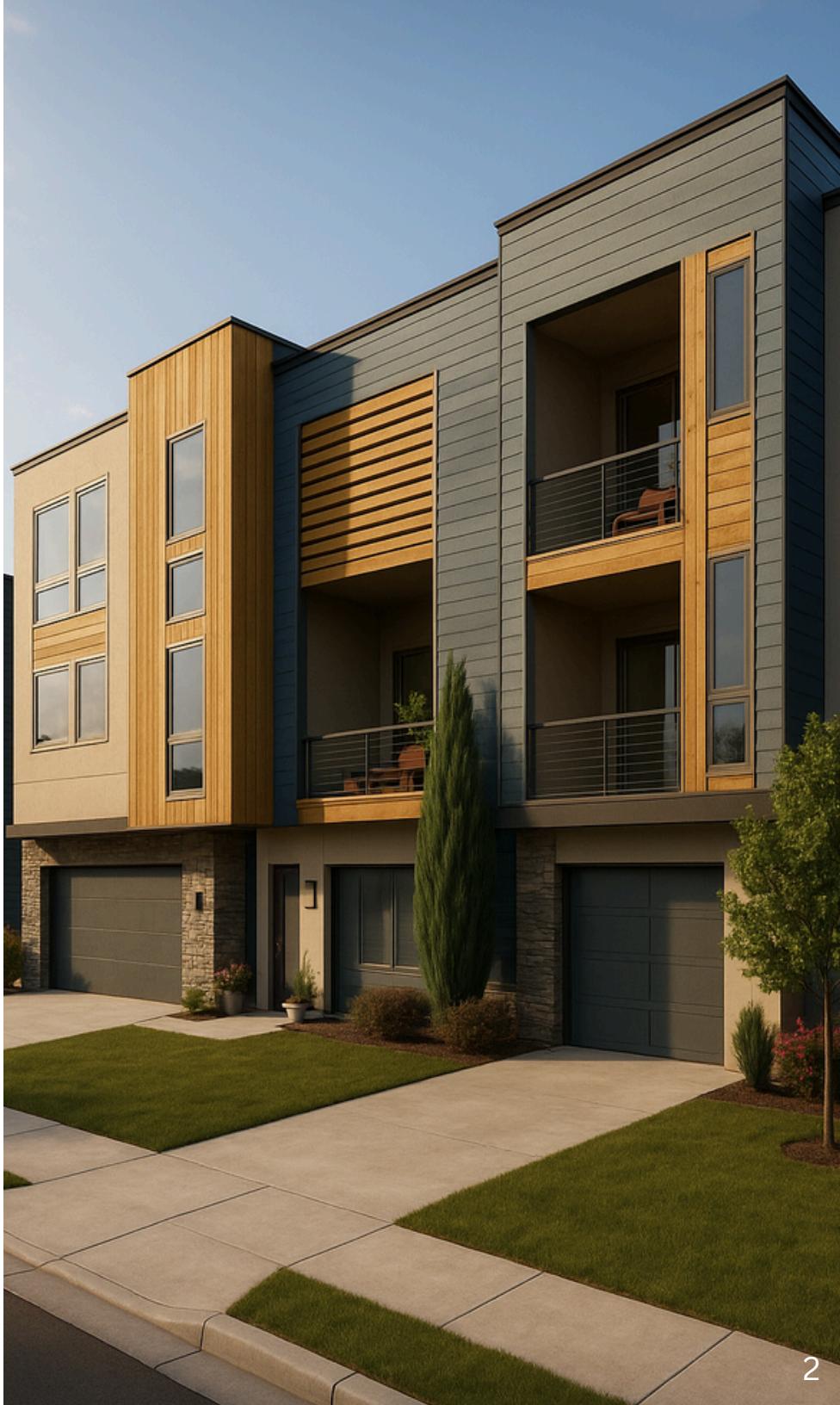
BUILDING PLANS INCLUDED



COMPLETED
HORIZONTAL WORK



HIGH VISIBILITY ROAD



IDAHO EXPO + MEMORIAL STADIUM

BOISE RIVER

900 FT FROM THE BOISE RIVER

PROPERTY OVERVIEW

Bauscher Real Estate is pleased to present a premier development opportunity, Riverscape Townhomes. This is a rare chance to acquire fully improved/developed lots with approved building plans and permits ready for pickup. This will allow for immediate commencement of construction. The Riverscape townhome project is strategically located in the high-growth corridor of Garden City. Riverscape already benefits from its proximity to downtown Boise, the Boise Greenbelt just steps away, and the newly completed Boardwalk is a bike ride or short walk away. Monumental additions to Garden City and the Riverscape project are currently under construction. The Park at Expo Idaho has started its 50 acre park and new professional soccer stadium to join the current Boise Hawks baseball stadium. Also, under construction is The River District, the home of the new College of Western Idaho campus, public event centers, and new retail shops. The area is rapidly transforming with new commercial, residential, and mixed-use projects, positioning Riverscape Townhomes to capitalize on strong demand and sustained market growth. Get in on the ground floor of one of the Treasure Valley's most dynamic markets.



1.3 ACRE PARCEL

COST BASIS PROFORMA

| 17 FINISHED LOTS | PER LOT PRICE | TOTAL LOT COST |
