

Downtown Boise

EAST END

POT BENCH

Site

Investment & Development Opportunity |  
Offering Memorandum

4812 E Barber Drive  
Boise ID

Boise

HARRIS RANCH

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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

Property Type Land/Development

Land Size 2.1 Acres

Zoning SP-01

Number of Dwellings 22

OFFERING PRICE

\$ 2,500,000

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.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.67	S30°40'23"E
L2	24.46	N47°58'22"W
L3	14.00	S89°46'58"W
L4	14.85	N46°23'42"W
L5	34.21	S38°19'12"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	BEARING
C1	73.00	141°40'27"	180.51	210.07	N40°09'42"E
C2	372.50	21°01'50"	136.73	69.14	S38°29'18"E
C3	127.50	42°14'37"	94.00	49.25	N69°05'42"W
C4	20.00	61°05'41"	21.33	11.80	S39°39'43"E
C5	125.00	17°17'11"	37.71	19.00	N37°45'02"W

## 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 BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF 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

TIE 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

## RECORD DATA

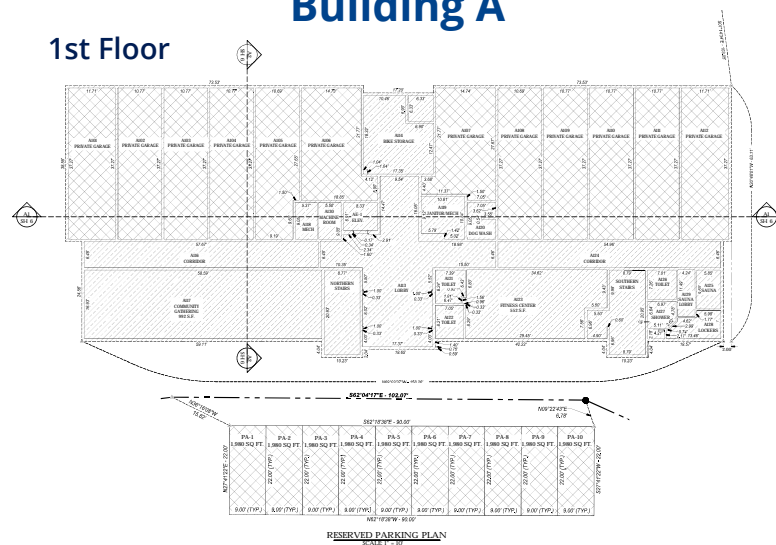
ROS INST. No. 2019-094503  
WARRANTY DEED INST. No. 2023-009671

