

RESIDENTIAL DEVELOPMENT LAND

3505 S MAPLE GROVE

BOISE, ID 83709

CALL FOR OFFERS

DUE 9/22/26

**PRICE
REDUCTION**

rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

ADDRESS	3505 S Maple Grove Rd Boise, ID 83709
PROPERTY TYPE	Single Family Development Land
COUNTY	Ada
PARCEL SIZE	± 2.27 Acres
ZONING	R1
PROPOSED ZONING	R-1B R-2
REDUCED PRICE!	\$1,099,000 - Bring Offers!

HIGHLIGHTS

- City of Boise recently lifted the sewer and water moratorium, creating a pathway for subdivision through the city
- Existing ± 1,426 SF home with ± 346 SF basement
- Concept plan for an 8-lot subdivision through the city including the existing home, or a 5-lot subdivision through the county including the existing home and shop
- Sewer to the property, water line located approx. 700 ft away at Maple Grove & Middle Fork. The property is well positioned for a water line extension in conjunction with ACHD's planned widening of Maple Grove
- Walking distance to multiple parks and schools
- Easy access to I-84 via Overland Rd & Cole Rd
- Close proximity to grocery, medical, retail, and other amenities
- Home is occupied. Please do not disturb

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055

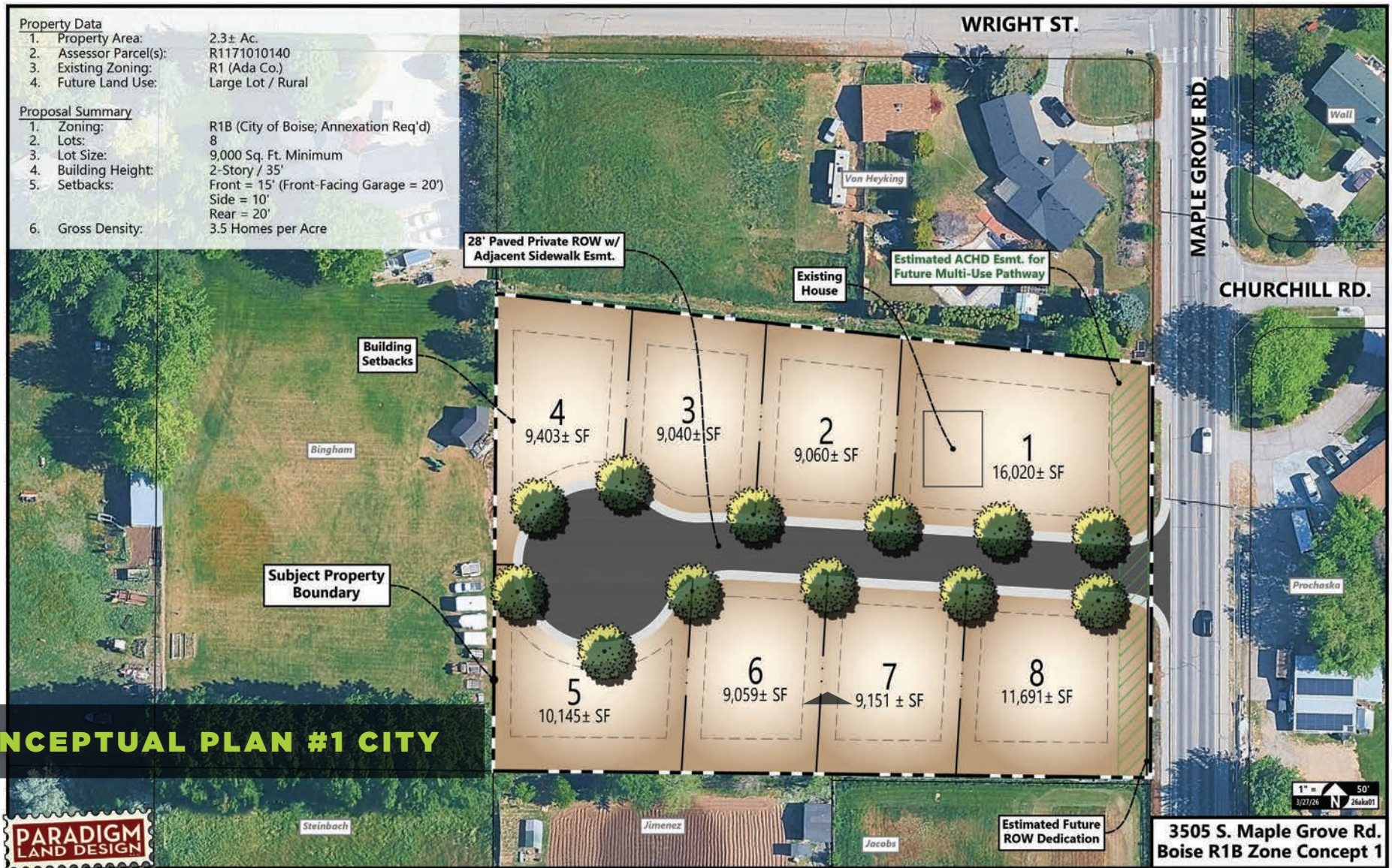


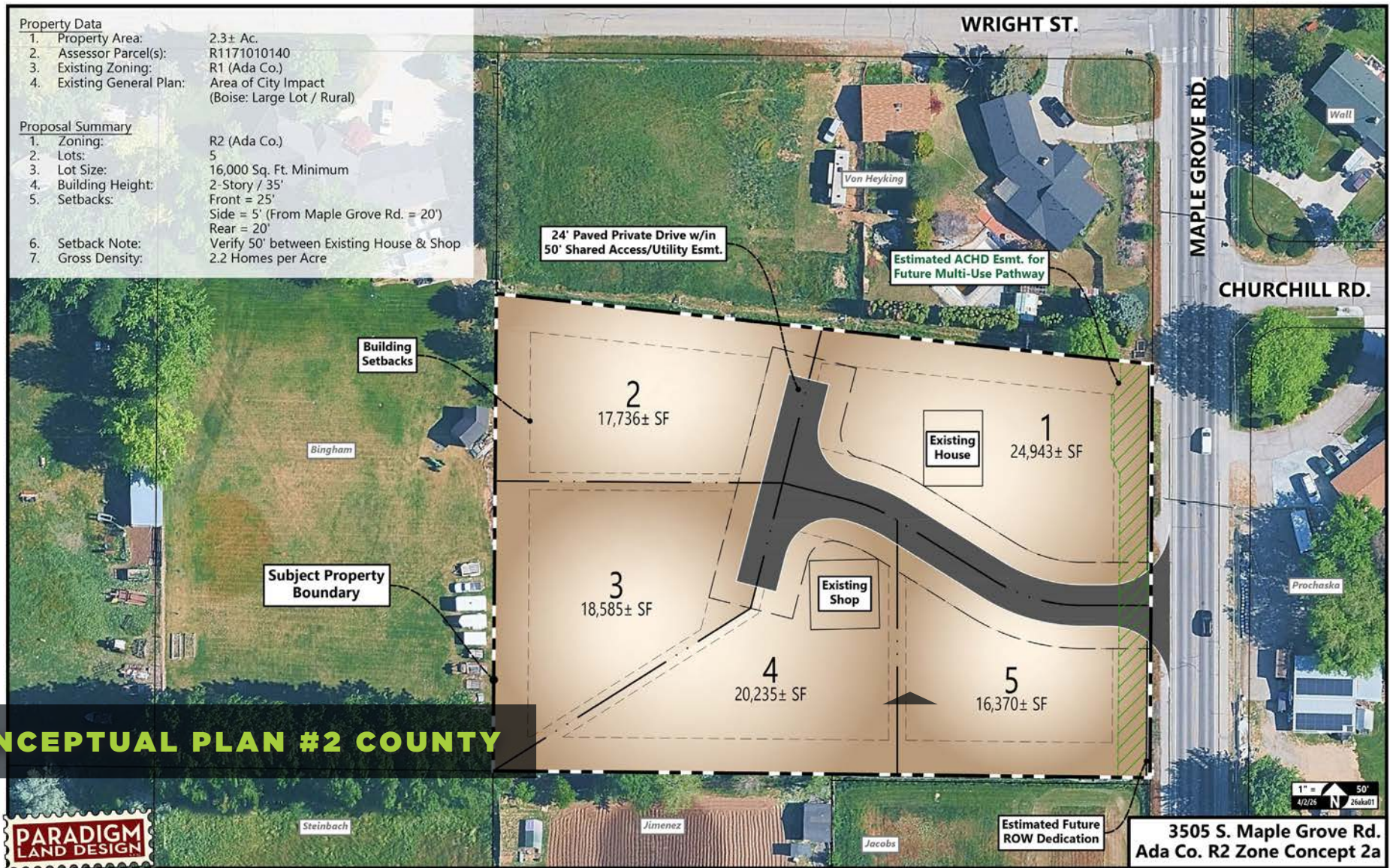
CALL FOR OFFERS - TERMS

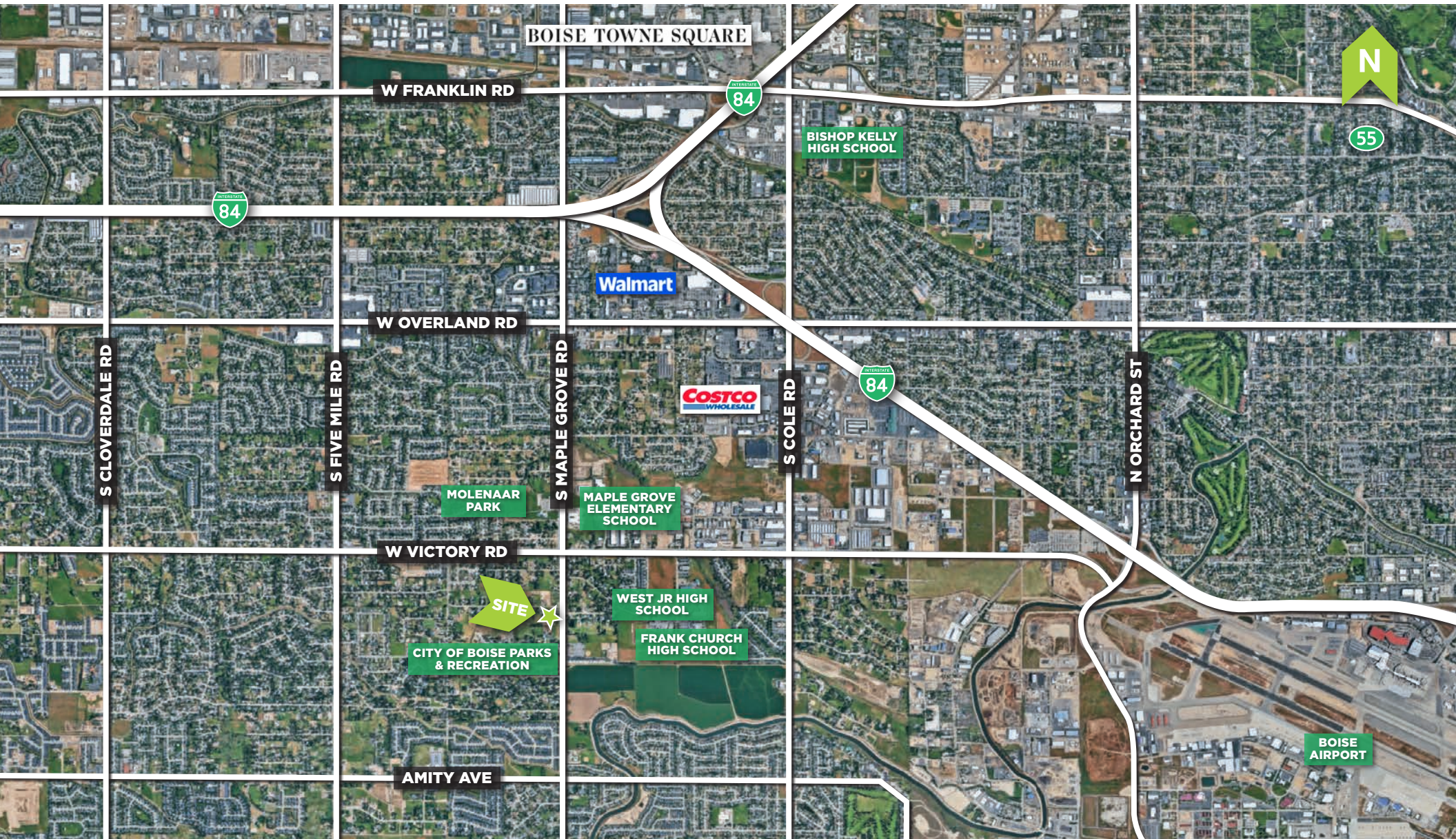
- All offers due on or before
September 22, 2026
- **Seller will consider all terms, with time for entitlement or Buyer incentive for a quick close!**
- Seller will review all offers received and reserves the right to accept, reject, or negotiate any offer.
- If an acceptable offer is received in advance of the date, Seller has the right to accept the offer.
- **Submit all offers!**

- **BEST AND FINAL:**
Seller reserves the right to issue a “best and final” round of offers to the top bidders should there be tight competition between offers. This notification, if needed, will be done in writing to all bidders with clear terms of submittal.
- **PLEASE DO NOT DISTURB TENANTS!**
- **SHOWING INSTRUCTIONS: CONTACT AGENT.**
- **FOR ANY QUESTIONS:**
Please contact Brian Rallens.

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