|----------------------|---------------|------------------|
| 17 | \$111,764.70 | \$1,900,000 |
| PER SF COST TO BUILD | TOTAL SF | TOTAL BUILD COST |
| \$150 | 22,845 | \$3,426,750 |
| ALL-IN COST | TOTAL UNITS | PER DOOR COST |
| \$5,326,750 | 17 | \$313,338 |

OFFERING MEMORANDUM

UNIT MIX | DEMOGRAPHICS

UNIT MIX

| # OF UNITS | UNIT TYPE | APROX SF |
|------------|---------------------------|----------|
| 8 | UNIT 1 2 BED / 3.5 BATH | 1326 |
| 7 | UNIT 2 2 BED / 3.5 BATH | 1465 |
| 2 | UNIT 3 2 BED / 2.5 BATH | 991 |

DEMOGRAPHICS

| | |
|-------------------------------|-----------|
| 2025 TOTAL POPULATION | 12,936 |
| 2025 TOTAL HOUSEHOLDS | 5,479 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$100,486 |

KEY EMPLOYERS

| | # OF EMPLOYEES |
|--------------------------|----------------|
| MICRON | 48,000 |
| WINCO FOODS | 20,000 |
| ST. LUKES HEALTH SYSTEMS | 14,000 |
| JR SIMPLOT | 11,000 |
| IDACORP IDAHO POWER | 7,600 |

COMPARABLE SALES



4264 N REED LANE

SALE PRICE \$439,000

SF 1115

BED | BATH 3 BED | 2 BATH

GARAGE 2

YR BUILT 2020

\$ PER SF \$393.72



4265 N REED LANE

SALE PRICE \$440,000

SF 1189

BED | BATH 3 BED | 2 BATH

GARAGE 2

YR BUILT 2019

\$ PER SF \$370.06



4334 N MANDAS LANE

SALE PRICE \$440,000

SF 1373

BED | BATH 2 BED | 2 BATH

GARAGE 2

YR BUILT 2025

\$ PER SF \$320.47



3571 N ADAMS ST. #32

SALE PRICE \$505,000

SF 1264

BED | BATH 2 BED | 2.5 BATH

GARAGE 2

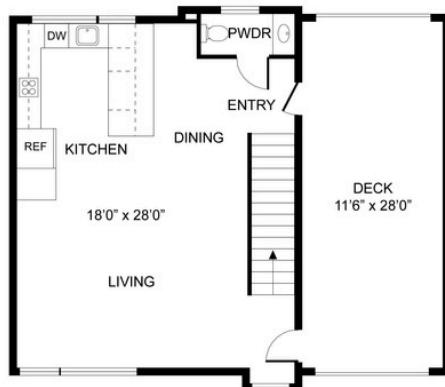
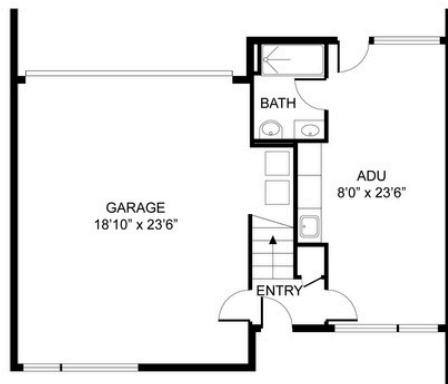
YR BUILT 2023

