

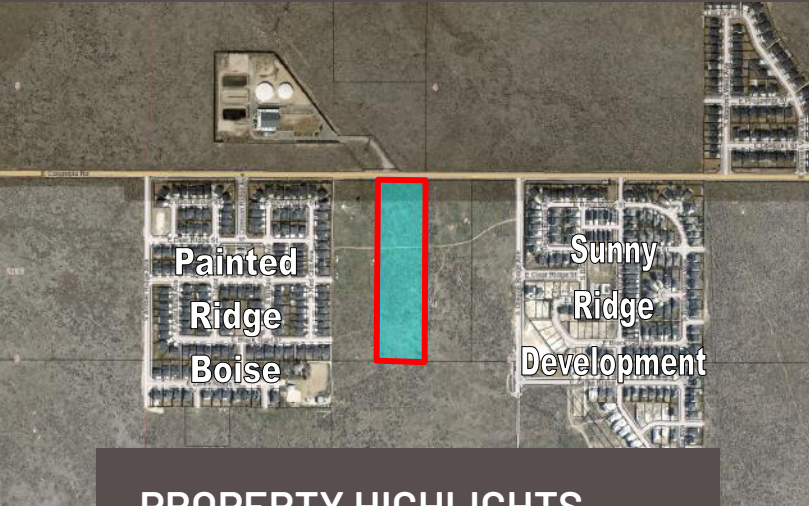
**FOR SALE
LAND**

East Columbia Road Land

BOISE, ID 83687

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

BOISE DEVELOPMENT LAND NEAR MICRON EXPANSION



PROPERTY DESCRIPTION

- 9.75± Acre parcel between two residential developments and close to the new Micron Expansion
- Ideal development or Long Term Hold Opportunity
- Level Topography
- In the path of progress with Rural–Urban Transition Zoning

PROPERTY HIGHLIGHTS

- Located in Boise on East Columbia Road between S. Crimson Ridge Avenue and S Oregon Ridge Avenue
- 320 Rooftops in area
- 6.5 Miles to Boise Airport
- 3 Miles to I-84
- 8 Miles to Lucky Peak Lake
- 9 Miles to Downtown Boise
- Very close proximity to Micron Expansion

OFFERING SUMMARY

PARCEL NUMBERS

R5350490040

TOTAL ACRES

9.75± Acres

PRICE

\$1,999,000

PRICE/SF

\$4.70SF

ZONING

Rural–Urban Transition

TAXES

\$1,951



SAWYER PRICE & KEN STARK



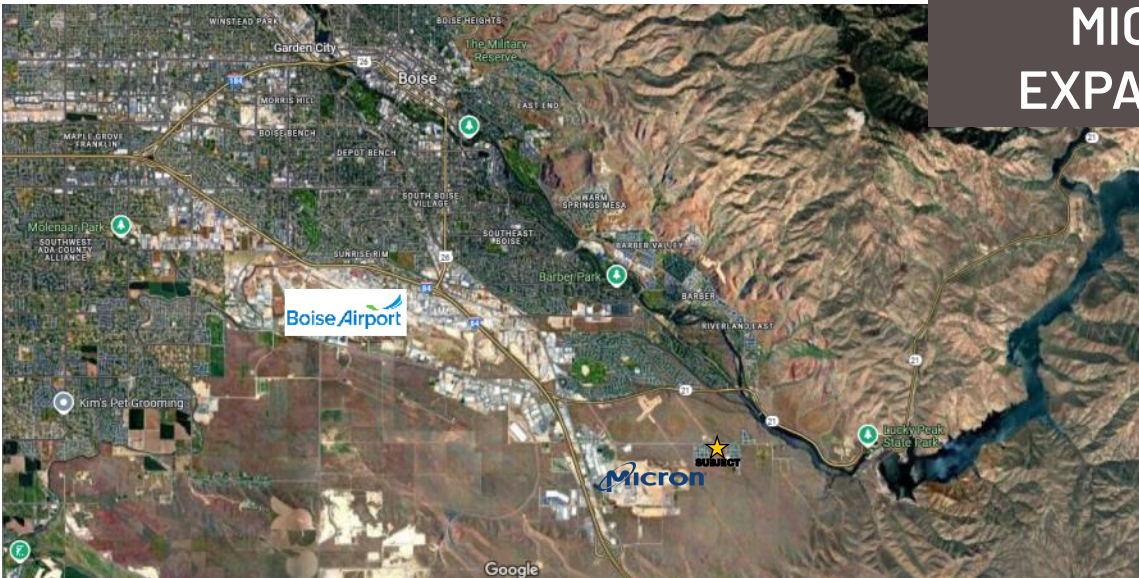
SAWYER CELL: 208.982.9598
KEN OFFICE: 208.722.2400

