

# DEVELOPMENT LAND FOR SALE 2007 S. SATURN WAY

Boise, ID 83709



## ECONOMIC DATA

|                      |             |
|----------------------|-------------|
| <b>SALE PRICE:</b>   | \$2,035,000 |
| <b>LOT SIZE:</b>     | 7.19 AC     |
| <b>ZONING:</b>       | C-1D        |
| <b>PRICE PER SF:</b> | \$5.25      |

## PROPERTY INFORMATION

|                   |                  |
|-------------------|------------------|
| <b>COUNTY:</b>    | Ada              |
| <b>MARKET:</b>    | Boise City/Nampa |
| <b>SUBMARKET:</b> | Boise            |

## LISTING DATA

|                     |         |
|---------------------|---------|
| <b>WATER/SEWER:</b> | On-Site |
|---------------------|---------|

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this 7.19 acre site zoned C-1D for sale. Conveniently located near the I-84 & Cole Interchange, the site is adjacent to the Boise Costco, the Boise Spectrum, and sits in close proximity to the planned residential developments in south Boise.

## LOCATION OVERVIEW

7.19 acres zoned C1-D adjacent to the Boise Costco. Convenient access to the I-84 & Cole Interchange. Nearby Retailers include: Walmart, Lowes, Costco, and the Boise Spectrum

## PROPERTY HIGHLIGHTS

- Utilities to the site
- Alta Survey, Phase 1, and Geotechnical Report available
- 374.35 feet of frontage on Saturn Way

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No liability of any kind is to be imposed on the broker herein.

