

FOR SALE: \$1,800,000 | RESIDENTIAL DEVELOPMENT OPPORTUNITY

ELIGIBLE FOR ANNEXATION INTO CITY OF MERIDIAN

PRICE REDUCTION!



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

5 ACRES OF DEVELOPMENT LAND  
12504 W. AMITY RD.  
BOISE, ID 83709

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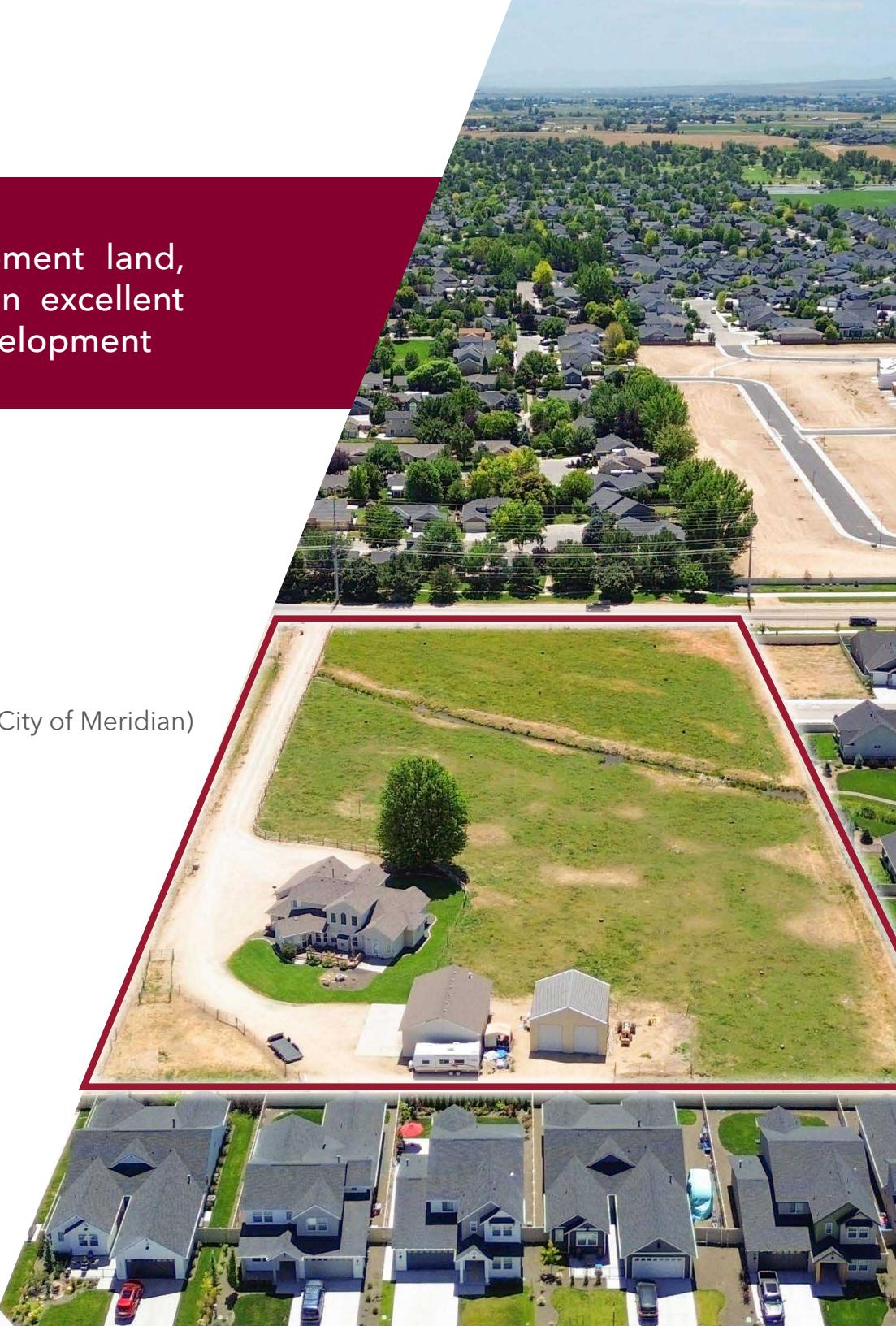
NICK PROVENZANO  
PRINCIPAL  
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# PROPERTY HIGHLIGHTS



