

Prime Garden City Infill Development Site



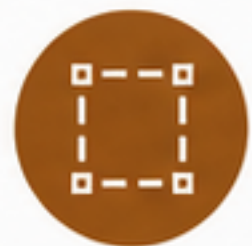
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6-12 unit site options | Survey Complete

4810 N Adams St, Garden City, ID 83714

PRICE IMPROVED

\$849,000



0.33 AC
effective site area



R-3
medium density
residential zoning



6-12 units
conceptual standalone
potential



Survey/topo
early diligence
available

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OPPORTUNITY SUMMARY

Garden City Infill Opportunity

4810 N Adams St is a Garden City infill development opportunity near the Boise River Greenbelt, Mystic Cove Park, local wineries/restaurants, and Downtown Boise access. The offering is positioned for builders, small developers, and land investors seeking a manageable residential infill site with survey/topographic work, access easement information, and preliminary concept planning already available.

INVESTMENT HIGHLIGHTS

- Offered at \$849,000 with completed early-stage diligence materials.
- R-3 zoning with preliminary standalone concepts exploring approximately 6-12 residential units, subject to buyer verification and City approval.
- Survey/topographic work, access easement information, and preliminary site planning have been completed.
- Existing tenant-occupied mobile home and large two-car garage may provide interim income or holding flexibility.
- Future assemblage upside may exist with the separately owned neighboring parcel at 4800 N Adams St.



Developer Package Available

Includes survey/topo information, access easement information, preliminary concept plans, zoning notes, and parcel summary.



Property Facts

Price	\$849,000
Property Type	Land
Offering Type	Infill Development Site
Primary Concept	Townhomes / Small Multifamily
Sale Type	Investment or Owner/User
Effective Site Area	Approx. 0.33 AC
Parcel + Easement	0.27 AC + 15 ft x 200 ft
Zoning	R-3 Medium Density
Developer Package	Available upon request



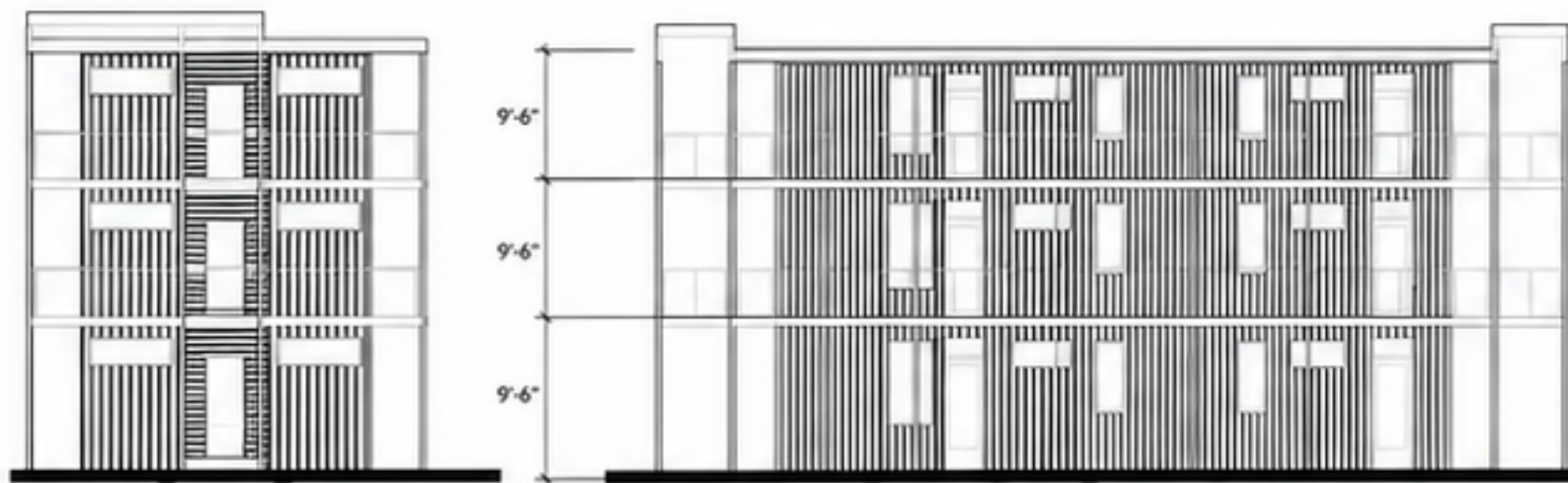
Property Access

Tenant occupied. Please do not disturb tenant or walk property without an appointment.

Preliminary Standalone Residential Concepts

Preliminary concepts have been prepared to help buyers evaluate a potential standalone infill residential project. The concepts are not approved plans and should be treated as early-stage planning tools for buyer underwriting and design review.

