

For Sale

400 - 444 Parkcenter Blvd,
Boise, ID 83706



Price Reduced!



David McDonald
+1 208 720 2000
david.mcdonald@colliers.com



Mike Greene
+1 208 947 0835
mikeg@tokcommercial.com

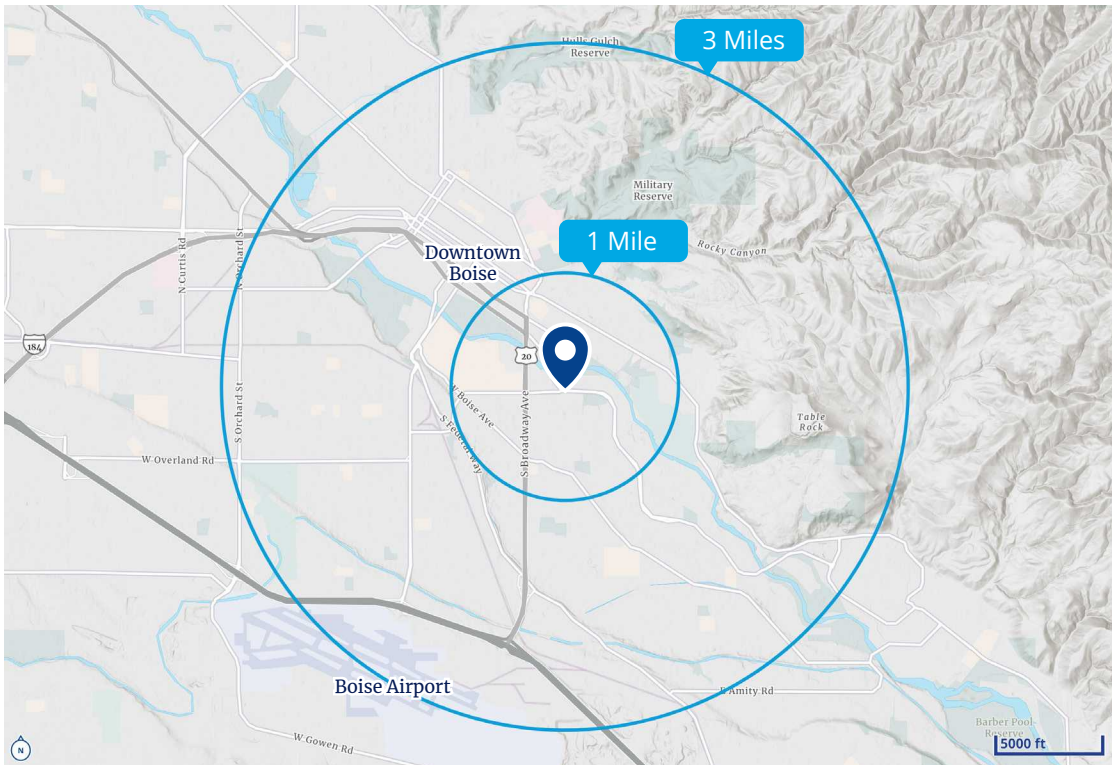
Price \$4,850,000

Property Overview

Property Type	Land
Land Size	2.96 Acres
Zoning	MX-3
Property Access	Signalized intersection
Sale Price	\$4,850,000 or \$38 PSF

