

# TOK

COMMERCIAL

**WinCo  
FOODS**

# TBD EISENMAN RD

FOR SALE / EISENMAN RD & I-84 / BOISE, IDAHO 83716

**Micron**

Eisenman Rd

**SITE**



**CONTACT**

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**HIGHLIGHTS**

Exceptional interstate visibility.

Quick access to Exit 59A – I-84 interchange.

Freeway exposure on Eisenman Interchange.

Close proximity to the Boise Airport and Micron Expansion.

M3 Zoning which allows for a variety of commercial/industrial uses.

**DETAILS**

**SUBMARKET:** Airport

**PROP. TYPE:** Industrial/Retail

**LOT SIZE:** 3.097 Acres

**SALE PRICE:** \$2,158,485

**PRICE/SF:** \$16.00/SF

**ZONING:** M3

UPDATED: 7.8.2024

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# IDEAL LOCATION



DOWNTOWN BOISE

EXIT 57

BOISE GATEWAY INDUSTRIAL PARK

EASTPORT LOGISTICS

WinCo FOODS

RED RIVER LOGISTICS

Micron

amazon

verde

Future Connector Road [Lake Hazel Road]

Eisenman Rd

Peterbilt

MICRON EXPANSION  
SEE MORE >>

SITE

Mr. Gas  
EAT FUEL GET GAS

3.097 ACRES

EXIT 59A

EXIT 59B

INTERSTATE 84

EXIT 59

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**NAMPA/CALDWELL**  
35 MINUTE DRIVE

**DOWNTOWN BOISE**  
18 MINUTE DRIVE

**BOISE AIRPORT**  
10 MINUTE DRIVE

**GOWEN ROAD INTERCHANGE**

**Micron**

3 MINUTE DRIVE  
MICRON EXPANSION

**SITE**

**ISAAC'S CANYON INTERCHANGE**

**MTN HOME**  
48 MINUTE DRIVE

**TWIN FALLS**  
1 HR 48 MINUTE DRIVE

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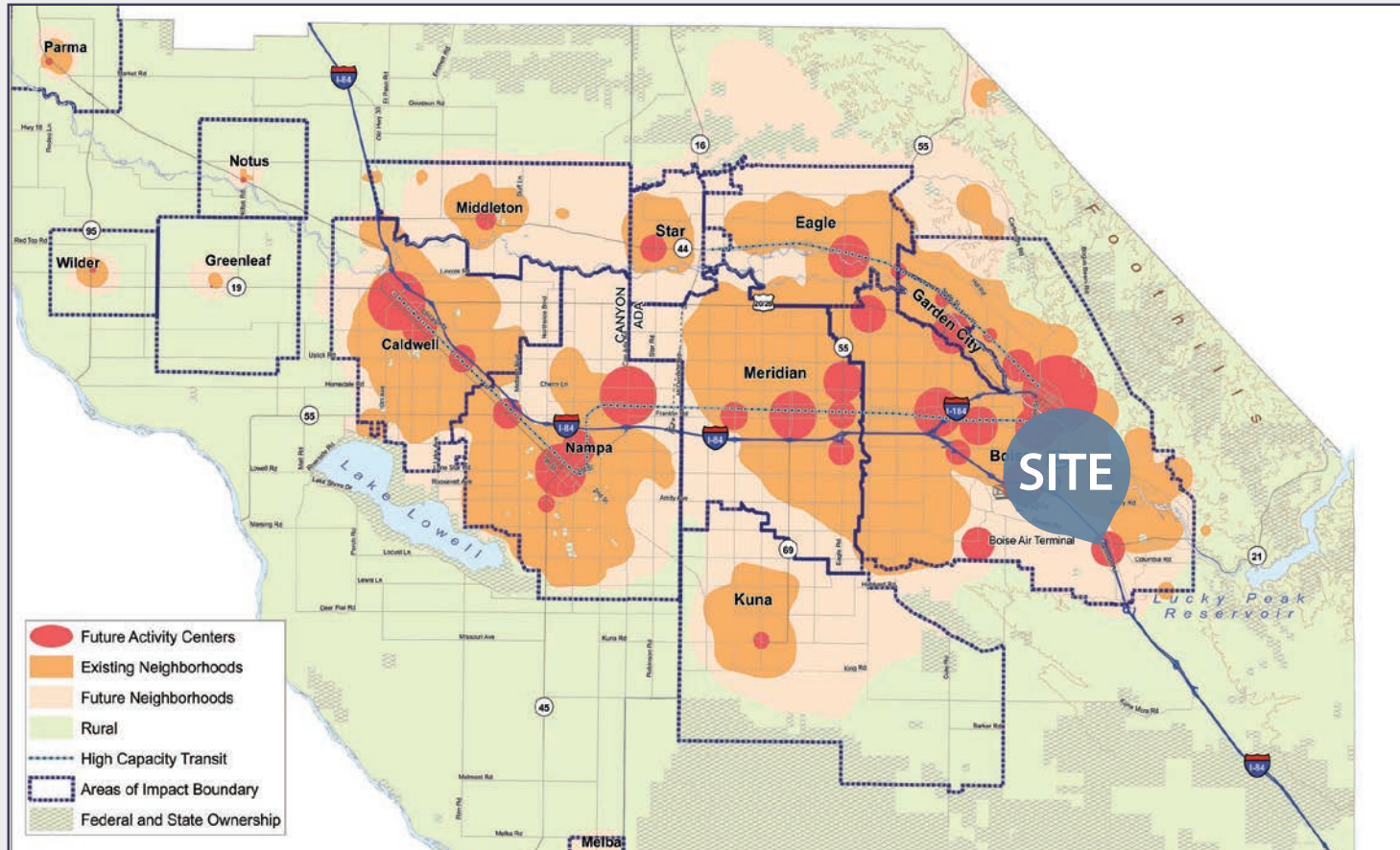
# LAKE HAZEL EXTENTION