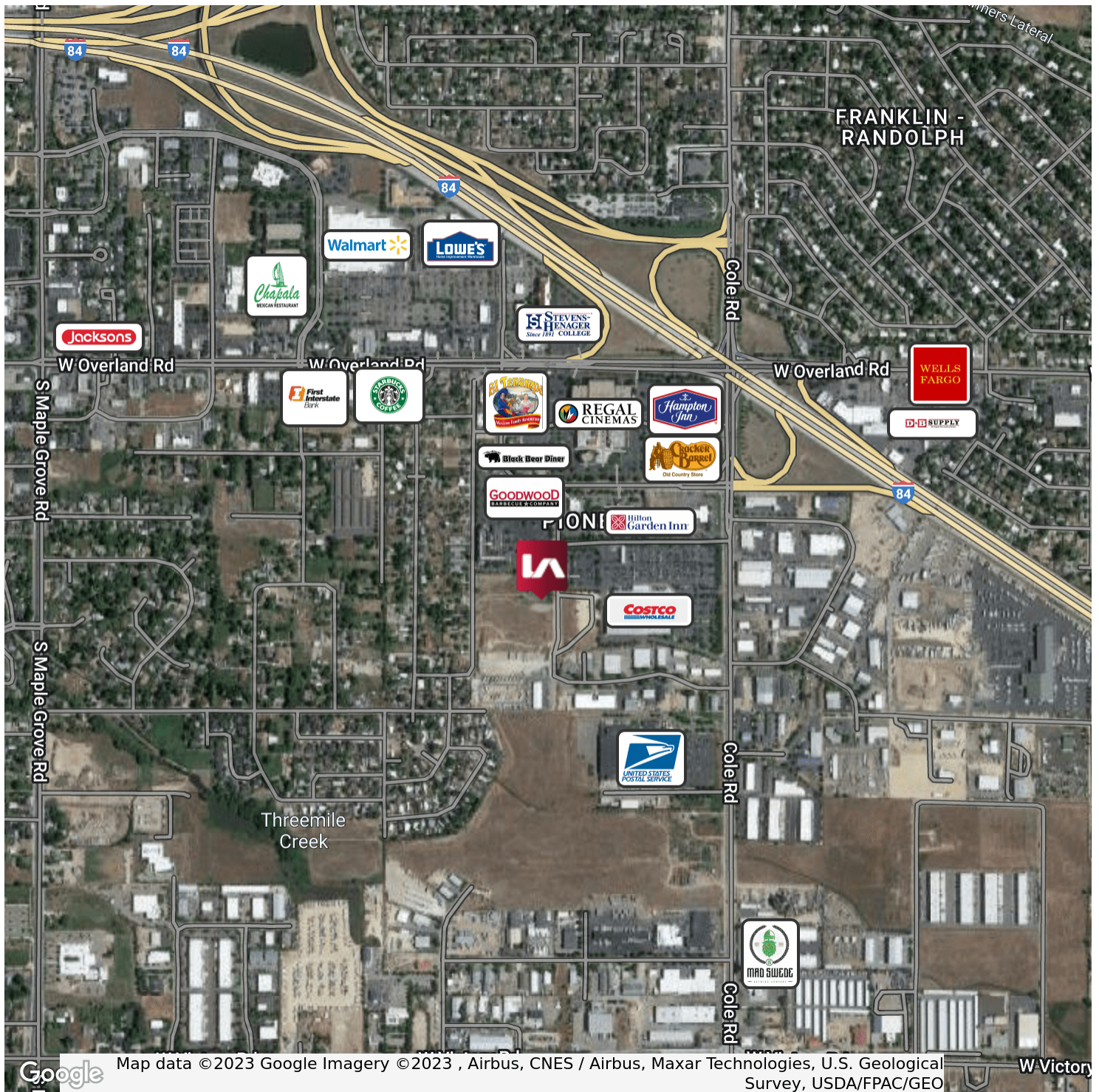


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COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



