

DEVELOPMENT LAND FOR SALE 1630 S. BROADWAY AVENUE

Boise, ID 83706



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

SALE PRICE: \$99,000
LOT SIZE: .14 Acres
ZONE: C-2/D

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise City/Nampa
SUBMARKET: Boise
PARCEL: R5315001770

PROPERTY OVERVIEW

Lee and Associates is pleased to present this .14 acre development lot for sale. Located near the corner of W. Broadway Avenue and W. Boise Avenue, this property is located in a high traffic area with great frontage.

PROPERTY HIGHLIGHTS

- High traffic area
- VPD 24,500
- Close proximity to BSU, Taco Bell Arena, and Downtown
- New retail building next door
- Hard corner
- High density

Matt Mahoney | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Associate
austinh@leeidaho.com
C 208.995.5944

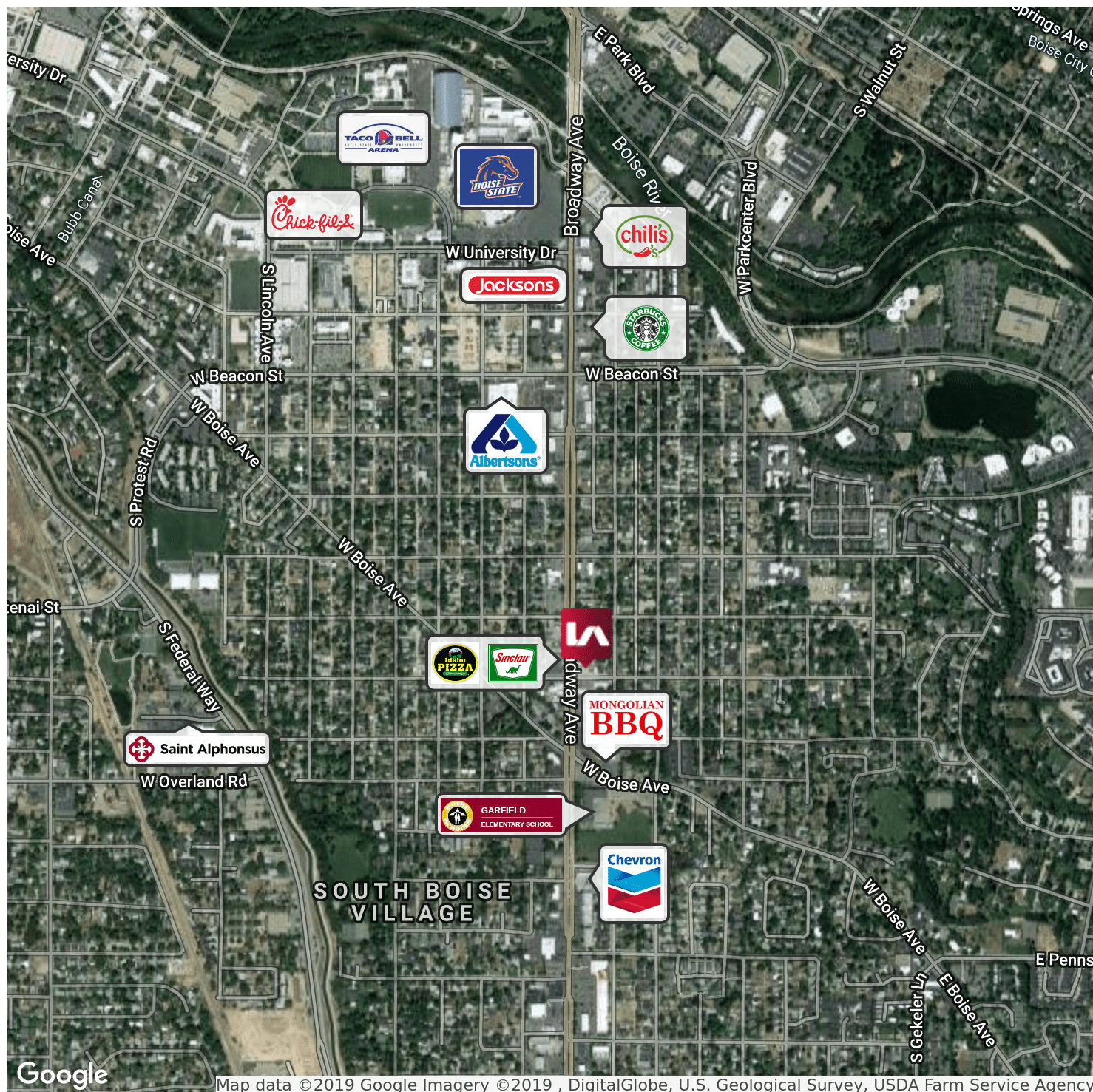
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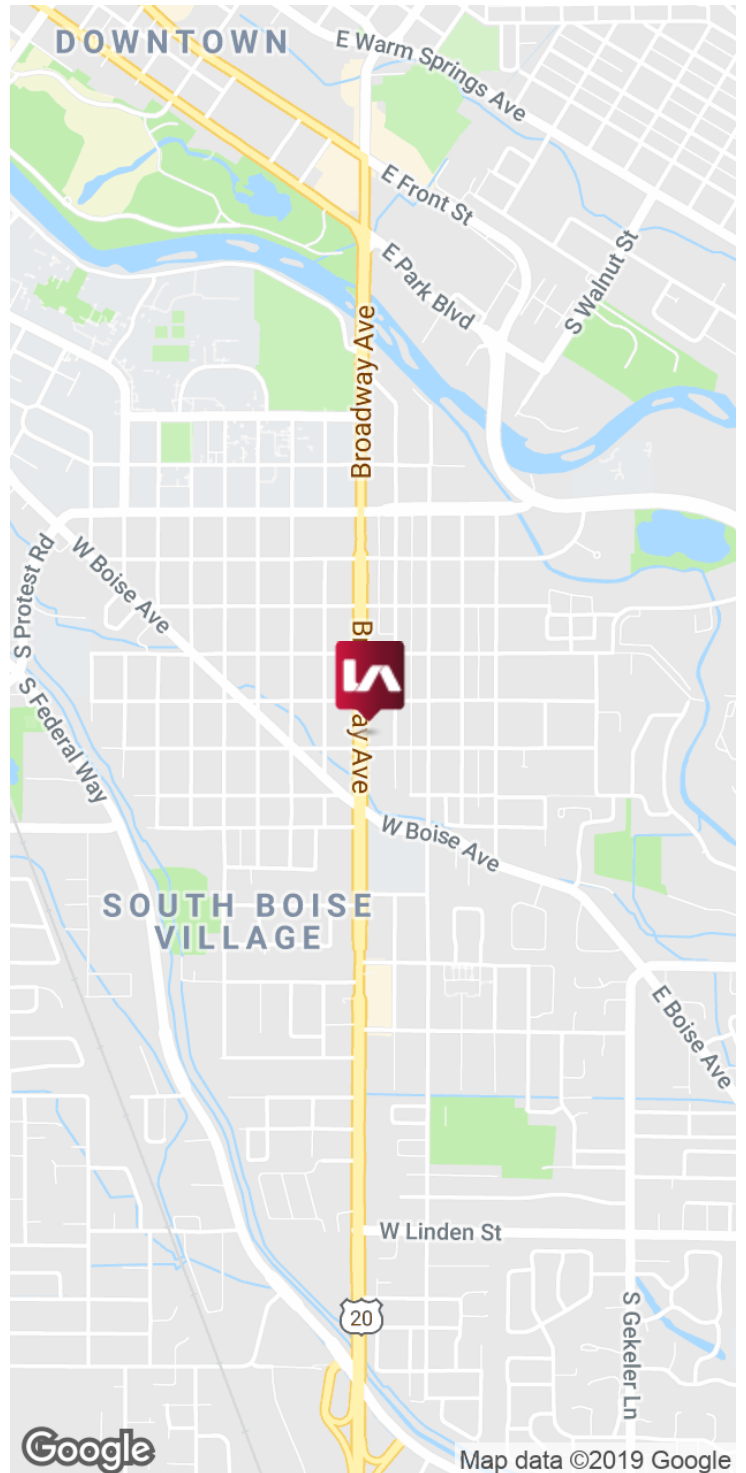
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THE TREASURE VALLEY