This 5 acre plot of development land, located in Boise, ID, offers an excellent opportunity for residential development

Property Price	\$1,800,000
Acres	5 Acres
Jurisdiction	Ada County, ID
Zoning	Southwest Community Residential (RSW)
Future Land Use	Medium Density Residential (3-8 du/AC per City of Meridian)
City Impact Area	Meridian
Utilities	Adjacent to site (Buyer to verify)
Available Report	Geotech
Submarket	South Meridian
Parcel Number	S1128449082



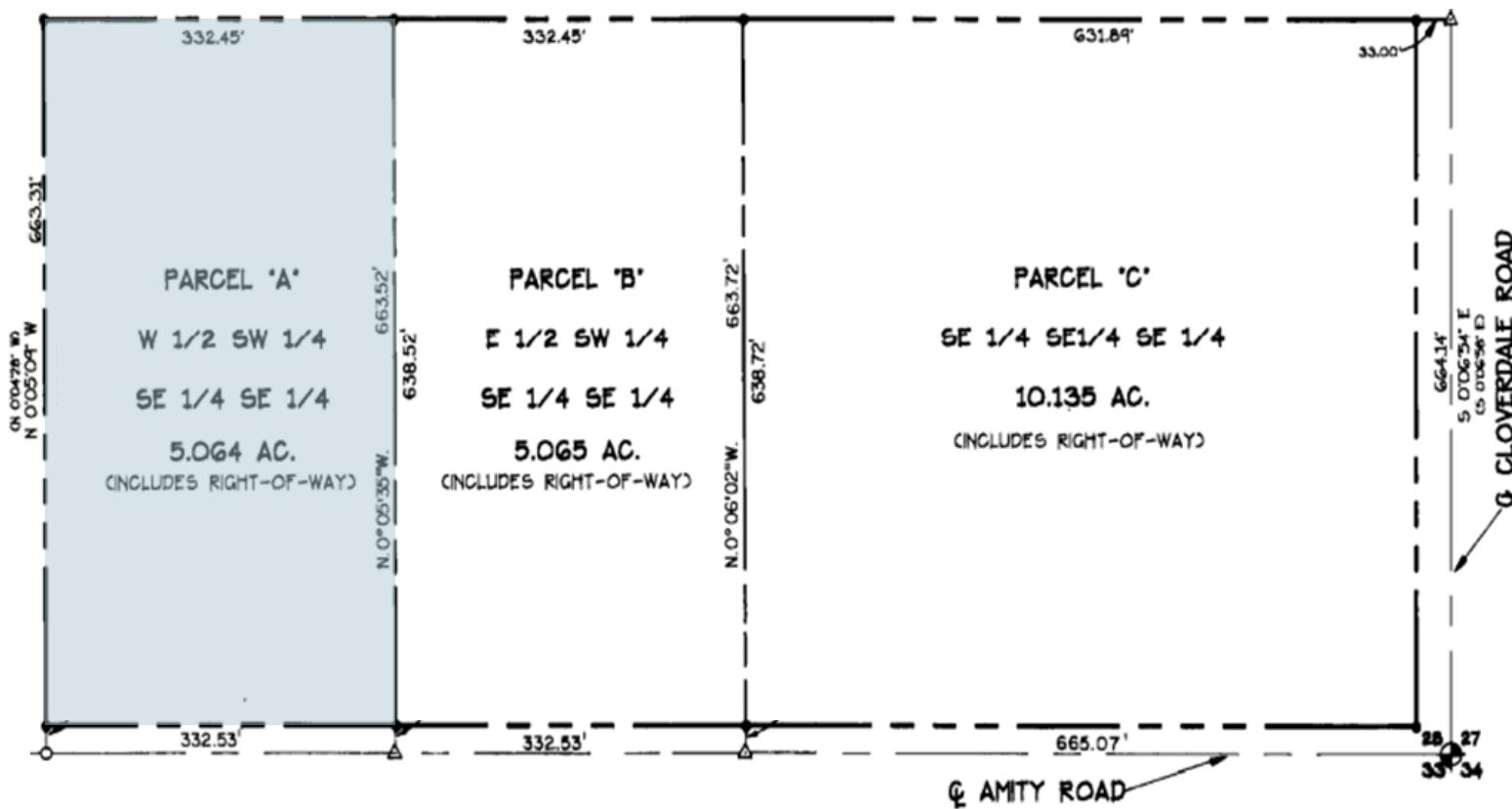