Key Highlights

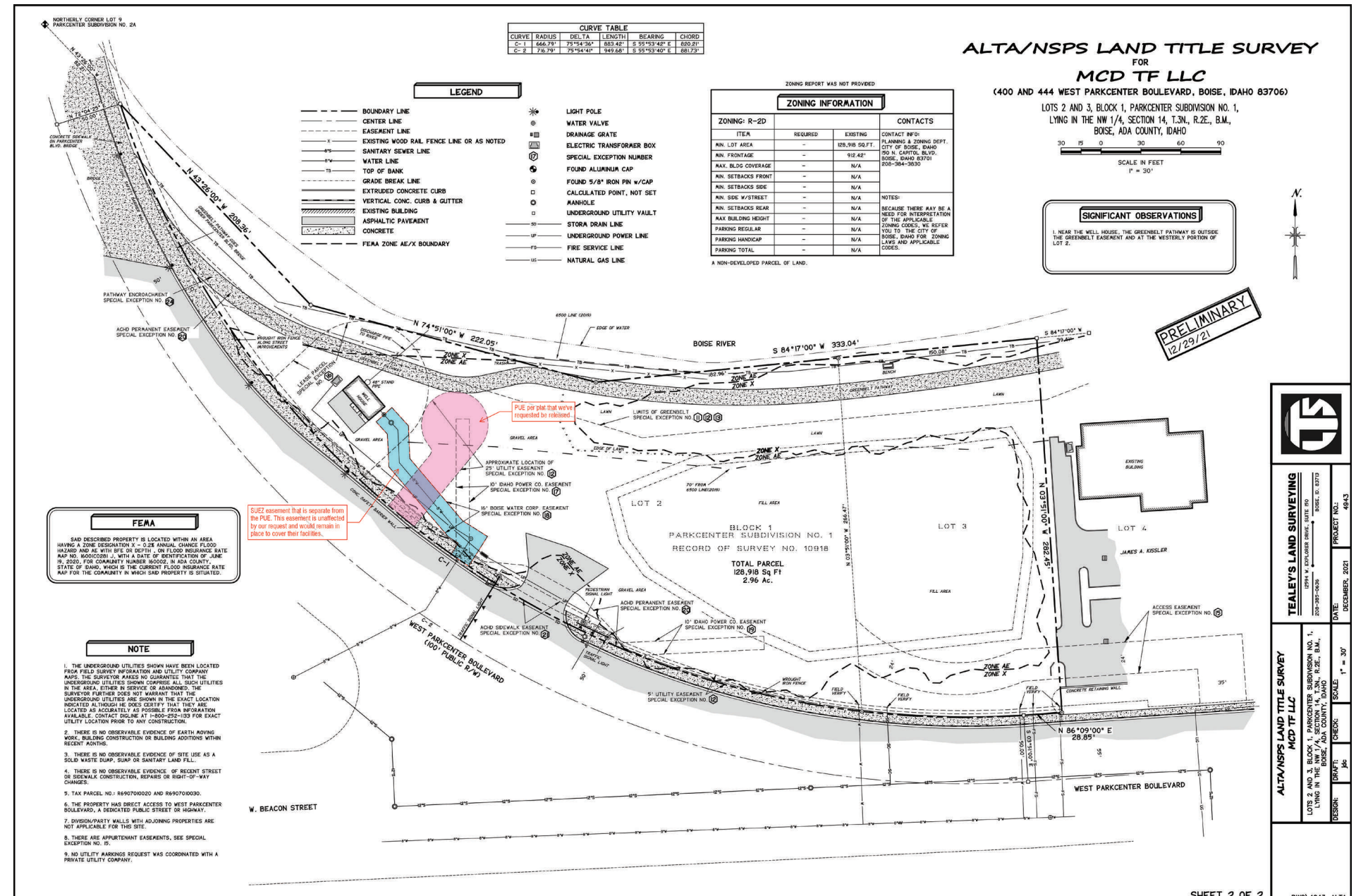
- Utilities to site
- Signalized intersection
- MX-3 zoning ([click here](#))
- Rare, riverfront development site
- +/- 765 feet of Boise River frontage
- Direct access to the Boise Greenbelt
- One of the last buildable river parcels in Boise