SE COR.  
GLO BRASS CAP  
CP&F #101105612

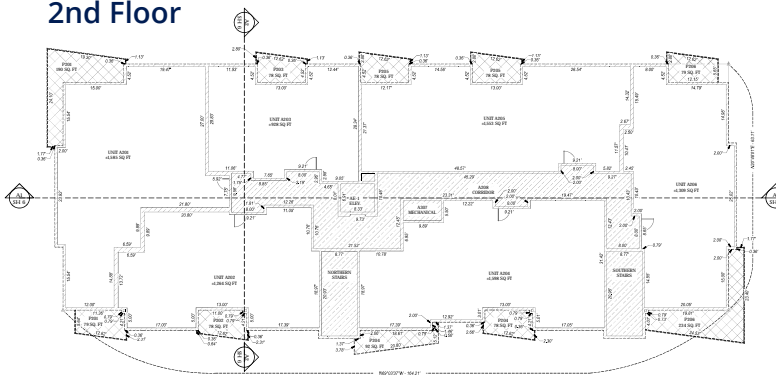


## Building A

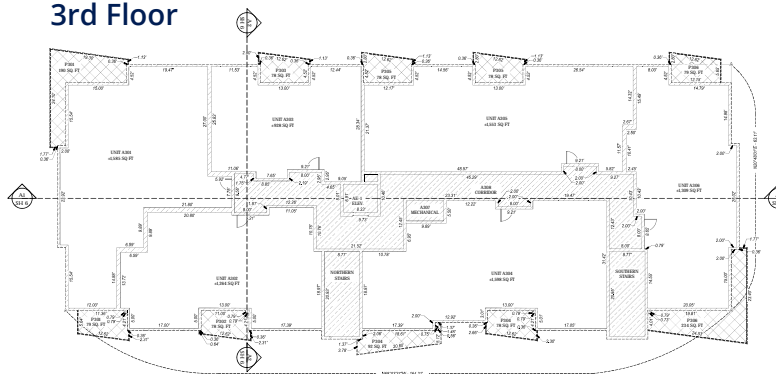
## 1st Floor



## 2nd Floor

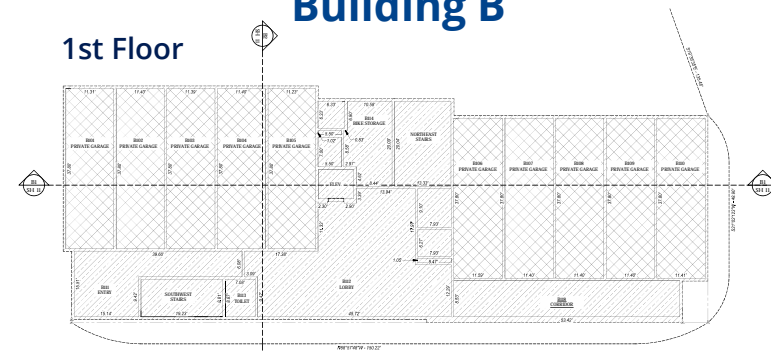


### 3rd Floor

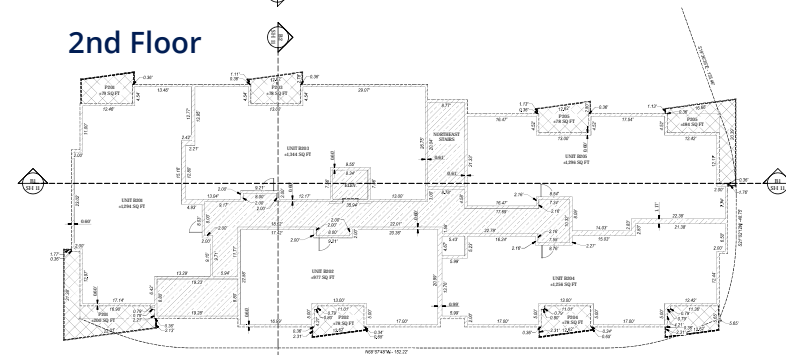


## Building B

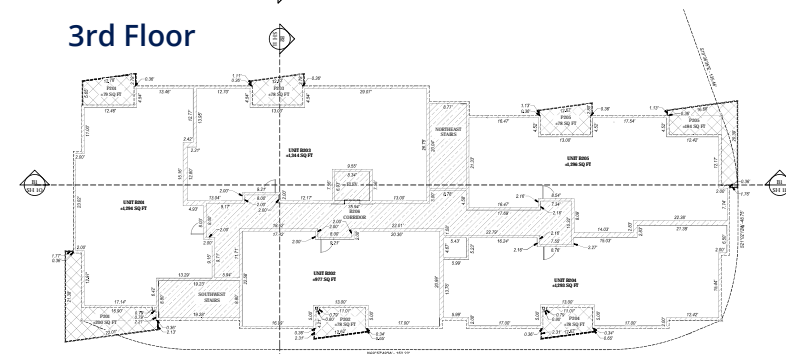
## 1st Floor



## 2nd Floor



### 3rd Floor



### LEGEND

A-101 UNIT NUMBER

P101 PATIO AREA NUMBER

EXTERIOR BUILDING WALL LINE

INTERIOR BUILDING WALL LINE

TIE LINE