\$ PER SF \$399.53

UNIT FLOORPLANS

UNIT 1

| | |
|------------|------------------------|
| BED BATH | 2 bed 3.5 bath + ADU |
| SF | 1326 |
| ADU SF | 211 |
| GARAGE | 1 |
| QTY | 8 |

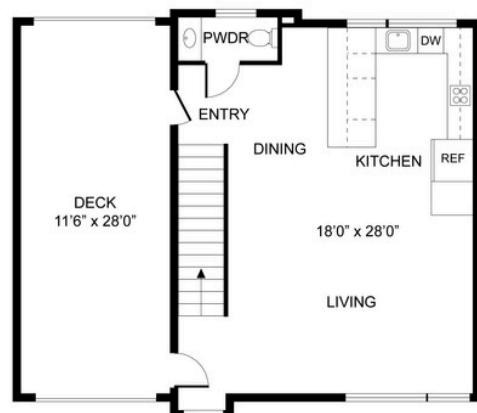
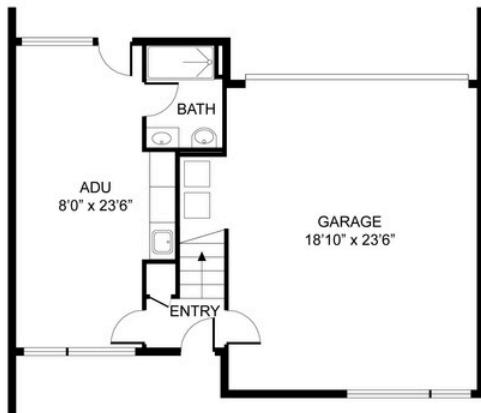


UNIT FLOORPLANS

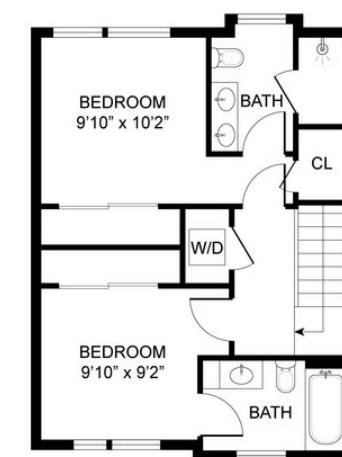
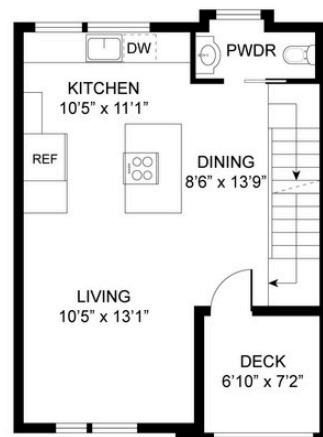
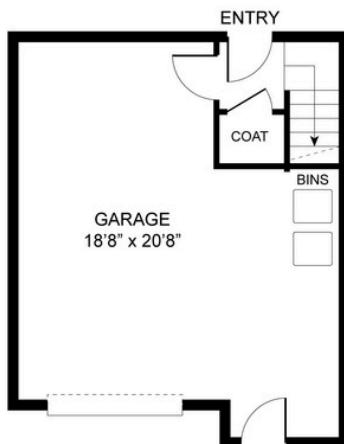
UNIT 2

| BED BATH | 2 bed 3.5 bath + ADU |
|------------|------------------------|
|------------|------------------------|

