

Downtown Boise

Colliers



Investment & Development Opportunity |
Offering Memorandum

4812 E Barber Drive
Boise ID

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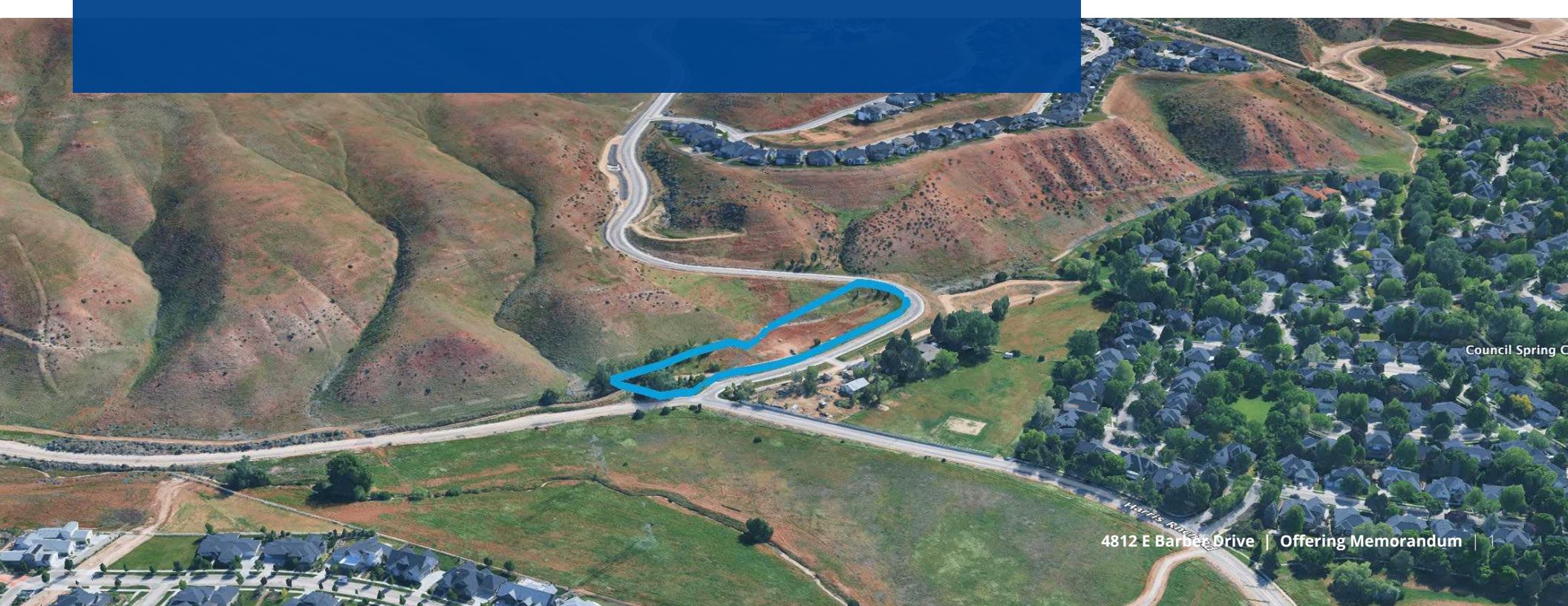
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Highlights

Barber View Condominiums at Harris Ranch

- Hot spot for residential and retail development
- Surrounded by high end apartments, townhomes, single family residences and retail amenities
- Close to desirable Barber Valley and Warm Springs Estates
- 6 miles from Downtown Boise
- 12 minutes to Micron expansion project
- Minutes from the Boise River Greenbelt



Barber View Condominiums at Harris Ranch

Address 4812 E Barber Drive

OFFERING PRICE

\$ 2,500,000

Property Type Land/Development

Land Size 2.1 Acres

Zoning SP-01

Number of Dwellings 22

NEARLY ALL OF THE PRE-DEVELOPMENT WORK IS COMPLETE. CALL AGENTS FOR DETAILS.

