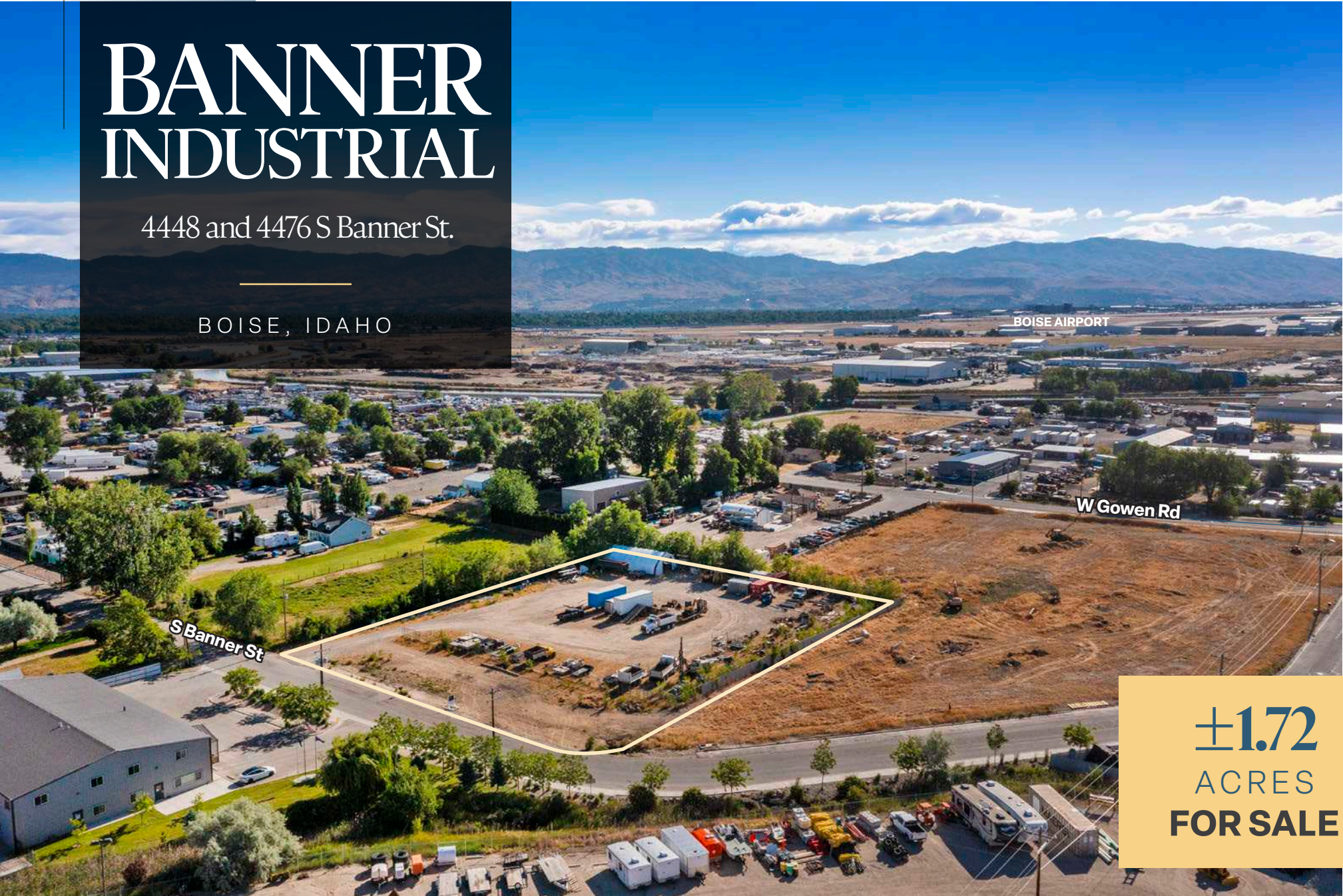


BANNER INDUSTRIAL

4448 and 4476 S Banner St.