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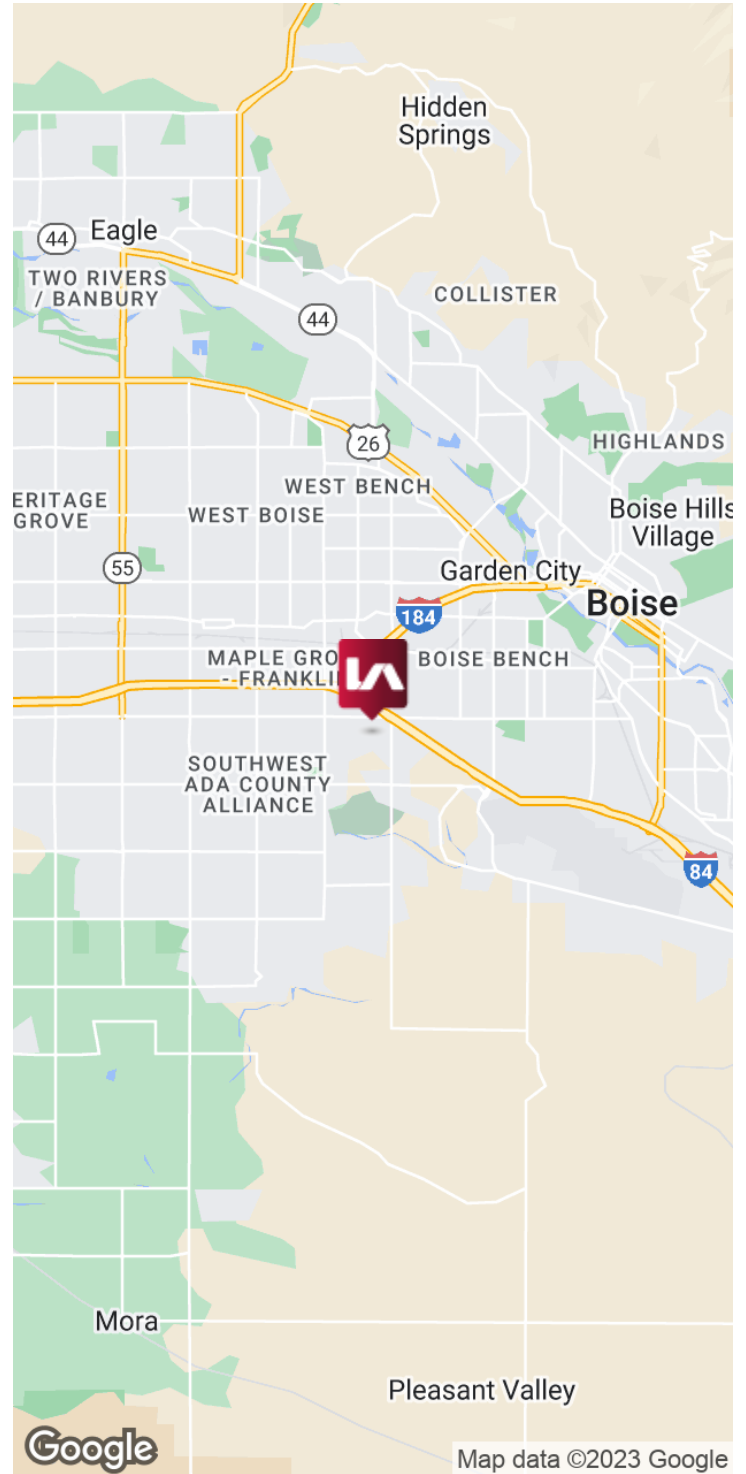
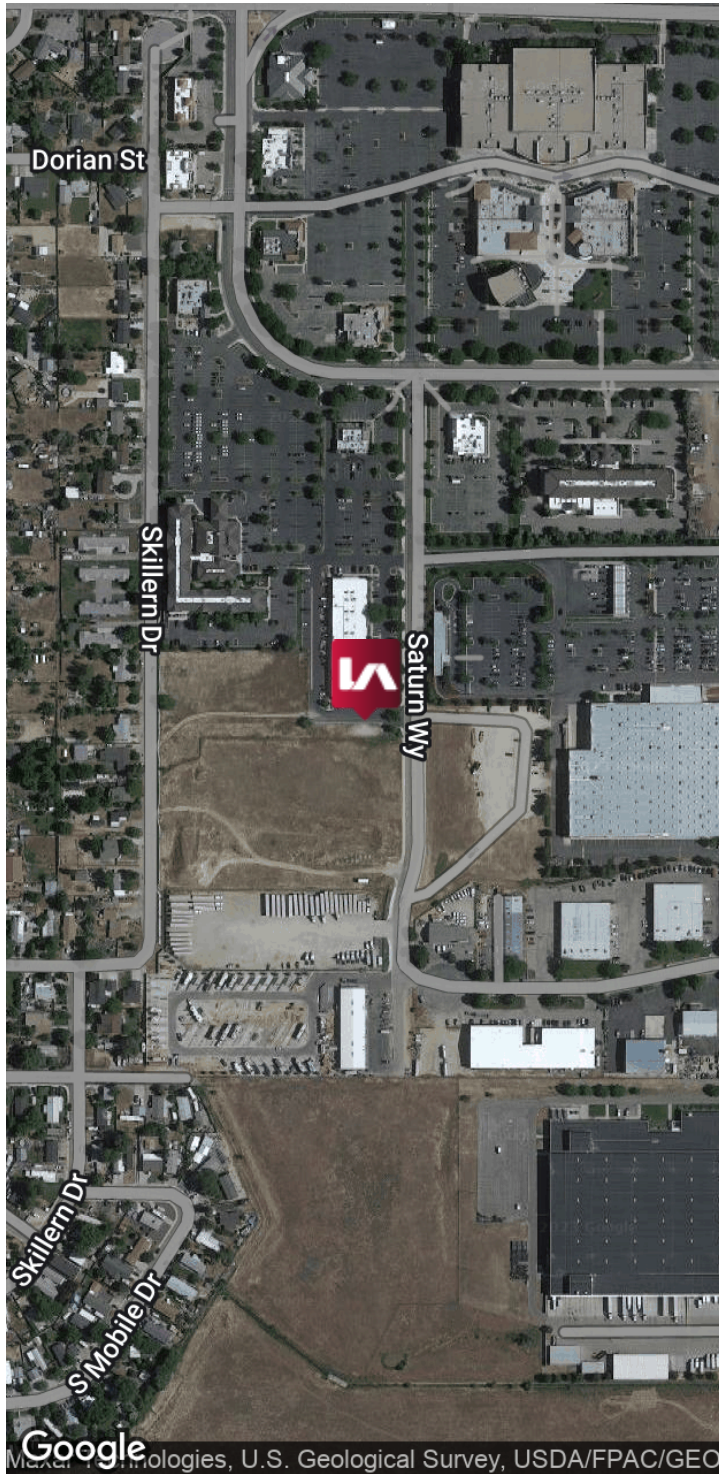