Building A



Building B



Condominium Development

Approved construction drawings



Project Elevations



Site & Floor Plans

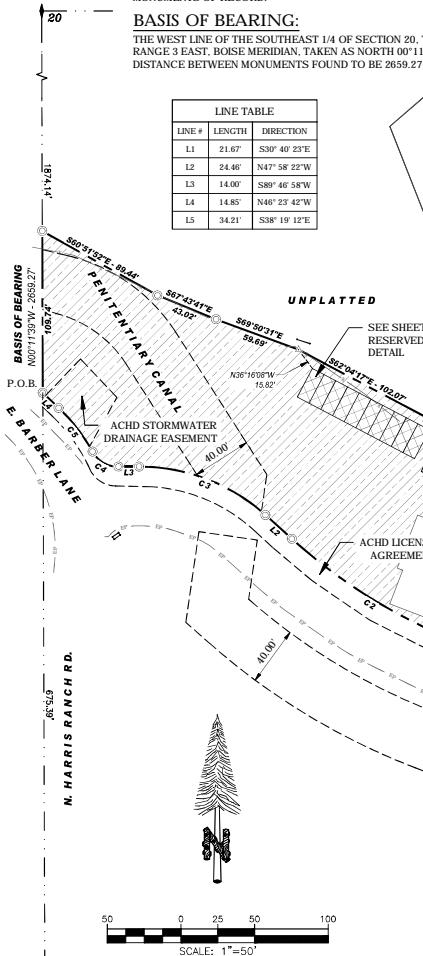
C 1/4 CORNER
FOUND 5/8 REBAR
PLS 7015

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF _____ TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, TAKEN AS NORTH 00°11'39" WEST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 2659.27 FEET.



PLAT OF BARBER VIEW CONDOMINIUMS

A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4,
OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 3 EAST, B.M.,
ADA COUNTY, IDAHO

-2024-

NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT TITLE 55 CHAPTER 15 OF IDAHO CODE
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE PLAT. THE SETBACK LINES ARE TO BE IN ACCORDANCE WITH THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR SPECIFICALLY APPROVED.
3. NO CONDOMINIUM SHALL BE DIVIDED OR ADJUSTED WITHOUT COMPLYING WITH PROVISIONS OF BOISE CITY CODE.
4. RESERVED PARKING SPACES ARE TO BE AVAILABLE FOR PURCHASE AND ARE NOT ASSIGNED TO ANY ONE UNIT.

LEGEND

SECTION COR. MONUMENT AS NOTED
1/4 COR. MONUMENT AS NOTED
FOUND 1/2" REBAR P.L.S. 7015
FOUND 5/8" REBAR P.L.S. 7015
CALC POINT
P.O.B.
POINT OF BEGINNING
ADJOINER LINE
BOUNDARY LINE
EASEMENT LINE
EDGE OF PAVEMENT
FENCE LINE
RIGHT OF WAY LINE
SECTION LINE
TI E LINE
COMMON AREA
LIMITED COMMON AREA

CERTIFICATE

- I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF _____
 2. THE LANDS SURVEYED LIE WITHIN SECTION 20, TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON 13 MAY 2022.
 3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.

KENNETH H. COOK

P.L.S. 9895

S 1/4 CORNER
BRASS CAP
PLS 7015
CP&F #2017-05529

20

29

N89°14'21"W - 2642.98'