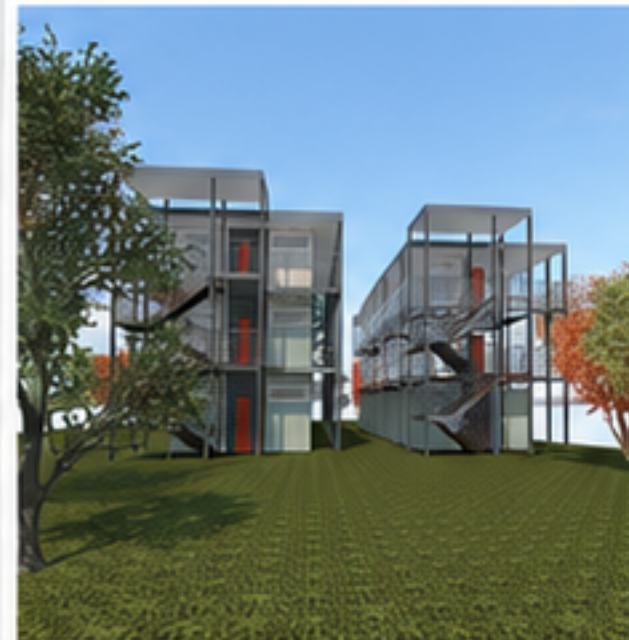
Concept elevations



Right + Left Side Elevation

Front + Rear Elevation

Concept renderings



Model View W / (2) 12 Unit Buildings



Model View 12 Unit Buildings



Model View 12 Unit Buildings



Potential Buyer Fit

- ✓ Local builder seeking an infill townhome or small multifamily site.
- ✓ Developer looking for a manageable Garden City project with early diligence in hand.
- ✓ Land investor evaluating income/hold flexibility and future development upside.



Planning Note

Preliminary concepts explore approximately 6-12 residential units as a standalone project. Unit count, layout, density, access, parking, utilities, setbacks, and entitlement outcomes must be independently verified by buyer.

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SITE + ACCESS

Parcel, Access Easement, and Due Diligence

The effective site area is approximately 0.33 acres, consisting of the 0.27-acre parcel plus a 15-foot by 200-foot access easement driveway. Available due diligence materials help buyers understand the site and development starting point.



Due Diligence Materials

- Survey/topographic information
- Access easement information
- Preliminary 6-12 unit concepts
- Zoning and parcel summary
- LoopNet/Zillow listing package



Assemblage Upside

Additional long-term upside may exist through future assemblage with the separately owned neighboring corner parcel at 4800 N Adams St, potentially creating a larger development site. Any assemblage would need to be separately negotiated and verified by buyer.

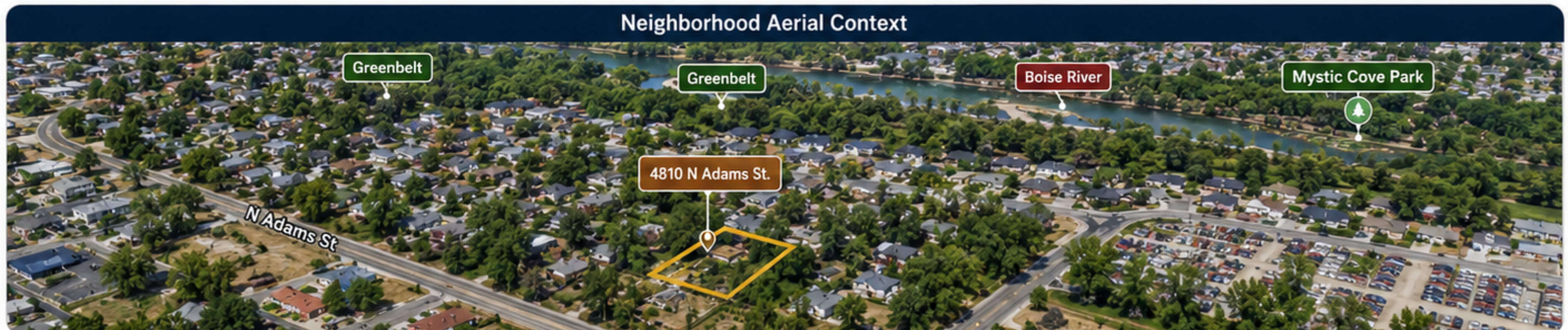
Boise River / Greenbelt Location Context

The property sits in a Garden City infill corridor with close proximity to the Boise River Greenbelt, Mystic Cove Park, recreation, local restaurants/wineries, and broader Boise connectivity. The location supports the residential infill story and helps future buyers understand the lifestyle value of the site.



Nearby Anchors

- Boise River Greenbelt and Mystic Cove Park
- Garden City wineries, restaurants, and services
- Adams St / Chinden access and Downtown Boise connectivity
- Established residential neighborhoods and nearby new infill projects



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Asking Price: \$849,000

Garden City Infill Site | Survey/Topo Complete | 6-12 Unit Concepts

Full developer package available upon request. Materials include survey/topographic information, access easement information, zoning notes, parcel summary, and preliminary standalone concept plans.



Contact

Bliss Properties

✉ blisspropertiesidaho@gmail.com

☎ (208) 991-3841



Full LoopNet Listing

<https://www.loopnet.com/Listing/4810-Adams-St-Boise-ID/40482502/>



Tenant occupied.

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