## COMMUNITIES IN MOTION 2050 VISION

The *Communities in Motion 2050* Vision illustrates the preferred growth scenario to the year 2050 for Ada and Canyon Counties, ID. Created using input from local stakeholders, including the public, the Vision guides development of the long-range transportation plan, *Communities in Motion 2050*. Both the *Communities in Motion 2050* plan and Vision support safety, convenience, economic vitality, and quality of life for all residents.

This map depicts how the region is forecasted to look in 2050, based on the *Communities in Motion 2050* Vision. The corresponding color-coded illustrations and descriptions below provide details about each development type.



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho

The Community Planning Association of Southwest Idaho (COMPASS) is an association of local governments working together to plan for the future of Ada and Canyon Counties. COMPASS members coordinate regional efforts and set priorities for spending federal transportation funding.

**ADDITIONAL LINKS  
& INTERACTIVE  
MAP**

[CLICK FOR FULL PLAN](#)



**FUTURE ACTIVITY CENTERS**

Activity centers are concentrations of residential and commercial areas, such as downtowns, office parks, and shopping centers. They represent the highest densities and most diverse land uses in the region and support a robust mix of transportation modes.



**EXISTING NEIGHBORHOODS**

Existing neighborhoods comprise most of the built environment and have opportunities for reuse and infill. These are primarily urban residential areas, but also include services such as parks, schools, and shopping. A balance of transportation options is needed, depending on the location and specific land uses.



**FUTURE NEIGHBORHOODS**

Future neighborhoods are anticipated to be developed as urban neighborhoods by the year 2050. They are mostly located near existing infrastructure to avoid consuming farmland. A balance of transportation options will be needed, depending on the location and specific land uses.



**RURAL**

Rural areas include farmland and open space. Most arterial roads in rural areas are regional and are meant for longer trips.

**HIGH-CAPACITY TRANSIT**

The *Communities in Motion 2050* Vision includes two high-capacity transit routes: 1) regional rail along the Boise Cut-off rail corridor alignment south of the Boise River and 2) bus rapid transit along the State Street/State Highway 44 corridor north of the Boise River. Both would provide quality east-west transit service connecting the region's major cities and activity centers.

**AREAS OF IMPACT BOUNDARY**

This boundary around each city reflects the area that is expected to be annexed into the city in the future. The boundaries are designated by each city, with agreement from the county, to guide future development to be near existing infrastructure to help ensure access to public services and protect rural lands. The population and jobs figures shown on the back of this map are based on these boundaries, as opposed to current city limits, to provide a more realistic comparison between 2020 and 2050.



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Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 17,000 new Idaho jobs, including 2,000 Micron direct jobs.