SE COR.
GLO BRASS CAP
CP&F #101105612

20

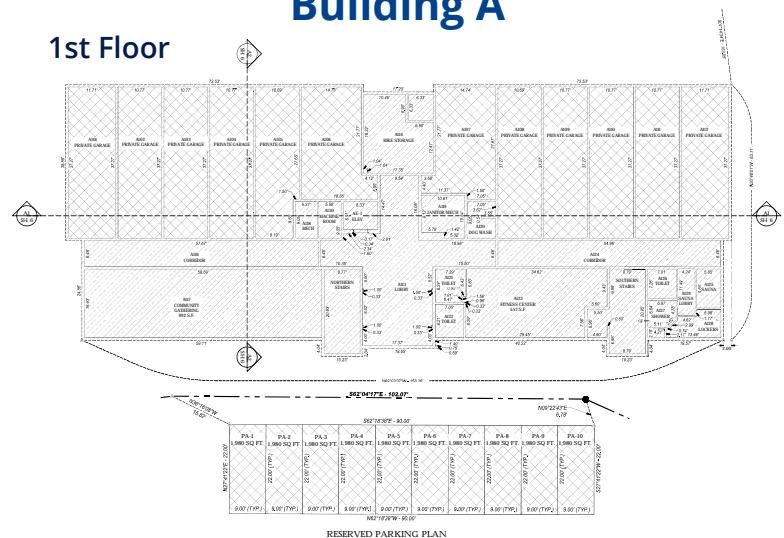
21

29

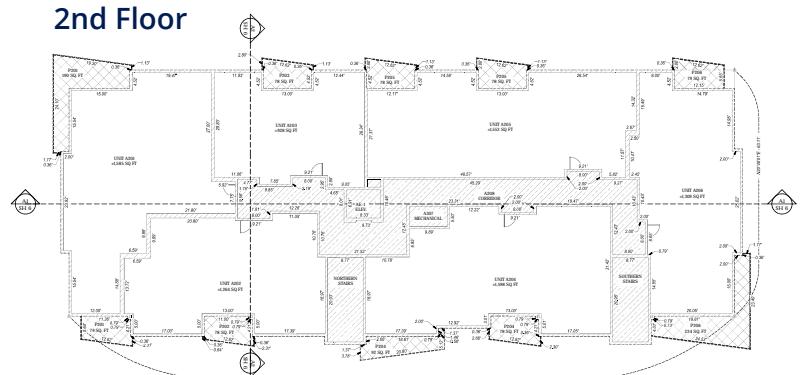
28

Building A

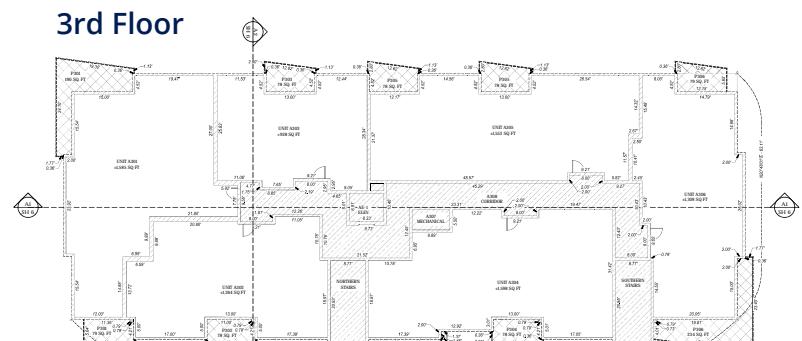
1st Floor



2nd Floor

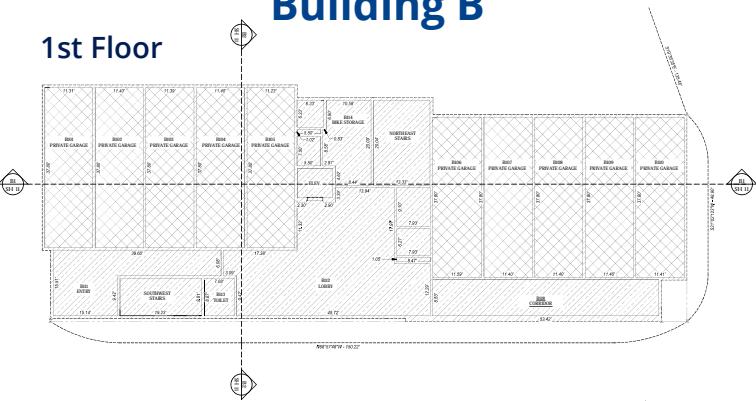


3rd Floor

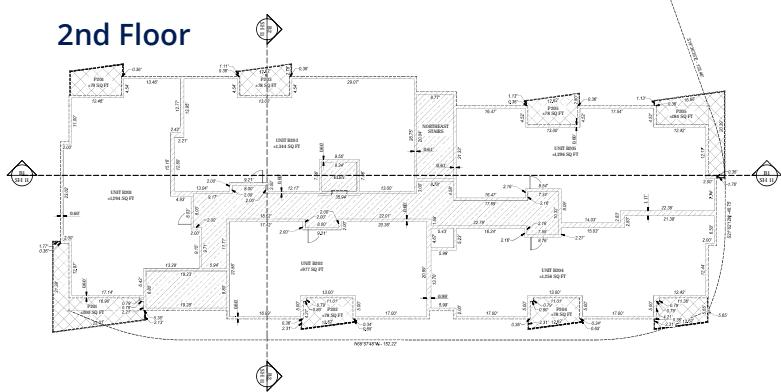


Building B

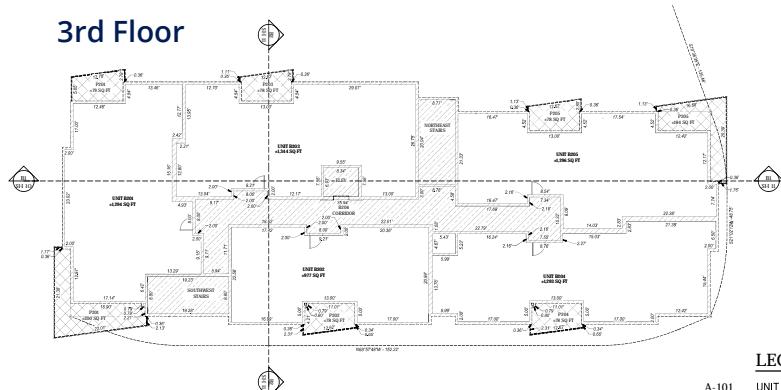
1st Floor



2nd Floor



3rd Floor



LEGEND

A-101	UNIT NUMBER
P101	PATIO AREA NUMBER
-----	EXTERIOR BUILDING WALL LINE
-----	INTERIOR BUILDING WALL LINE
-----	TIE LINE
-----	COMMON AREA
-----	LIMITED COMMON AREA
-----	UNIT DOOR

Local Area Map





Area Overview

MASTER PLAN

Harris Ranch is the realization of a decades-old dream. Today, the neighborhood is a vibrant community of more than 1,000 quality residences, designed to be connected to one another, to neighborhood amenities, and to nature. View the plans that brought this vision to life.

Source: <https://www.harris-ranch.com/master-plan>





COMMUNITY

E. Barber Drive is located minutes from the foothills as well as the vibrant, well connected community of the Harris Ranch development. This area is complete with over 1,000 quality residents, world-class pedestrian and bike paths, premium green spaces and river frontage.