# AERIALS



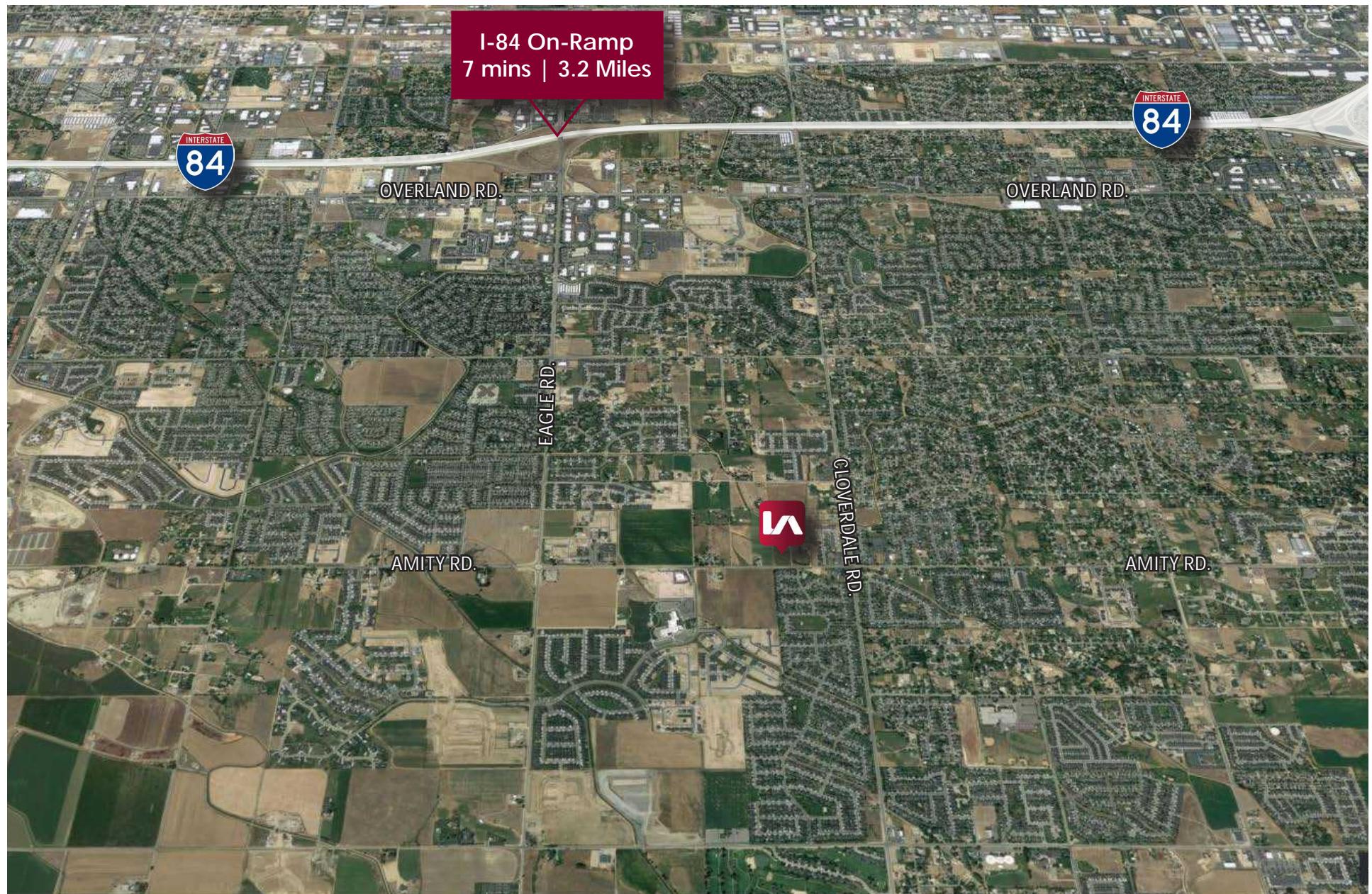
# SITE PHOTO



# PLAT MAP



# LOCATION MAP



## NEARBY SERVICES

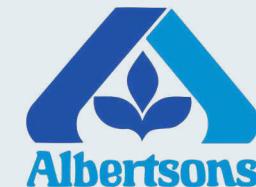
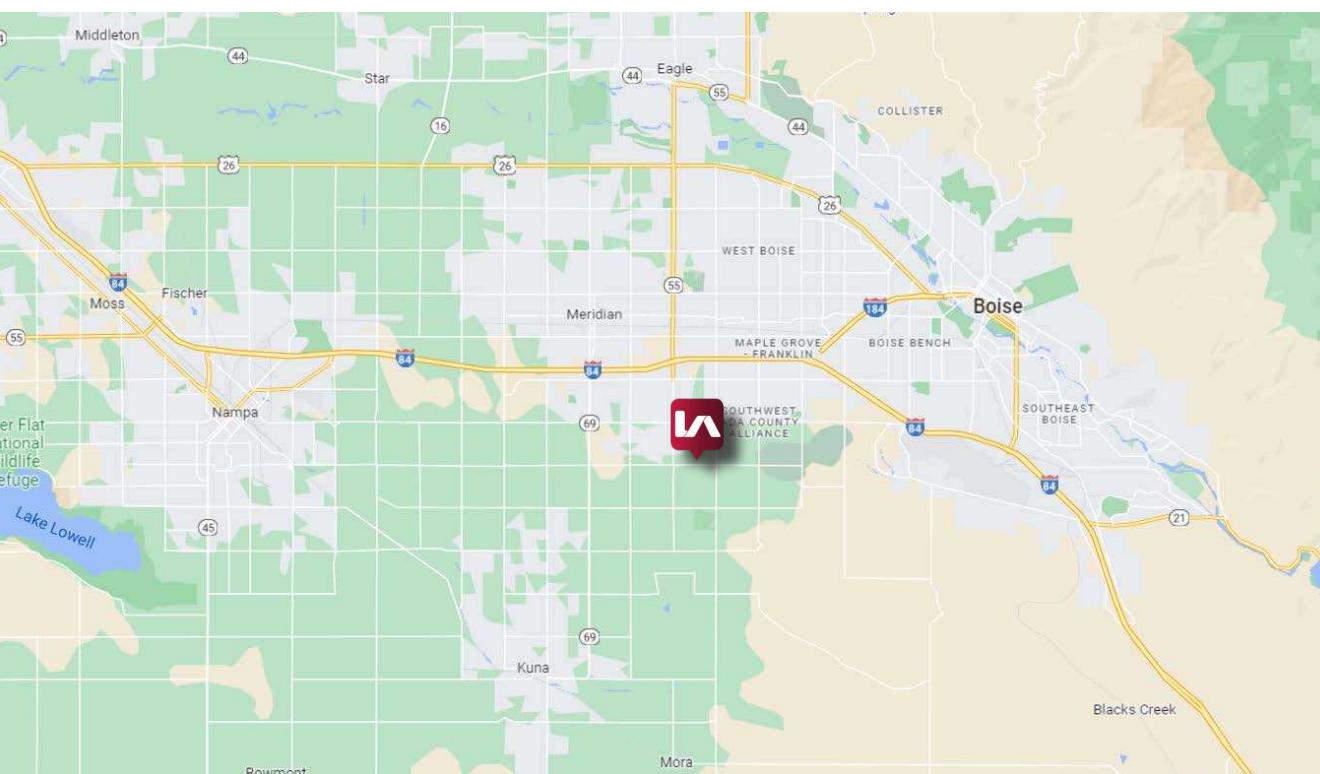
**FINANCE**  
Idaho Central Credit Union  
Chase Bank