| | |
|--------|------|
| SF | 1465 |
| ADU SF | 277 |
| GARAGE | 2 |
| QTY | 7 |



UNIT FLOORPLANS

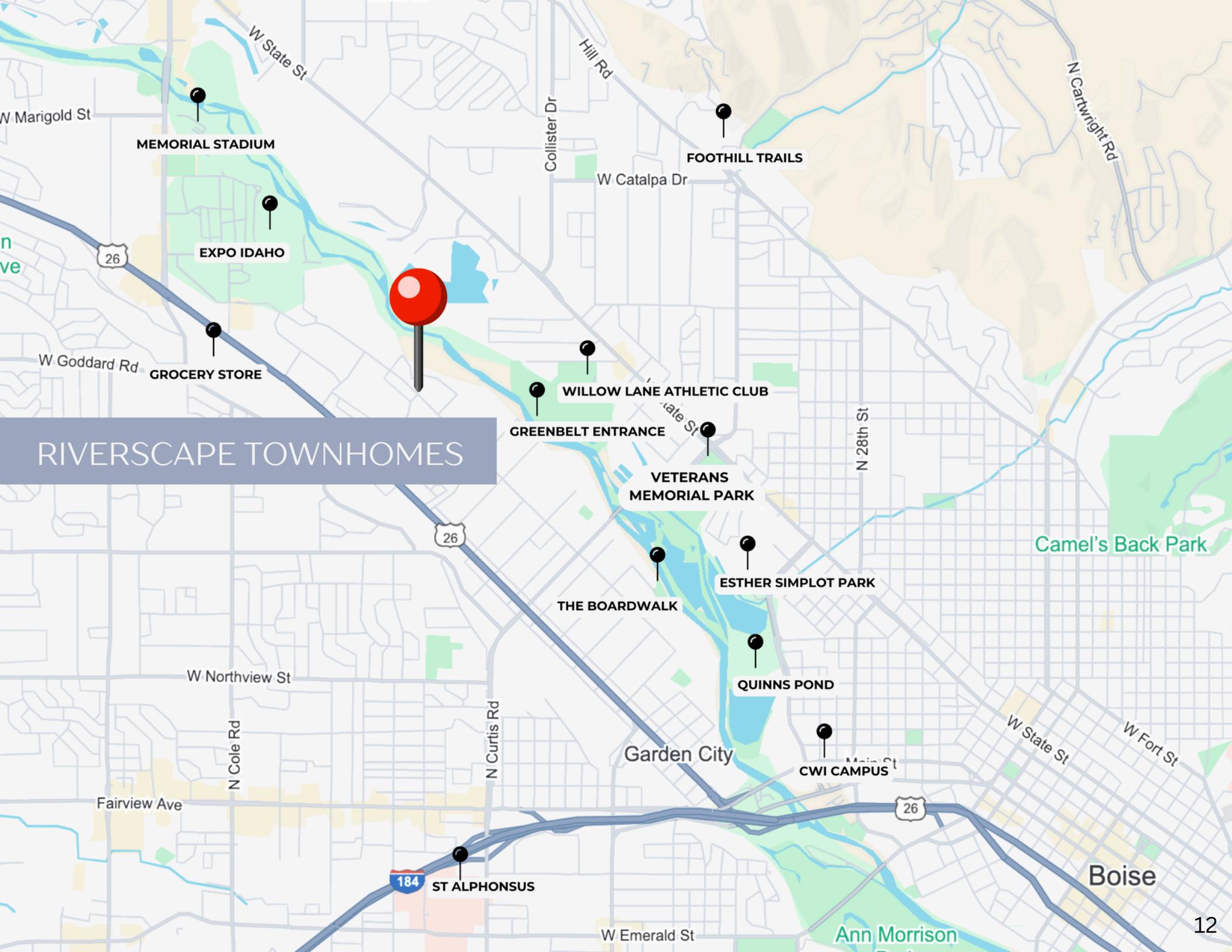


OFFERING MEMORANDUM

SITE PLANS



RIVERSCAPE TOWNHOMES



AREA OVERVIEW

OVERVIEW:

Garden City is a small but strategically positioned community in Ada County, directly adjacent to downtown Boise. It lies along the Boise River and is integrated with the Boise Greenbelt trail system, providing both recreation and connectivity. Investors benefit from proximity to downtown Boise, Boise State University, I-184, the Boise Airport, The Boise River, and foothill trails. This makes Garden City a prime infill submarket for residential, commercial, and mixed-use development.

DEMOGRAPHICS AND GROWTH:

Garden City, with a population of about 12,000, is growing quickly as Boise's housing demand pushes residents outward. The area attracts young professionals and creatives with rising interest from out-of-state buyers seeking affordability and proximity to Boise's amenities.

REAL ESTATE + DEVELOPMENT TRENDS:

There is strong demand for townhomes, condos, and infill housing in Garden City. Price points remain lower than Boise's North End or East End, making the area attractive to both buyers and renters. With limited land supply, entitled or shovel-ready projects command a premium, and early movers are already capturing equity upside as the city transitions from light industrial to a residential and lifestyle hub.