Property Photos



Survey

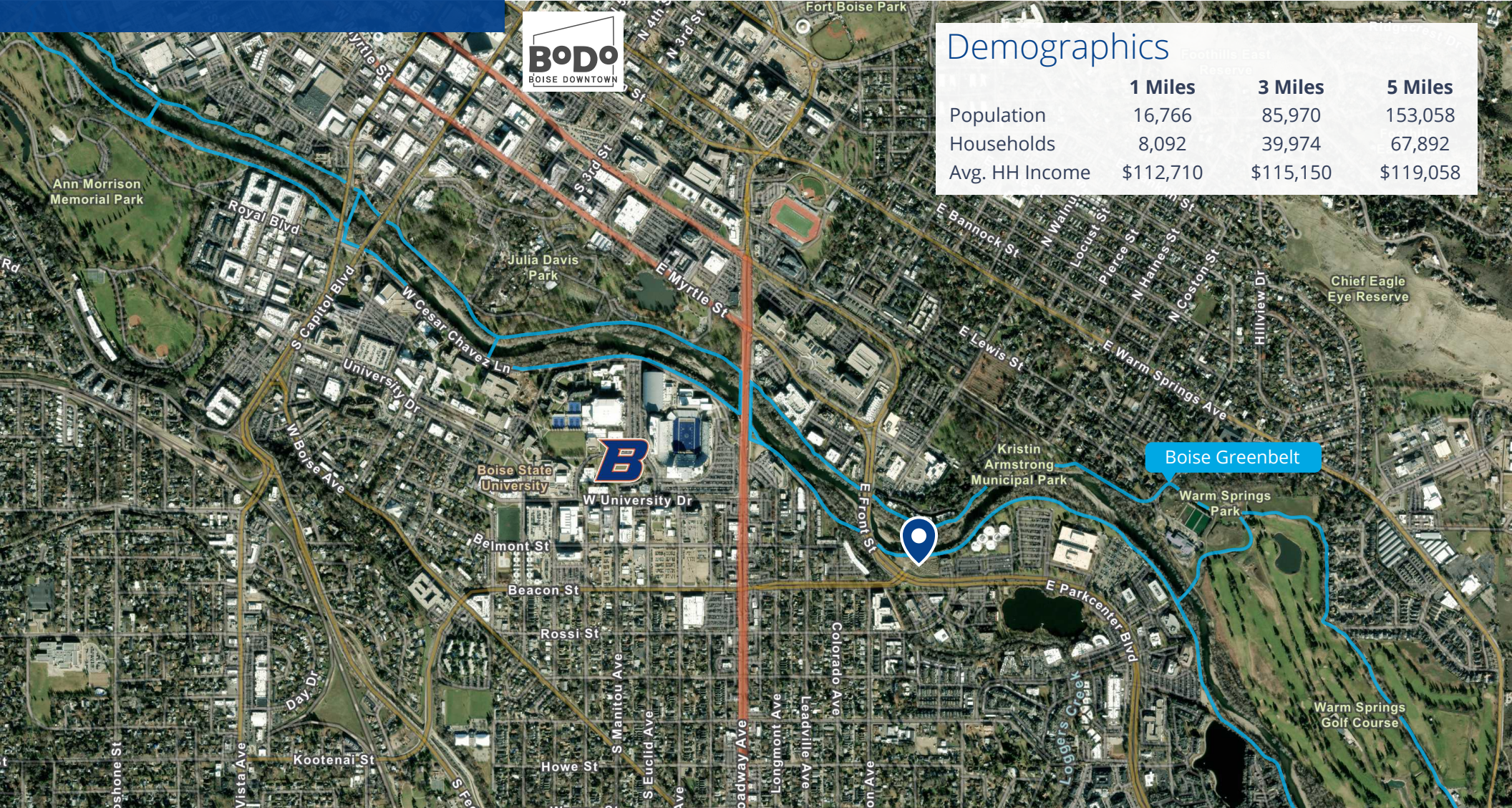


Location



Demographics

	1 Miles	3 Miles	5 Miles
Population	16,766	85,970	153,058
Households	8,092	39,974	67,892
Avg. HH Income	\$112,710	\$115,150	\$119,058



755 W. Front St, Ste 300
Boise, ID 83702
+1 208 345 9000
www.colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.