BOISE, IDAHO

Boise, Idaho is the state capital, the third largest city in the Pacific Northwest, and the county seat of Ada County. Located on the Boise River in southwestern Idaho, the population of Boise is currently 241,368. Once a hub for extraction industries, the city is now a center for high tech, agribusiness, food processing, shared services, manufacturing and state government. The major employers located in Boise include Albertsons, J.R. Simplot Company, Idaho Pacific Lumber Company, Idaho Timber, WinCo Foods, Bodybuilding.com and Clearwater Analytics. Other major industries have a presence in Boise such as Hewlett Packard and Wal-Mart.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2017 Total Population:	5,987	10,039	28,937
2022 Population:	6,719	11,236	32,259
Pop Growth 2017-2022:	12.23%	11.92%	11.48%
Average Age:	36.10	36.00	35.60
HOUSEHOLDS			
2017 Total Households:	2,062	3,423	9,522
HH Growth 2017-2022:	12.80%	12.50%	11.97%
Median Household Inc.:	\$70,025	\$70,622	\$74,147
Avg Household Size:	2.90	2.90	3.00
2017 Avg HH Vehicles:	2.00	2.00	2.00
HOUSING			
Median Home Value:	\$277,809	\$277,622	\$268,513
Median Year Built:	2004	2004	2004

LOCATION HIGHLIGHTS

- Boise is ranked number 8 on the safest cities in the world
- 2nd lowest property tax in the country, 6th best economic outlook
- Unemployment 1.5% lower than the national average
- 3rd most improved state for business, and 1st most friendly state for small business
- 6th in the nation for low cost of living
- #1 lowest cost of doing business in the Pacific U.S.



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