



12451 W. OVERLAND RD. BOISE, IDAHO

PROPERTY DESCRIPTION

Highly desirable .537-acre commercial site located between Cloverdale and Eagle Road in a rapidly growing area. The property is positioned in front of 400+ new residential homes and next to 173 new apartments.

Enjoy easy access to I-84, St. Luke's Meridian Medical Center, restaurants, retail, and major commercial centers, including Silverstone Corporate Center, El Dorado Business Center, and the new Eagle View Landing complex.

With significant residential and commercial growth surrounding the property, this is an outstanding opportunity for future development in a high-demand location.

Offering Summary

Sale Price:	\$556,000
Lot Size:	.537 acres



Each Office Independently
Owned and Operated
KW Commercial

Tricia Callies
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709

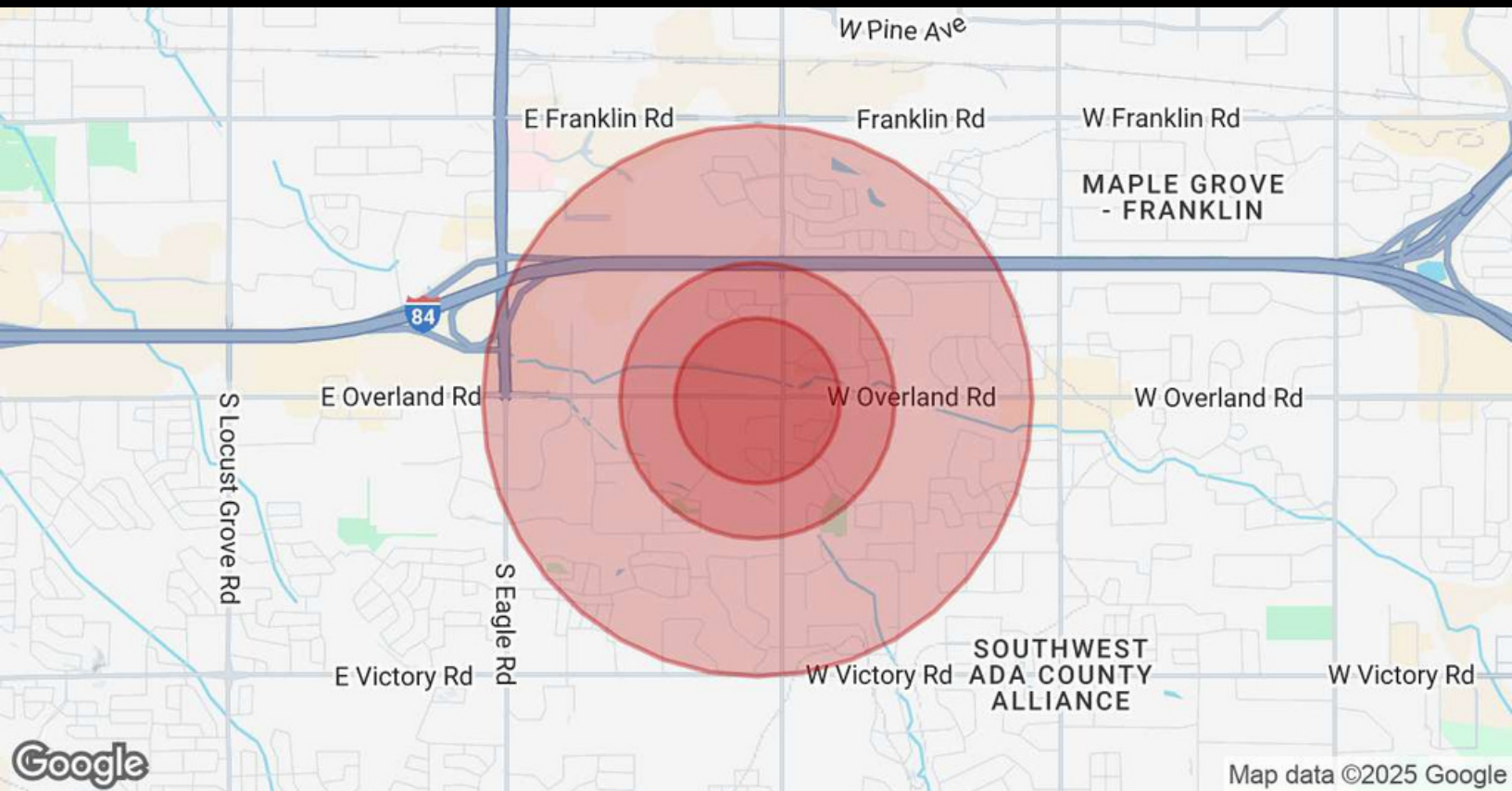


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Population	1 Mile	3 Miles	5 Miles
Total Population	9,558	86,384	237,398
Average Age	43	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,582	31,864	88,868
# of Persons per HH	2.60	2.70	2.60
Average HH Income	\$111,826	\$97,471	\$89,069
Average House Value	\$538,312	\$518,173	\$476,071