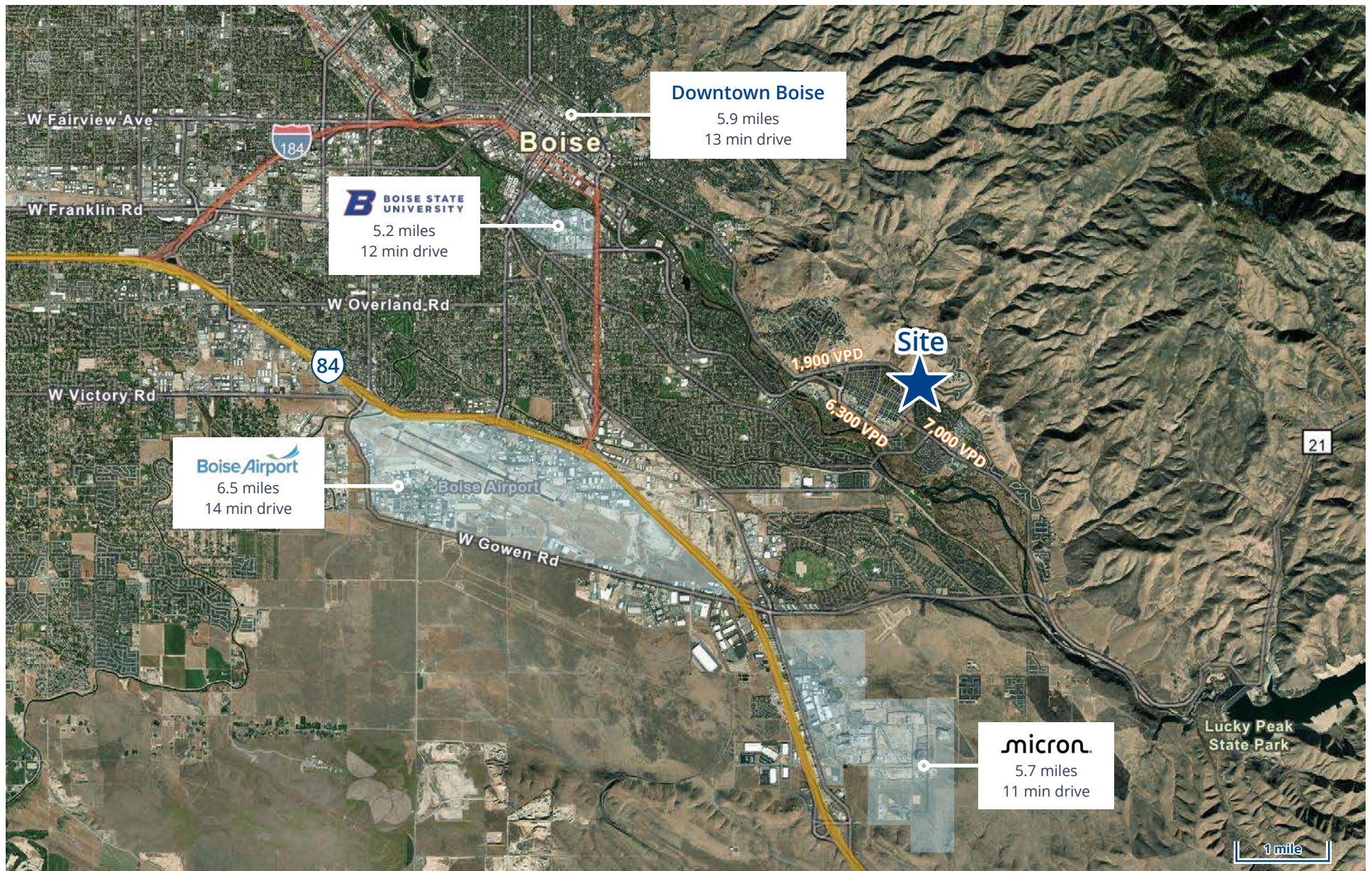
COMMON AREA

LIMITED COMMON AREA

UNIT DOOR



# Local Area Map





An aerial photograph of the Harris Ranch area. In the background, there are rolling hills and mountains, some with patches of snow. The foreground shows a residential neighborhood with houses and a large, irregularly shaped swimming pool with a red-tiled deck. The text "Harris Ranch" is written in a white, cursive font across the top of the image, with a white wavy line underneath it.