**GROCERY**  
Albertsons  
Fred Meyer  
Costco

**OTHER**  
Fit For Adventure  
Maverick  
Extra Space Storage  
Boise Fire Station  
Public Storage  
Jackson's  
Idaho Reptile Zoo  
Autozone  
Cinemark Majestic Cinemas  
Courtyard by Marriott  
Tru by Hilton

**FOOD**  
Twisted Timber  
Starbucks  
McDonald's  
The Human Bean  
Papa Murphy's

**RETAIL**  
All-Pro Linen  
Home Garden Store  
Rite Aid  
Walmart  
Walgreens



**FredMeyer**

the HUMAN BEAN™



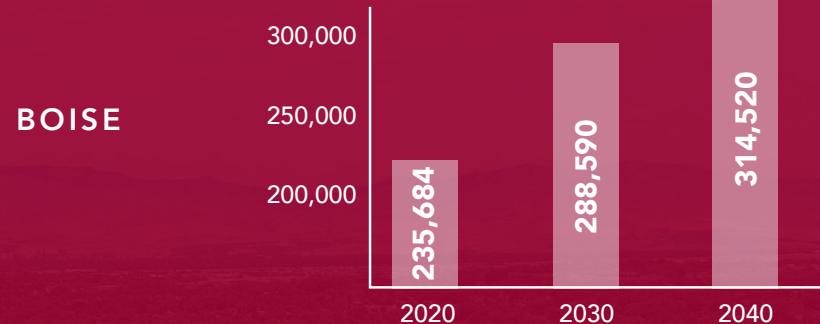
i'm lovin' it®



**COURTYARD**  
BY MARRIOTT

ADVENTURE'S FIRST STOP  
**MAVERIK**

## GROWTH PROJECTION



### POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	38,820	102,663	226,863

### INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$134,346	\$123,622	\$106,420

### HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	13,288	36,596	84,370

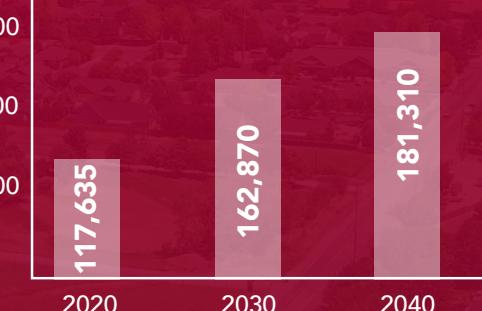
### LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	19,668	53,976	119,152

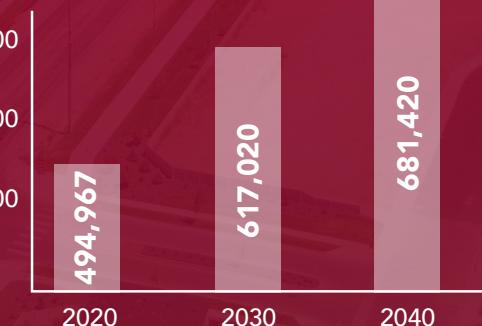
### KEY EMPLOYERS

	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

### MERIDIAN



### ADA COUNTY



# CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire the interest in 12504 W. Amity Rd., 5 acres of development land located in Boise, Idaho.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of the 12504 W. Amity Rd., Boise, ID (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





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