Demographics data derived from AlphaMap

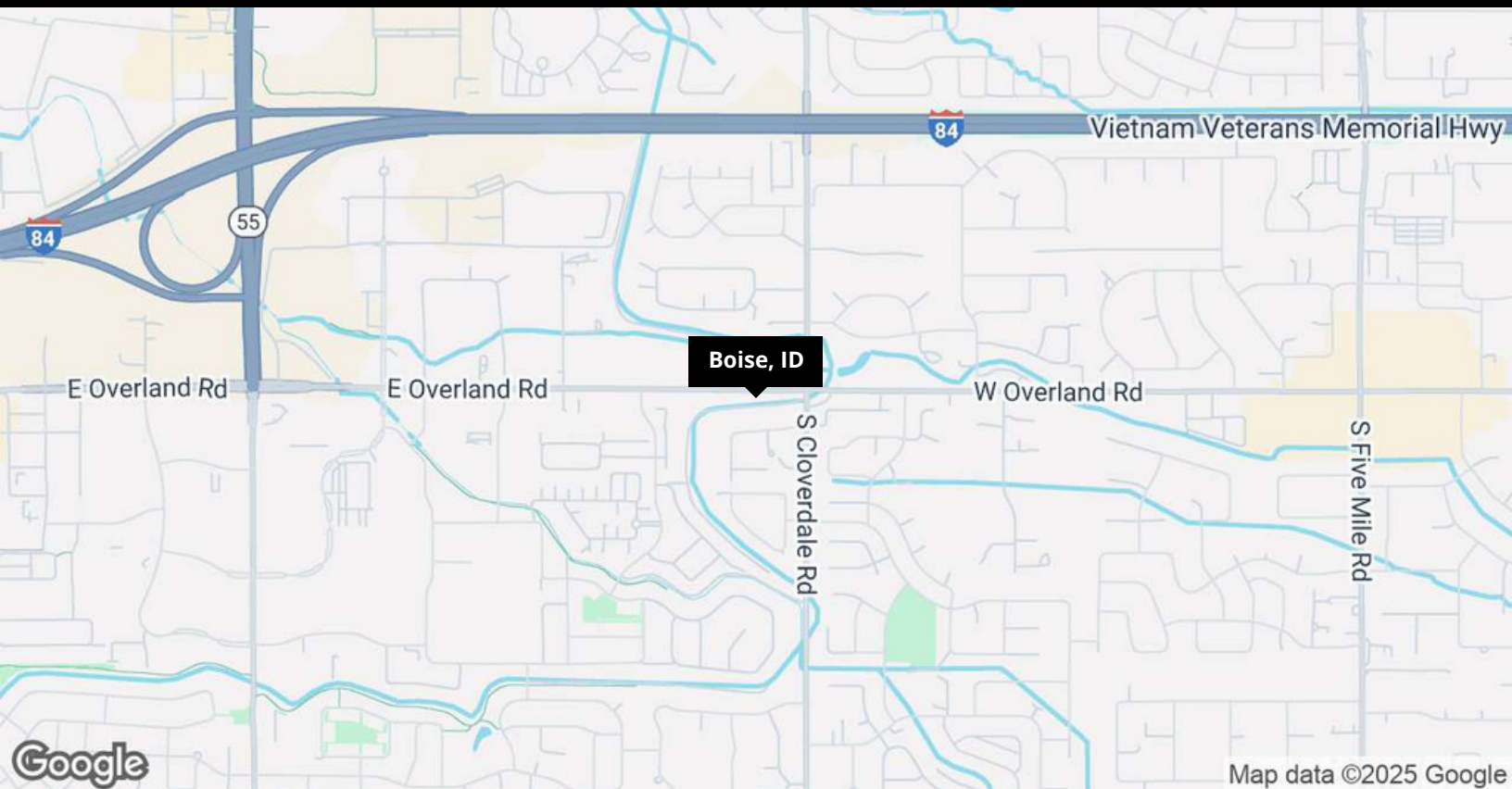


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LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