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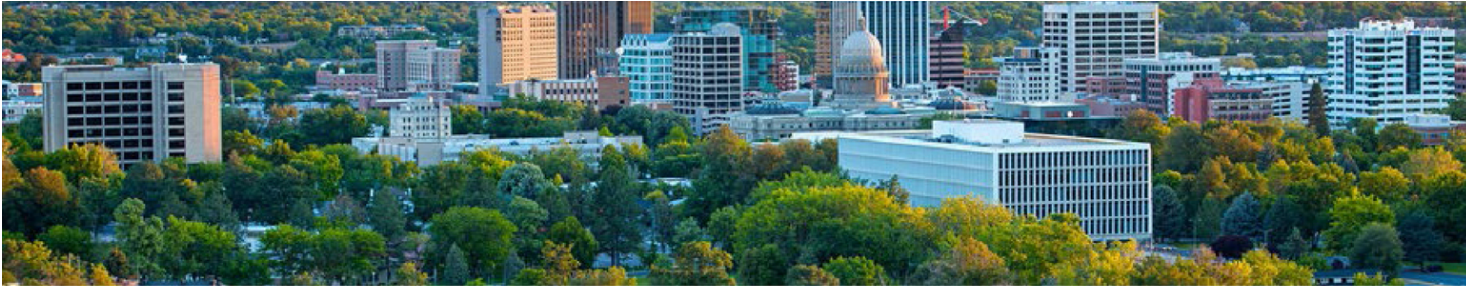


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## BOISE, IDAHO

Boise, Idaho is the state capital, the third largest city in the Pacific Northwest, and the county seat of Ada County. Located on the Boise River in southwestern Idaho, the population of Boise is currently 241,368. Once a hub for extraction industries, the city is now a center for high tech, agribusiness, food processing, shared services, manufacturing and state government. The major employers located in Boise include Albertsons, J.R. Simplot Company, Idaho Pacific Lumber Company, Idaho Timber, WinCo Foods, Bodybuilding.com and Clearwater Analytics. Other major industries have a presence in Boise such as Hewlett Packard and Wal-Mart.W



### DEMOGRAPHICS

| POPULATION              | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| 2019 Total Population:  | 7,193     | 89,999    | 214,621   |
| 2024 Population:        | 8,031     | 98,228    | 235,104   |
| Pop Growth 2019-2024:   | 11.65%    | 9.14%     | 9.54%     |
| HOUSEHOLDS              |           |           |           |
| 2019 Total Households:  | 2,835     | 34,580    | 86,924    |
| HH Growth 2019-2024:    | 12.13%    | 9.15%     | 9.69%     |
| Median Househo Id Inc.: | \$56,356  | \$55,225  | \$53,973  |
| 2019 Avg HH Vehicles:   | 2.00      | 2.00      | 2.00      |
| HOUSING                 |           |           |           |
| Median Home Value:      | \$194,099 | \$197,591 | \$212,385 |
| Median Year Built:      | 1982      | 1985      | 1986      |

## LOCATION HIGHLIGHTS

- Boise is ranked number 8 on the safest cities in the world
- 2nd lowest property tax in the country, 6th best economic outlook
- Unemployment 1.5% lower than the national average
- 3rd most improved state for business, and 1st most friendly state for small business
- 6th in the nation for low cost of living
- #1 lowest cost of doing business in the Pacific U.S.

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