

TOK

COMMERCIAL

IHG
HOTELS & RESORTS

1915 W AIRPORT WAY

COMMERCIAL DEVELOPMENT LAND | BOISE, ID 83705



81,127 VPD

W AIRPORT WAY

2.09 ACRES

EXCELLENT
DEVELOPMENT PARCEL
ADJACENT TO THE BOISE AIRPORT

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Prime development site located adjacent to Boise Airport (BOI).

The Boise Airport hosts ~5 million passengers annually, generating consistent business and leisure travel demand to 27 non-stop destinations.

Historically undeveloped land with a clean Phase I Environmental Site Assessment (ASTM compliant) - Completed November 16, 2021.

Ideal location for hotel development or car rental company catering to air travelers, airline crews, and corporate visitors.

Immediate access to Interstate 84 via Vista Avenue and Broadway Avenue provides convenient regional connectivity.

PROPERTY SIZE 2.09 Acres

SALE PRICE **\$1,950,000**

PRICE/SF \$21.46/SF

ZONING MX-2 | [Mixed Use: General](#)

SUBMARKET Airport

UTILITIES Available to Site

CONTACT



HIGHLIGHTS



DETAILS



UPDATED: 2.24.2026

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Boise Airport

- 4,990,885 - Yearly passengers
- 81% Increase in passengers (2014-2024)
- 27 Nonstop destinations



IHG
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SITE



S VISTA AVE

W AIRPORT WAY



81,127 VPD

BROADWAY AVE

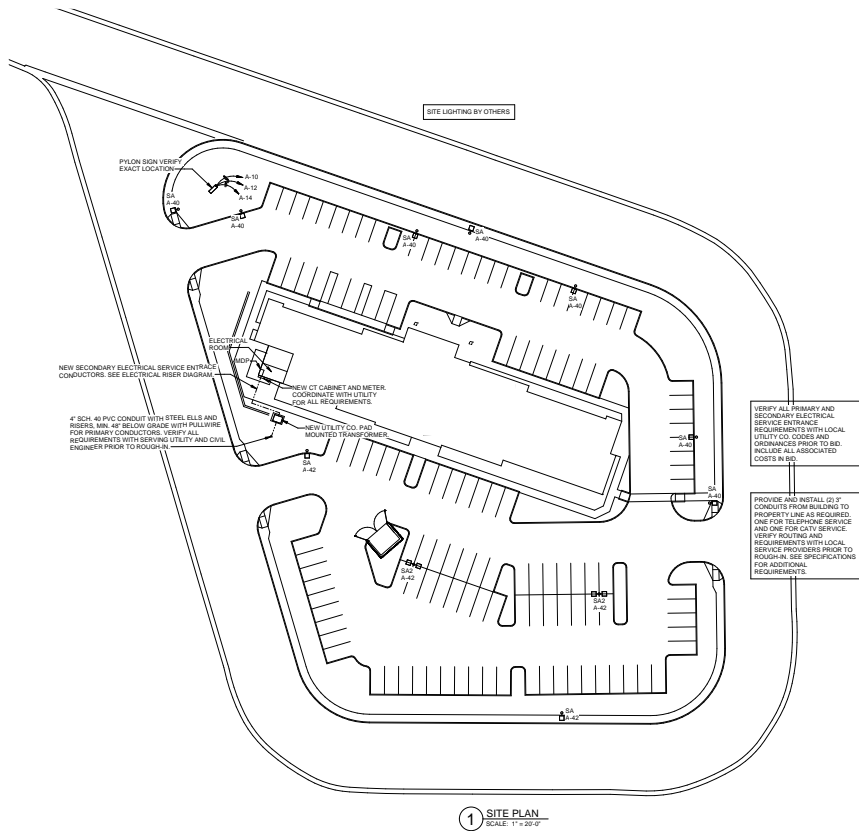
UTILITIES AVAILABLE TO SITE

PHASE I ESA CONDUCTED

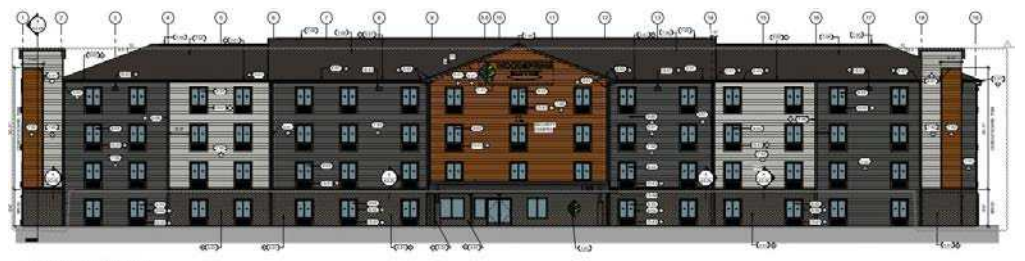
A Phase I Environmental Site Assessment was completed by Terracon on November 16, 2021. The assessment, conducted in accordance with ASTM standards, found the property to be historically undeveloped land and concluded that no Recognized Environmental Conditions (RECs) or environmental concerns were identified. **The report determined that no further environmental investigation was warranted, supporting a low environmental risk profile for the property.**



