



**13 FINISHED LOTS**  
RARE OPPORTUNITY IN BOISE CITY LIMITS!

CONTACT

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HIGHLIGHTS

- Highly desirable central Boise location adjacent to city parks, near schools, and surrounded by established services and amenities.
- Rare opportunity for new residential construction within the Boise city limits.
- Scarce offering of finished residential lots in Boise, a market with limited available inventory.
- Thirteen finished lots featuring a range in lot sizes to accommodate a variety of home designs.
- Seller to provide 1 year bond for the remaining improvements: Fencing, landscaping and irrigation. Buyer to be responsible for completing improvements within 12 months (est. \$125,000).

DETAILS

<b>PROPERTY TYPE:</b>	7 Lots   45' x 93' 6 Lots   46' x 80'
<b>SALE PRICE:</b>	\$2,300,000
<b>PRICE PER LOT:</b>	\$176,923
<b>FINISHED LOTS:</b>	13
<b>ZONING:</b>	R-1C

UPDATED: 2.11.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

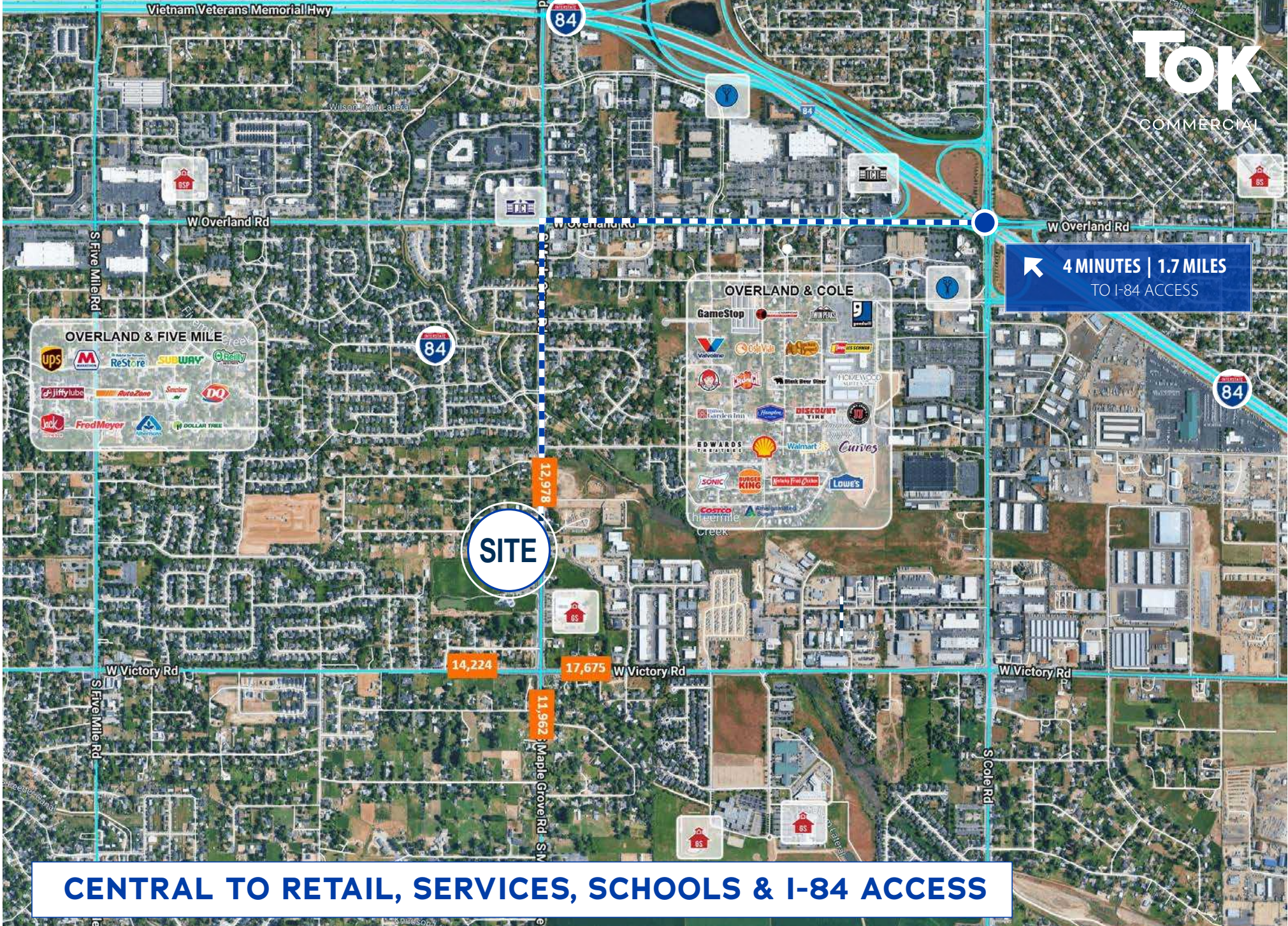




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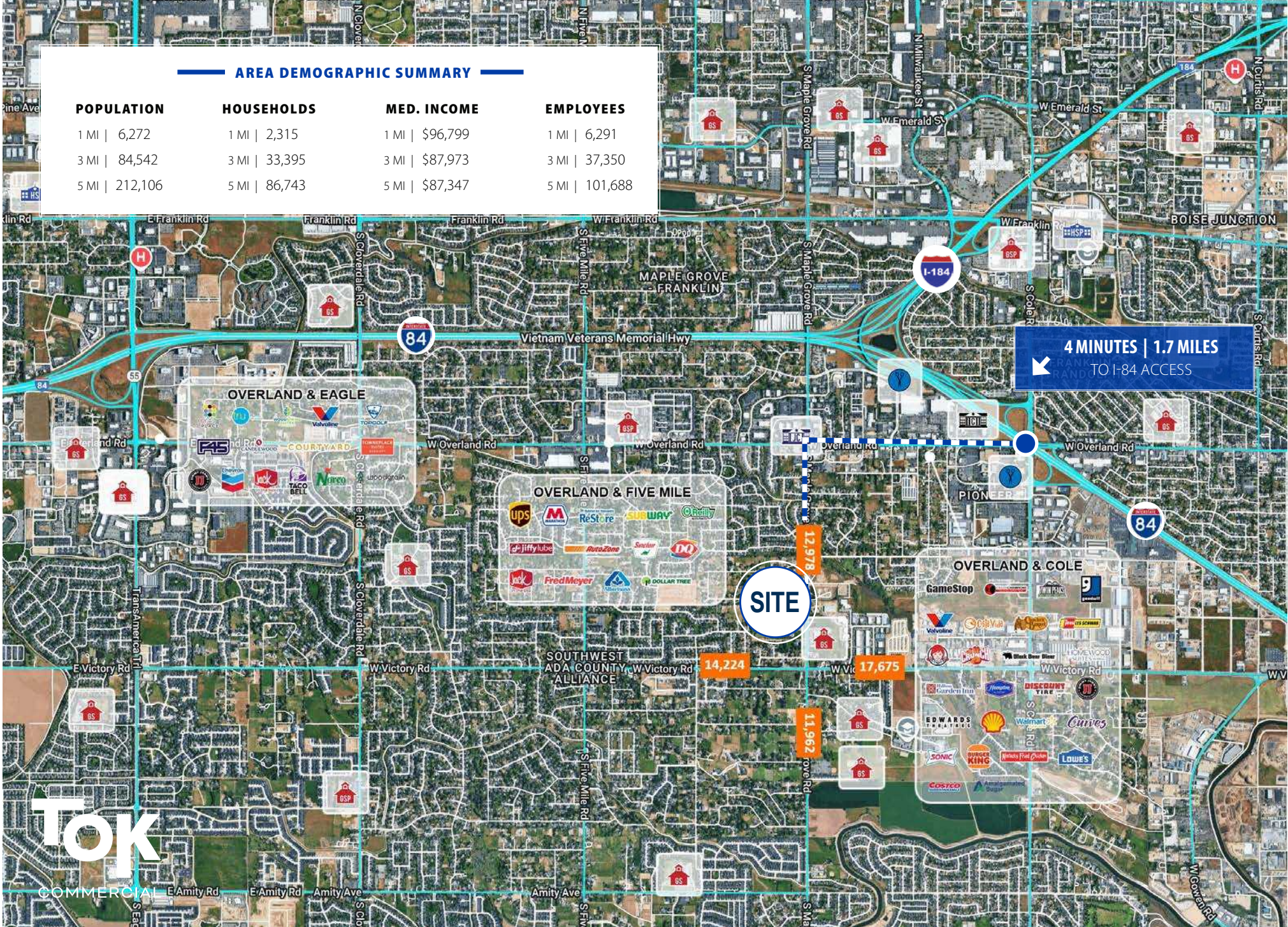
**CENTRAL TO RETAIL, SERVICES, SCHOOLS & I-84 ACCESS**

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## AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI   6,272	1 MI   2,315	1 MI   \$96,799	1 MI   6,291
3 MI   84,542	3 MI   33,395	3 MI   \$87,973	3 MI   37,350
5 MI   212,106	5 MI   86,743	5 MI   \$87,347	5 MI   101,688



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