

EMERALD & MITCHELL - NWC

665 MITCHELL & 9878 EMERALD ST | BOISE 83704



GREAT ACCESS

FOR SALE | 5.52 TOTAL ACRES

CONTACT:

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LISTING COMMENTS:

Central location.
All utilities to site.
Great access to I-84.

PROPERTY INFORMATION:

665 N Mitchell: 3.49 Acres
9878 W Emerald: 2.03 Acres
Available Lots: See Page 2
Zoning: M-1D
Utilities: To Site

SITE PLAN

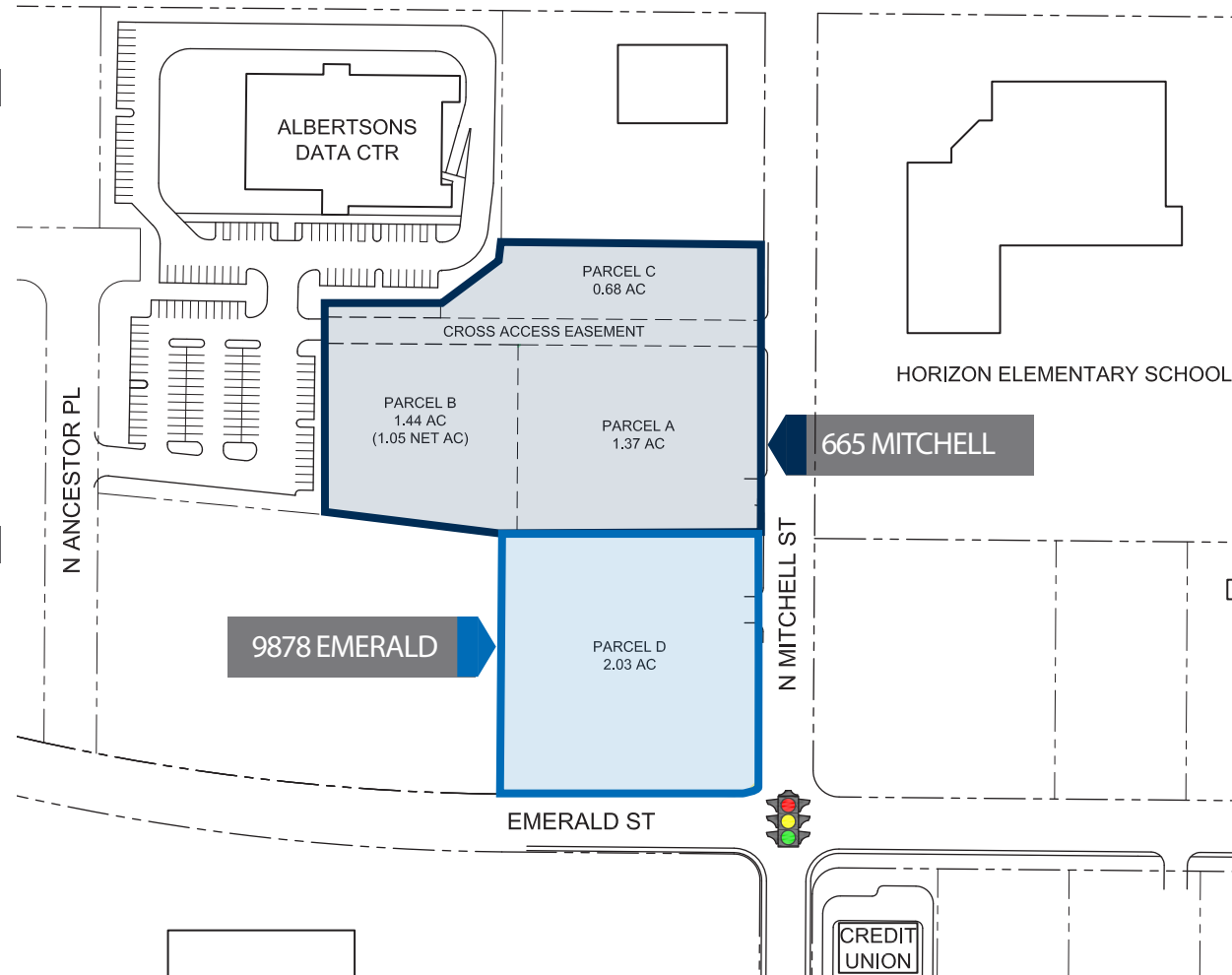
5.52 TOTAL ACRES AVAILABLE

AVAILABLE:

| PARCEL: | ACRES: | PRICE/SF: |
|---------------------|-------------------|-----------|
| 665 Mitchell | | |
| A | 1.37 | \$6.25 |
| B | 1.44 (with Flag) | \$4.75 |
| C | 0.68 | \$6.25 |
| 9878 Emerald | | |
| D | 2.03 | \$7.00 |
| TOTAL | 5.52 Acres | |

DEMOGRAPHICS:

| 2018 | 1 Mi. | 3 Mi. | 5 Mi. |
|-------------------------|----------|----------|----------|
| Population: | 11,378 | 96,715 | 257,166 |
| Avg HH Income: | \$58,829 | \$70,024 | \$75,217 |
| Total Employees: | 8,588 | 70,528 | 147,495 |



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