PROPOSED SITE PLAN



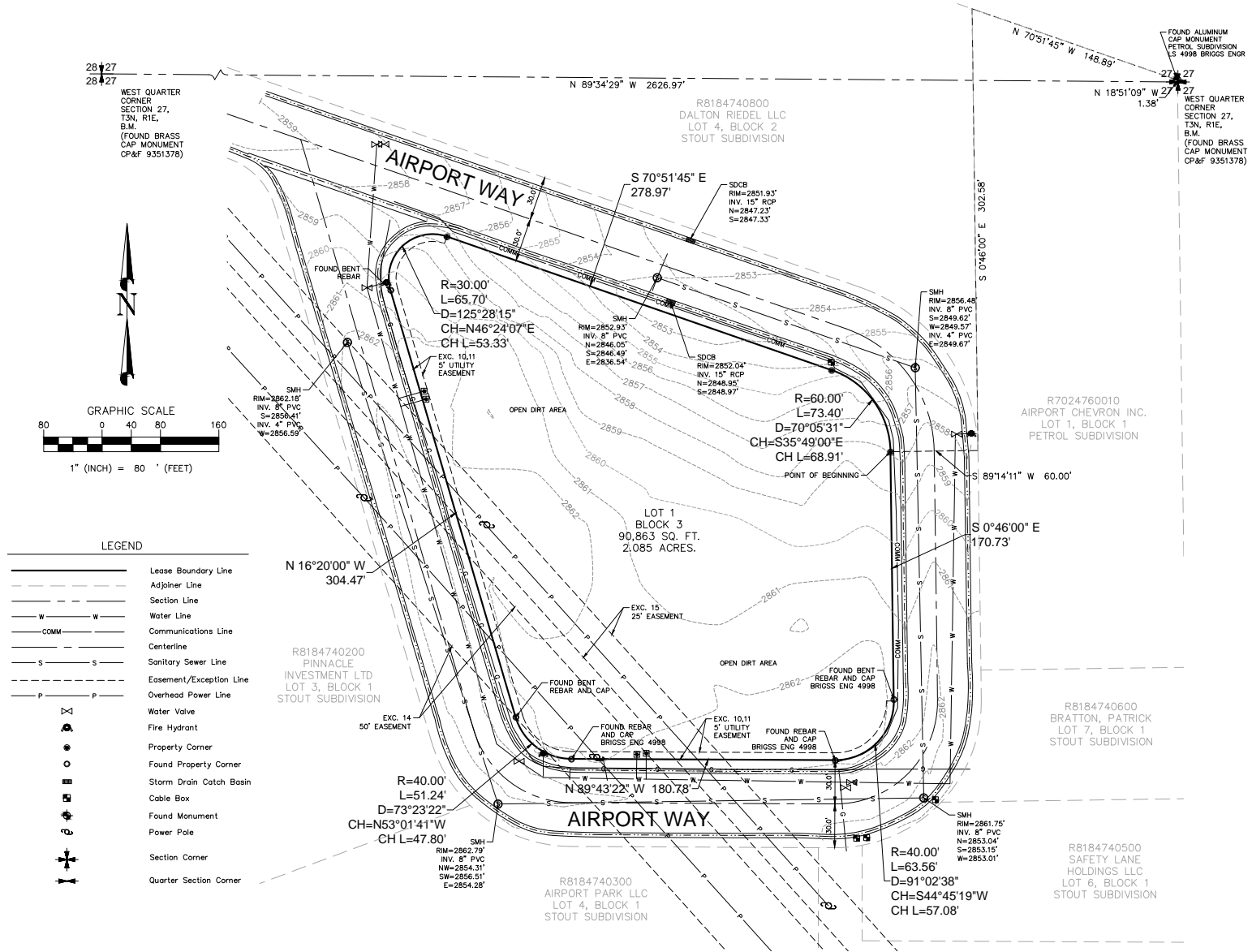
PROPOSED ELEVATIONS



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ALTA SURVEY | CONDUCTED 3/23/2022



POSITIONED AMONG BOISE'S LEADING RETAIL HUBS OFFERING SEAMLESS CONNECTIVITY



15 MIN DRIVE TIME RADIUS DEMOS

POPULATION:	184,991
HIST. ANNUAL GROWTH RATE:	1.2%
AVERAGE HOUSEHOLD INCOME:	\$114,165
TOTAL CONSUMER RETAIL EXPENDITURE:	\$4.21B (2025)