[Google Map](#)

[Street View](#)



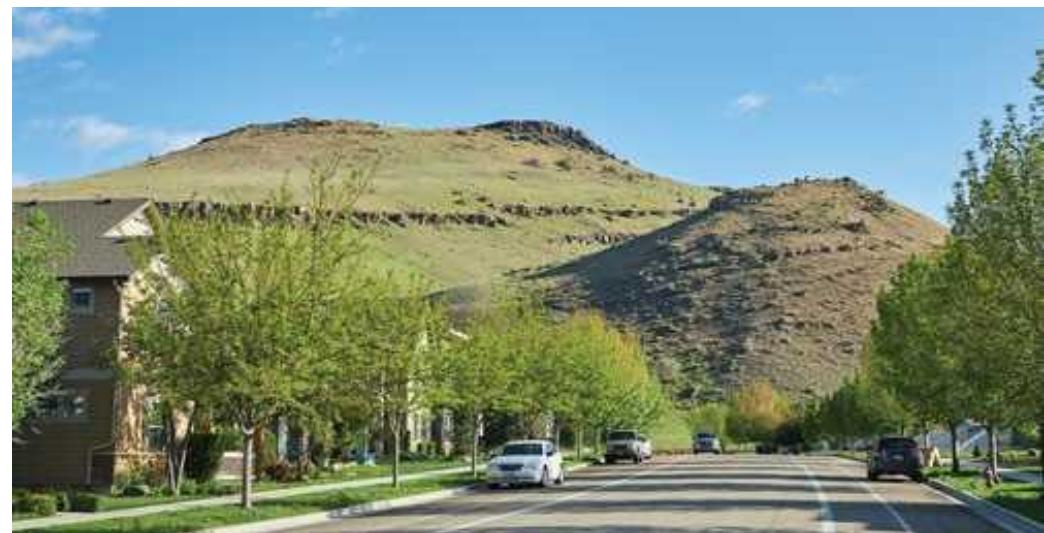
3000 feet



AMENITIES

Among the amenities that contribute to residents' quality of life:

- Green spaces, pocket parks, and flower fields
- Safe, well-maintained walking and bike paths
- Direct access to the Boise Greenbelt, Boise River, and Foothills trail network
- Locally owned restaurants and services in the neighborhood
- Close to Warm Springs Golf Course, downtown Boise, Bown Crossing, and the Boise airport
- Nearby arts & culture such as the Idaho Shakespeare Festival, Idaho Botanical Gardens, Barber Park & more
- Dallas Harris Elementary school in the heart of the neighborhood
- Future development includes additional housing, The Town Center and Village Green





FUTURE COMMUNITY HUB

Retail, Dining & Greenspace to gather.

TOWN CENTER

To/from site: 2 min 6 min 21 min

Preliminary concept for a Town Center to be located in a three block area along Park Center Blvd are expected to bring as much as \$500 million in investment. Designed to be a gathering space, the Town Center boasts a walkable avenue with retail shopping, restaurants and ample green space with public seating areas.





