

TOK

COMMERCIAL

350 E. MYRTLE STREET

COMMERCIAL LAND FOR SALE | BOISE, ID 83702

+5,000 Employees



ADA COUNTY COURTHOUSE



DONA LARSEN PARK

SITE



19,664 VPD

21,135 VPD



JULIA DAVIS PARK

BROADWAY AVE

MYRTLE ST

FRONT ST



One of downtown's most desirable development lots on Myrtle Street/I-84 connector.

Excellent opportunity to deliver a wide variety of developments, including multifamily, office or retail, with beautiful views of Julia Davis Park.

Prime visibility from Myrtle and Broadway, with over 45,000 vehicles per day at the intersection of these two primary downtown arterials.

Directly across the river from BSU Campus, Albertsons Stadium, and ExtraMile Arena.

At the centerpoint of countless major retailers (Whole Foods, Walgreens, Winco) services (Ada County Courthouse, DMV, Department of Labor) educational and medical institutes and the area's largest employers (St. Luke's Medical Center and Children's Hospital, BSU, U of I, Albertsons HQ, Simplot HQ).

CONTACT



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HIGHLIGHTS



DETAILS



SALE PRICE	\$7,794,000
LAND SIZE	1.7 AC
ZONING	MX-5 Mixed-Use Downtown
UTILITIES	All to Site

UPDATED: 8.28.2025
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MX-5

CITY OF BOISE, MIXED-USE DOWNTOWN

The MX-5 district is intended to provide opportunities for a mix of higher intensity office, commercial, institutional, and residential uses. The MX-5 district is intended to accommodate the needs of the city's Downtown Planning Area as defined in the Comprehensive Plan and to provide for activities conducive to a compact, concentrated, and walkable urban downtown mixed-use center.

For additional zoning information, click the MX-5 link above.



350 E Myrtle St.
R6907250080
1.70 Acres

MYRTLE ST

JULIA DAVIS PARK



BROADWAY AVE

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TOKCOMMERCIAL.COM



+26,000 Students

BOISE RIVER GREENBELT



BOISE RIVER GREENBELT



JULIA DAVIS PARK



MYRTLE ST

45,533 VPD



Walgreens





BROADWAY AVE



33,989 VPD



FRONT ST

 POPULATION 90,062 3 MI. RADIUS	 TOTAL EMPLOYEES 69,457 3 MI. RADIUS	 AVG. HOUSEHOLD INC. \$119,506 3 MI. RADIUS
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TOK

COMMERCIAL



+26,000 Students

JULIA DAVIS PARK



SITE

MYRTLE ST / I-184 CONNECTOR

FRONT ST

BROADWAY AVE

21,135 VPD

45,533 VPD

19,664 VPD

33,989 VPD

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