BOISE CITY CORE
12 MINUTES / 4.4 MILES AWAY



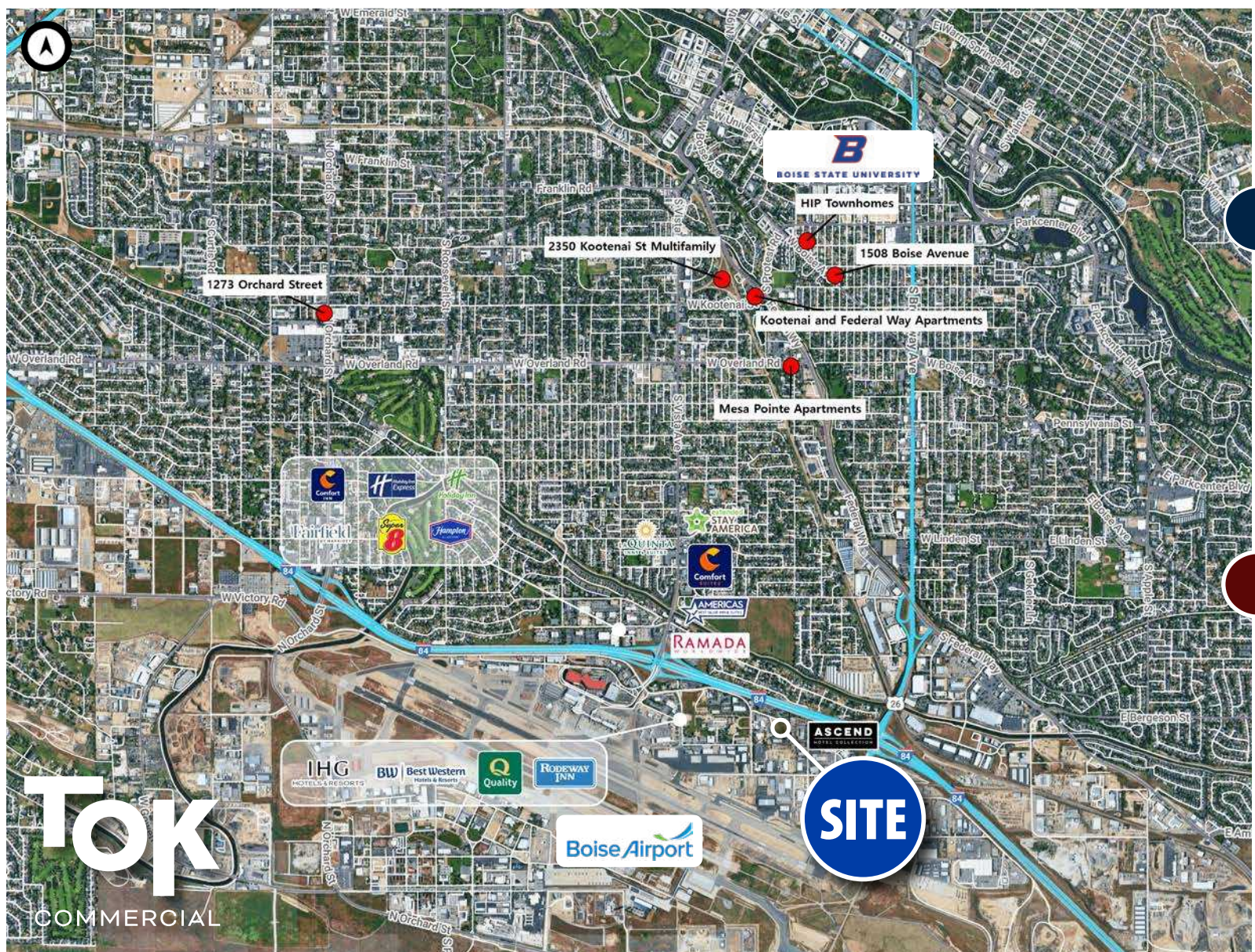
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SURROUNDED BY HOTELS AND GROWING MULTIFAMILY DEVELOPMENTS, THIS PROPERTY BENEFITS FROM A BUILT-IN CUSTOMER BASE AND CONSISTENT DEMAND FROM BOTH VISITORS AND RESIDENTS.



HOTELS

1 IHG (Garnier Hotel)	73 Rooms
2 Quality Inn	61 Rooms
3 Best Western Hotels	85 Rooms
4 Rodeway	69 Rooms
5 Comfort Inn	107 Rooms
6 Holiday Inn	119 Rooms
7 Holiday Inn Express	104 Rooms
8 Fairfield	61 Rooms
9 Super 8	106 Rooms
10 Hampton	63 Rooms
11 Ramada	116 Rooms
12 Extended Stay America	107 Rooms
13 Comfort Inn Suites	83 Rooms
14 La Quinta	60 Rooms
15 Ascend Hotel (Hotel 28)	124 Rooms

PLANNED MULTIFAMILY

1 1273 Orchard Street	64 Units
2 1508 Boise Avenue	26 Units
3 HIP Townhomes	10 Units
4 Mesa Pointe Apartments	12 Units
5 Kootenai and Federal Way Apartments	194 Units
6 2350 Kootenai St Multifamily	85 Units

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LOCATED NEAR MICRON'S MAJOR CAMPUS EXPANSION, THIS PROPERTY IS STRATEGICALLY POSITIONED TO CAPTURE DEMAND FROM A RAPIDLY GROWING WORKFORCE AND THE BUSINESSES THAT SUPPORT IT.



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