

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

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 SYTEMS	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



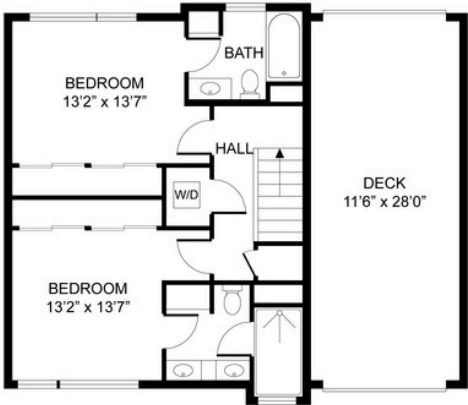
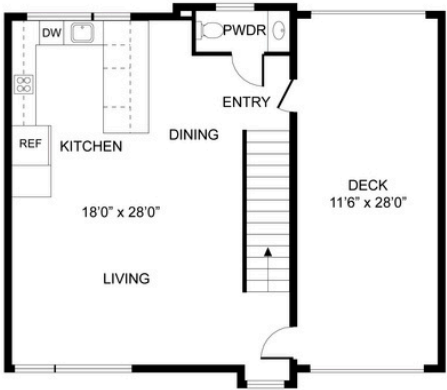
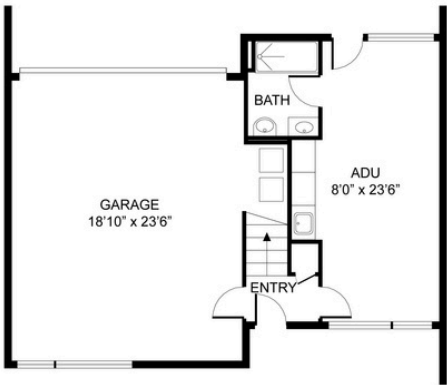
3571 N ADAMS ST. #32

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

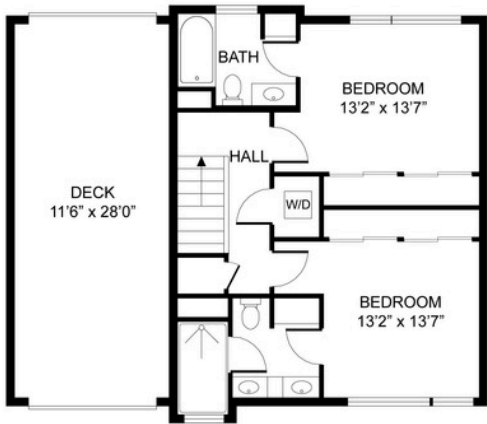
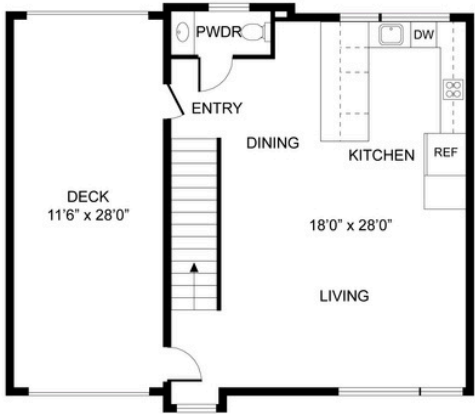
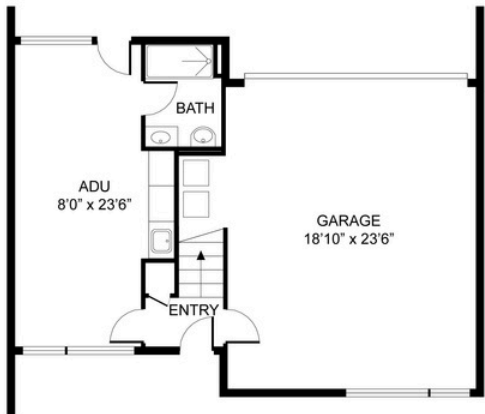
BED BATH	2 bed 3.5 bath + ADU
SF	1326
ADU SF	211
GARAGE	1
QTY	8



