

# COMMERCIAL LOTS FOR SALE

## AVIMOR DEVELOPMENT

18454 N. McLeod Way, Boise, ID 83714

### LISTING DATA

**AVAILABLE SF:** 175,000 SF of Mixed Use in the Village Center

#### HIGHLIGHTS:

- 840 Acre Master Planned Community in the Boise Foothills Focusing on Open Space & Outdoor Activities
- Final Project to Include Approximately 10,000 Homes
- Excellent Opportunity for a Live/Work Situation in a “Village” Setting
- Avimor is not just for residents. “Park-like” area has already begun to attract birdwatchers, Eagle Boy Scouts, bike races, Knobby Tire Racing Group, Southwest Idaho Mountain Biking Association (SWIMBA) and equestrian groups.
- Unique Situation for a Corporate Park
- Just a Short 8 Miles from Avimor to the Home Depot/Winco Shopping Center and Downtown Eagle on Hwy 55

### ECONOMIC DATA

ZONE 1:	\$5.50/SF
ZONE 2:	\$5.50/SF
ZONE 3:	\$5.50/SF
ZONE 4:	\$5.50/SF
ZONE 5:	\$5.50/SF
ZONE 6:	\$5.50/SF



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## AVIMOR:

661 Homes in the first phase ranging from starter homes to estate homes. Community gathering places and services will be included in each village. Avimor trails are available to residents and the public with some restrictions. Residents will enjoy central shopping, entertainment, schools, commercial employment centers, parks, trailheads, activity centers and a pool. 23,000 acres to explore and miles of trails all within the community. Outdoor amphitheater, tennis court, soccer field, baseball diamond and basketball court all within Heritage Park.



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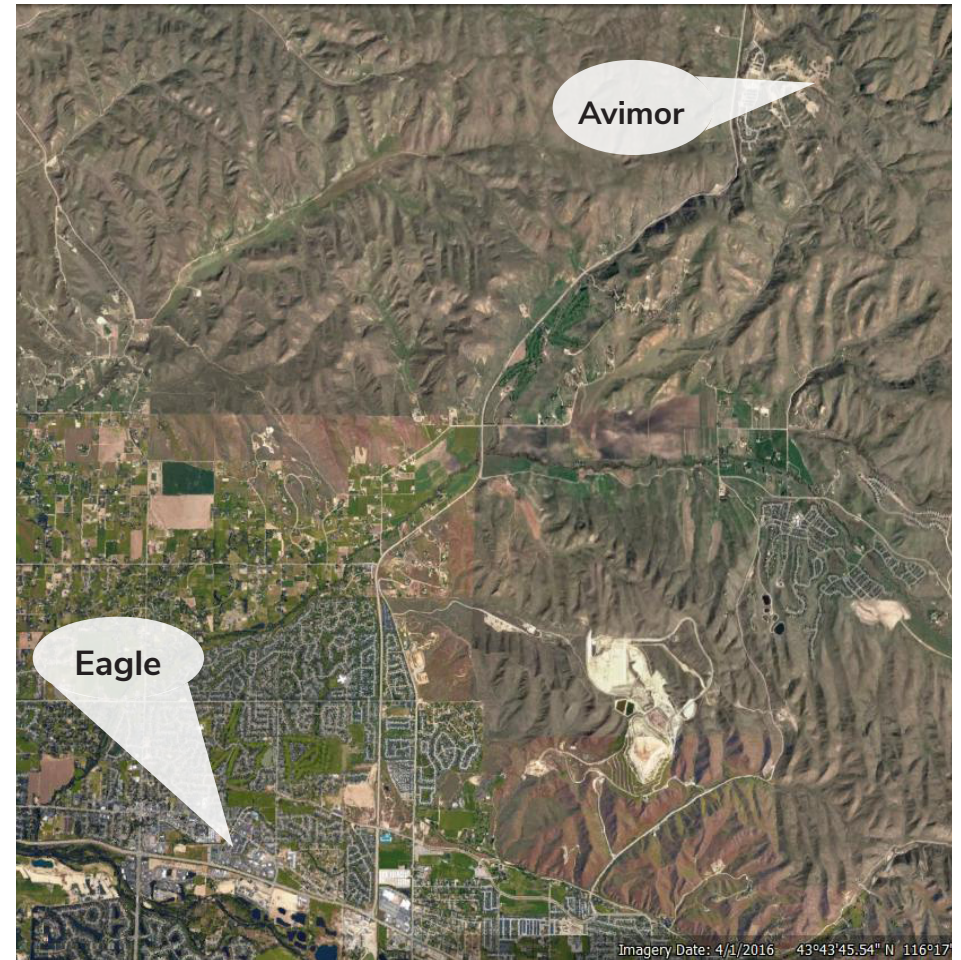
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Avimor is located 8 miles from Downtown Eagle and Major Amenities

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