Local Area Overview - Boise

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside.

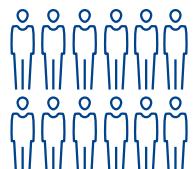
The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.

Resources:

www.cityofboise.org

www.boise.org

 2025 population
235,012

 **#2**

Best Places to Live in the U.S. - *U.S. News, 2024*

 2025 Average Household Income
\$120,729

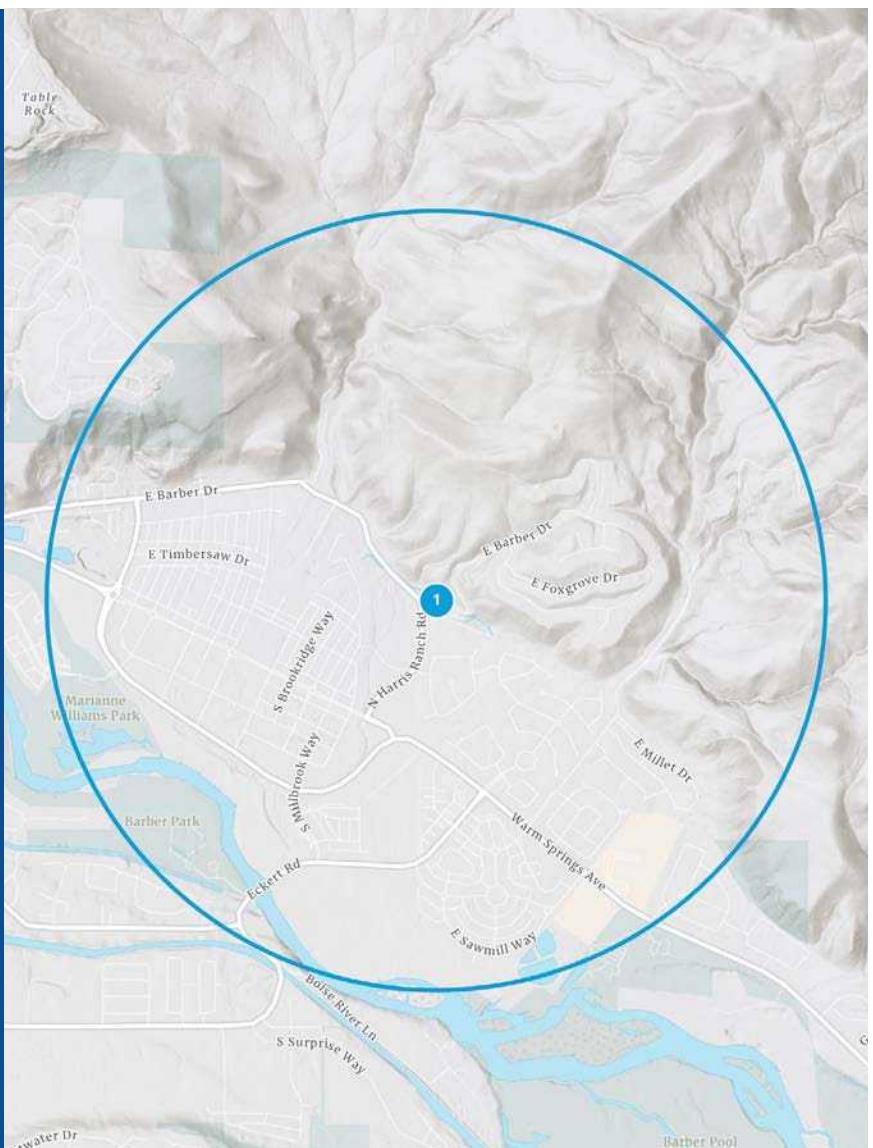
 **22**

Average Commute Time (min)



Demographics

1 Mile Radius	
Population	
2025 Estimated Population	6,487
2030 Projected Population	7,211
Projected Annual Growth '25-'30	2.14%
Household	
2025 Estimated Households	2,515
2030 Projected Households	2,826
Income	
2025 Est. Average HH Income	\$219,684
2025 Est. Median HH Income	\$186,423
Misc.	
2025 Median Home Value	\$711,276
2023 Median Gross Rent (5 yr)	\$2,270
2025 Est. Median Age (yrs)	44
2020 Average Travel Time to Work	21.0
2025 Est. Total HH Expenditure	\$456.7 M



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