UNIT FLOORPLANS

UNIT 2

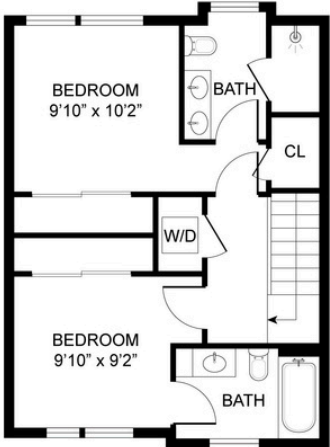
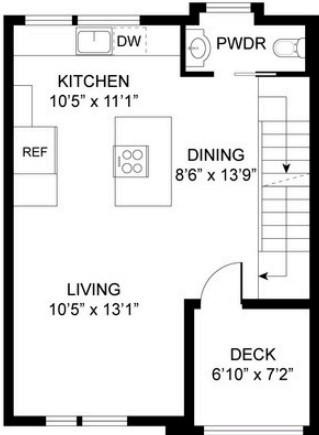
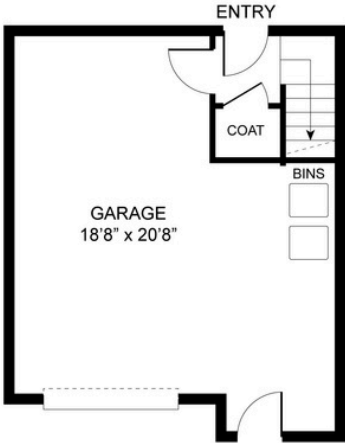
BED BATH	2 bed 3.5 bath + ADU
SF	1465
ADU SF	277
GARAGE	2
QTY	7



UNIT FLOORPLANS

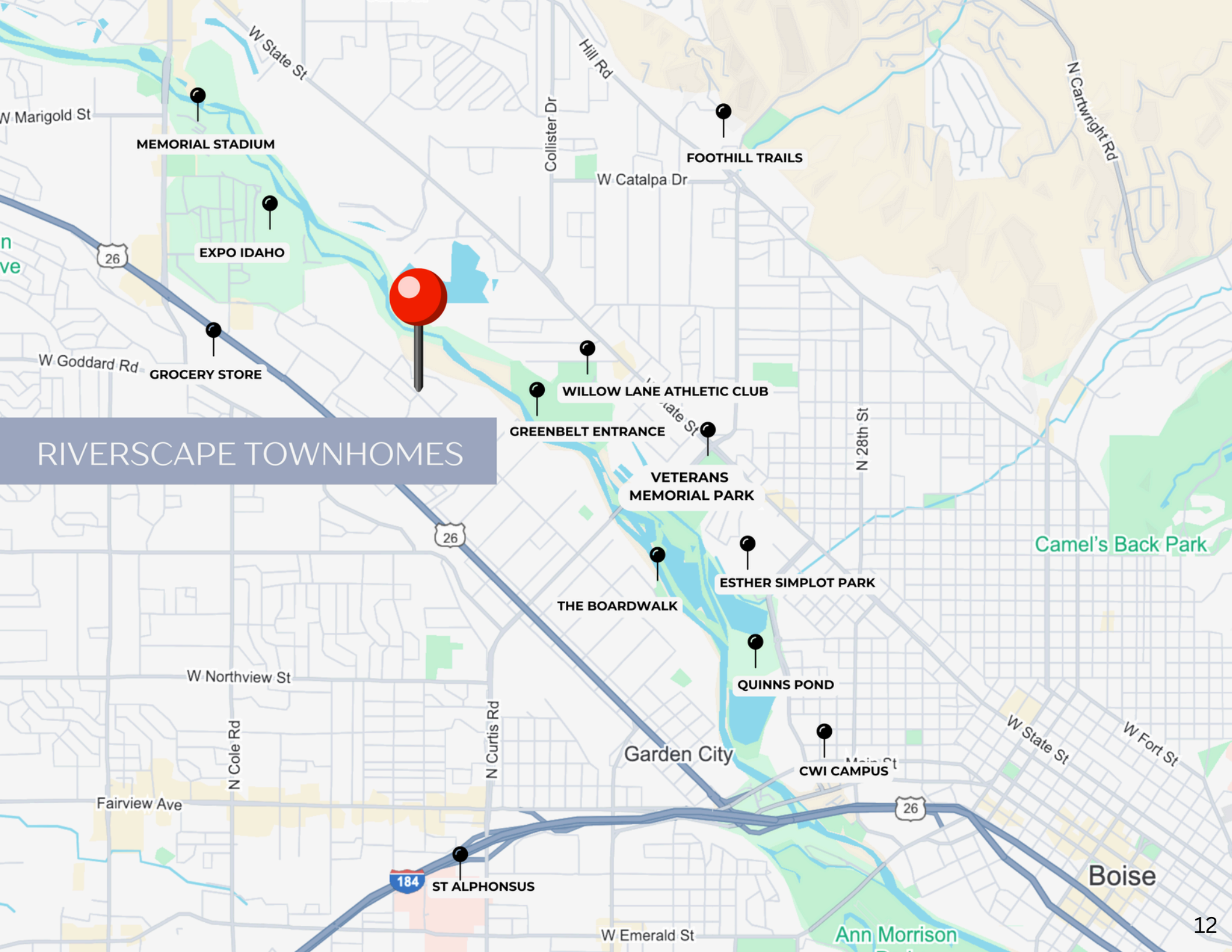
UNIT 3

BED BATH	2 bed 2.5 bath
SF	991
GARAGE	OVERSIZED 1
QTY	2



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.