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BOISE
DEVELOPMENT
LAND NEAR
MICRON
EXPANSION



ABOUT Micron®

Micron's historic investment of approximately \$15 billion is set to establish the first new U.S. memory manufacturing fab in two decades. This project is not just a building; it represents a significant economic catalyst for the entire region. The expansion is expected to create an estimated 17,000 new Idaho jobs, including 2,000 direct Micron jobs, with a total economic impact projected to be in the billions of dollars. As a cornerstone of America's semiconductor industry, this new facility will attract a high-tech workforce and support a wide ecosystem of related businesses. Proximity to this development positions this land to capitalize on the a future of unprecedented growth, making it a compelling investment for those looking to be at the heart of Idaho's technological and economic boom.



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WHY MOVE OR
DEVELOP
IN BOISE?



POPULATION
845,877



LABOR FORCE
453,975



MEDIAN AGE
38

The Boise Valley offers both enviable access to amazing recreational amenities and quality entertainment for all ages.



RIDGE TO RIVERS TRAIL SYSTEM

Over 190 miles of hiking and single track trails



BOISE GREENBELT

25 miles of paths linking 850 acres of parks



FESTIVALS & EVENTS

Downtown Boise plays host to over 100 annual festivals and large scale events



BOISE WHITEWATER PARK

A whitewater playground in the center of downtown providing surf for kayakers and paddle boarders



BOGUS BASIN

16 miles North of Downtown Boise with 2,600 acres of skiable terrain



BOISE RIVER

Fish for trout and steelhead on your lunch break



BREWERIES

Over 29 craft breweries in the greater Boise area



MUSEUMS & ATTRACTIONS

Over 15 museums and attractions in greater Boise

SALES & USE TAX 6.0%

CORPORATE INCOME TAX 5.3%

PERSONAL INCOME TAX 5.3%

PROPERTY TAX EXEMPTION

First \$250,000 of personal property is exempt from taxation

MINIMUM WAGE \$7.25

UNION MEMBERSHIP 5.0%

**IDAHO IS A
RIGHT TO WORK STATE**

THE BOISE METRO IS TOP IN RETAINING TALENT

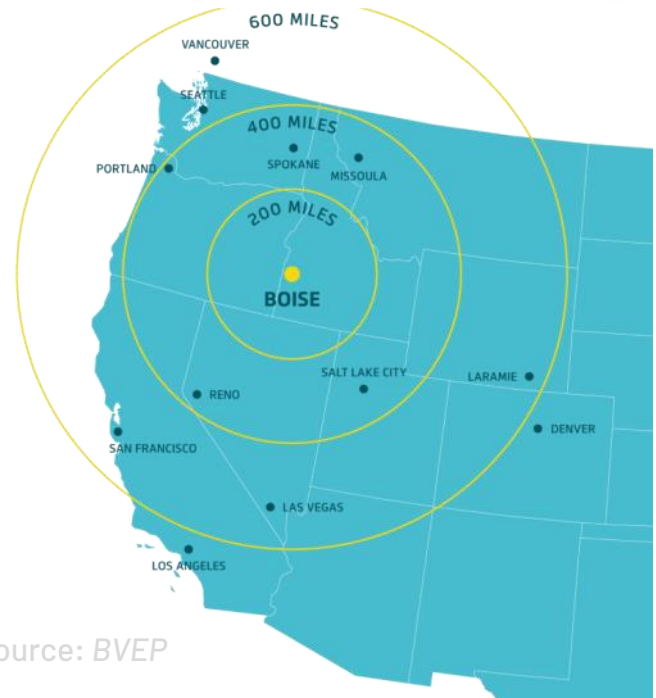
68%

of undergraduates from Boise State are employed in Idaho within 6 months of graduation

97%

of students from CWI were positively placed locally following completion.

Metro Area Growth
2014-2024



Source: BVEP

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WWW.STARK.REALESTATE



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