BOISE, IDAHO



±1.72
ACRES
FOR SALE

CBRE

EXECUTIVE SUMMARY

CBRE Private Capital Partners is pleased to present the opportunity to acquire two adjacent M3-zoned parcels totaling 1.72 acres at 4448 and 4476 S Banner Street in Boise, Idaho (the “Property”). Located within the Boise Airport Industrial District off W Gowen Road, the Property offers one of the few remaining entitled, utility-served heavy industrial land opportunities available at an infill location in the Treasure Valley.

The Property carries City of Boise M3 (Heavy Industrial) zoning, supporting a broad range of uses including warehousing, distribution, manufacturing, contractor yards, fleet storage, and outdoor storage. All utilities are available to the site, eliminating infrastructure lead time and allowing a buyer to proceed directly from close of escrow to permitting and site planning. Existing improvements carry no contributory value and are priced accordingly. The two parcels must be conveyed together, offering a contiguous 1.72-acre footprint at an asking price of \$1,400,000 (approximately \$814,000 per acre).

The Property sits within a well-established industrial corridor on S Banner Street, surrounded by active operators including TAF Distributing, RM Mechanical, and King Mechanical. S Banner Street connects directly to W Gowen Road with no ingress or egress limitations, providing seamless access to the broader Treasure Valley distribution network and immediate proximity to Boise Airport – the region’s primary commercial and cargo gateway. The seller is motivated and ready to transact immediately, with flexibility on deal structure including seller financing, phased closings, or earn-out arrangements.

At the market level, the Treasure Valley’s industrial sector continues to experience tightening vacancy driven by population growth, e-commerce expansion, and manufacturing relocation from higher-cost western metros. M3-entitled infill sites with utilities in place are increasingly scarce within Boise city limits, and new supply requires entitlement timelines that extend well beyond a shovel-ready site like this one. The Property offers strong exit optionality across owner-user, developer, and investor profiles, supporting broad buyer depth at disposition.