# MICRON TECHNOLOGY EXPANSION

## WEBSITE:

 [Micron Boise Expansion - Location, Video, Details](#)

## NEWS ARTICLES:

APRIL 2024

 [Micron to get \*\*\\$6.1 billion\*\* for Boise site with \*\*2nd fab possible\*\*](#)

FEBRUARY 2024

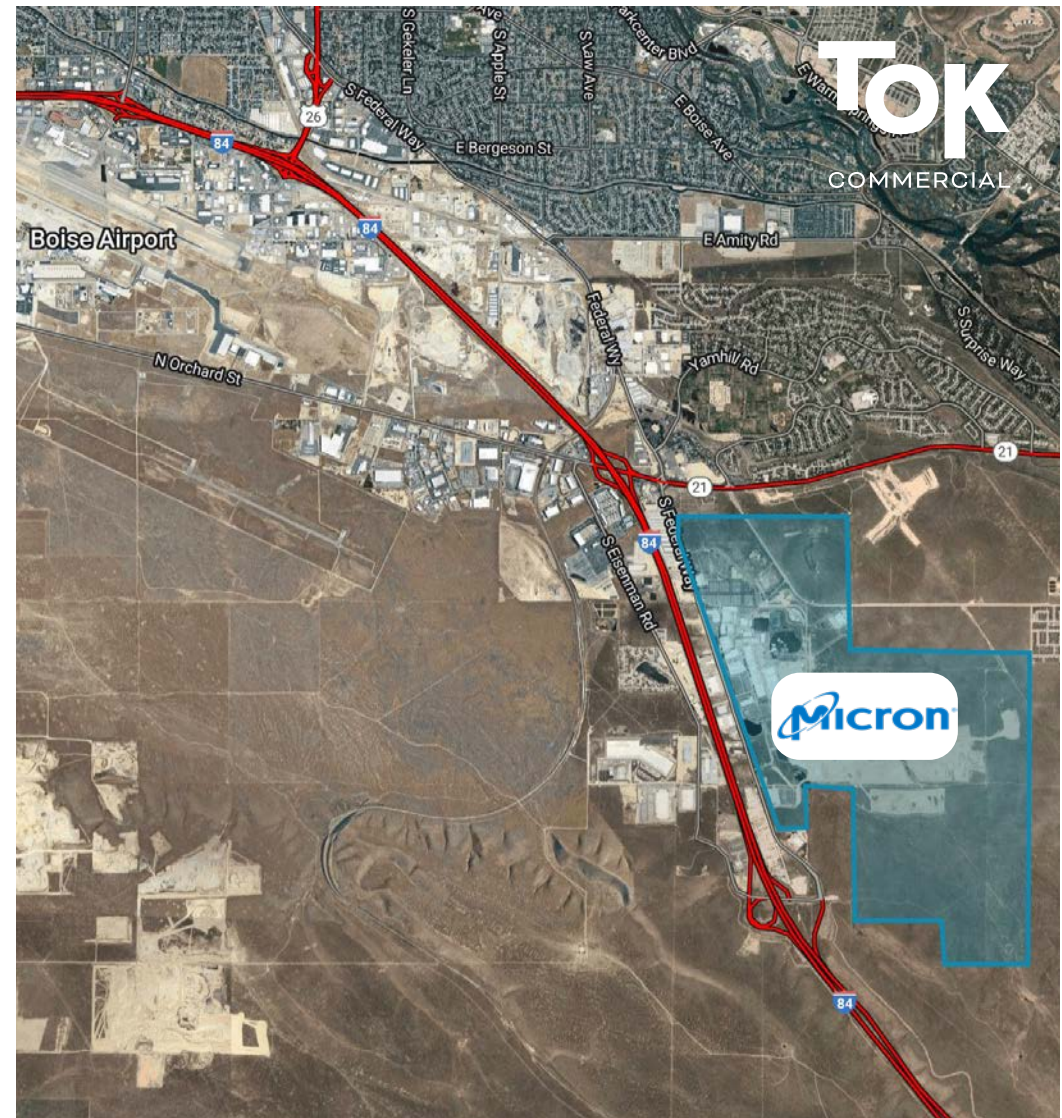
 [Growing Idaho: \*\*Taxpayers' getting their money's worth\*\* from Micron expansion](#)

DECEMBER 2023


 [Boise to \*\*annex nearly 600 acres of land\*\* for Micron expansion](#)

OCTOBER 2023

 [How Micron is building the \*\*biggest U.S. chip fab\*\*, despite China ban](#)



INVESTMENT CAPITAL COMMITTED  
 **\$15B**  
2022 - 2027

NEW JOBS CREATED [DIRECT & INDIRECT]  
 **21.5 K**  
2022 - 2027

MICRON CAMPUS EXPANSION  
 **5 M SF**  
ESTIMATED COMPLETION 2026