# Harris Ranch

## 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](http://www.cityofboise.org)

[www.boise.org](http://www.boise.org)



2025  
population

235,012



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

#2



2025 Average  
Household Income

\$120,729



Average  
Commute Time (min)

22





# Demographics

## 1 Mile Radius

### Population

2025 Estimated Population	6,487
2030 Projected Population	7,211
Projected Annual Growth '25-'30	2.14%

### Household

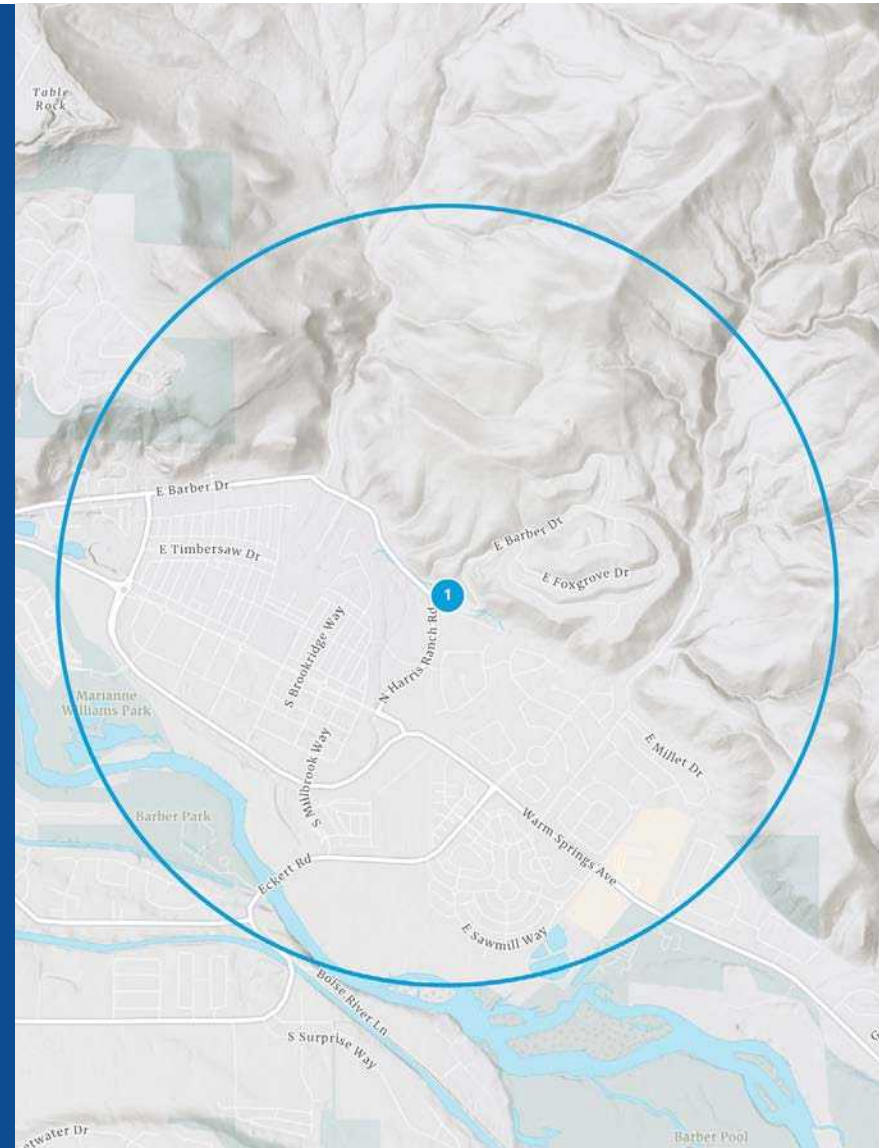
2025 Estimated Households	2,515
2030 Projected Households	2,826

### 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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