PROPERTY OVERVIEW

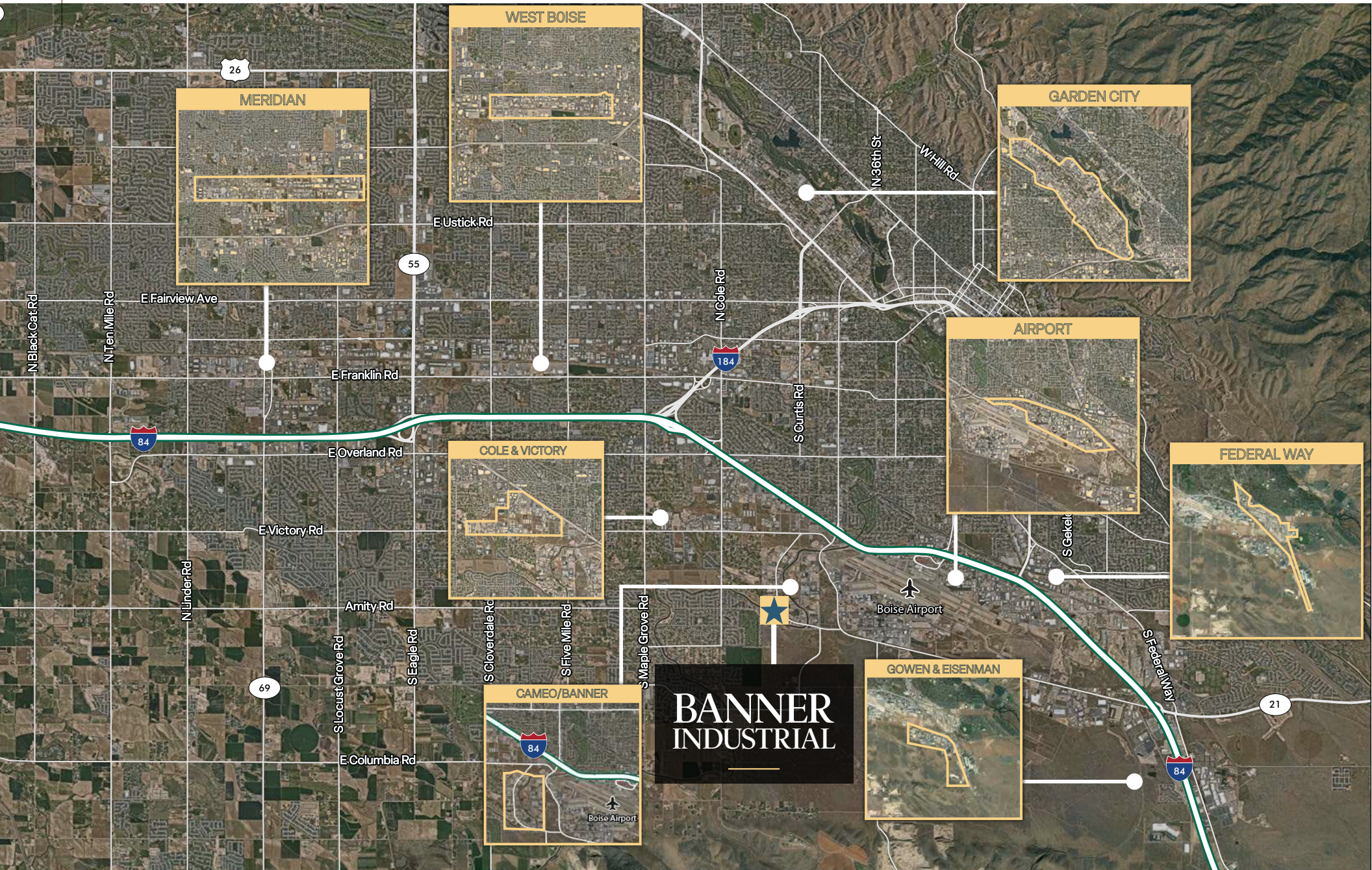
Lot Square Feet	74,748
Lot Acres	Total 1.761 (each parcel 0.858)
Zoning	M3 Ada County
Zoning Description	Airport Industrial
Parcel Numbers	R7334120710, R7334120720
Asking Price	\$1,400,000

LOCATION & HIGHLIGHTS



- » **THE SITE:** 1.72-acre assemblage carrying M3 (Heavy Industrial) zoning
- » **ZONING:** Permitting warehousing, distribution, manufacturing, contractor yards, fleet storage, and outdoor storage with no rezoning or CUP required.
- » **MITIGATED DOWNSIDE RISK:** All utilities are available to the site, providing a buyer with minimal entitlement or off site development risk.
- » **SEAMLESS CONNECTION:** S Banner Street connects directly to W Gowen Road providing unrestricted access to I-84 and the broader Treasure Valley distribution network.
- » **STRATEGIC LOCATION:** The Property sits within the immediate influence area of the Boise Airport, the Treasure Valley's primary commercial and cargo gateway, offering a structural advantage for aviation-related users, freight and logistics operators, and airport-adjacent businesses.

MAJOR INDUSTRIAL



DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Businesses	148	2,445	10,254
2025 Employees	2,521	35,091	149,914
2025 Daytime Population	3,776	67,605	254,459
2025-2030 Annual Population Growth Rate	8.90%	1.68%	1.35%
EMPLOYMENT STATUS			
2025 Civilian Population 16+ in Labor Force	1,648	34,140	101,821
2025 Employed Civilian Population 16+	1,605	33,267	98,905
2025 Unemployed Population 16+	2.6%	2.6%	2.9%
HOUSEHOLDS			
2025 Households - Current Year Estimate	1,213	23,273	72,940
2025 Average Household Income	\$132,492	\$107,011	\$106,818
2025 Median Household Income	\$99,272	\$83,004	\$80,389
2025 Average Household Size	2.57	2.48	2.32
HOUSING UNITS			
2025 Owner Occupied Housing Units	87.1%	67.4%	57.5%
2025 Renter Occupied Housing Units	11.2%	29.4%	37.8%

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