

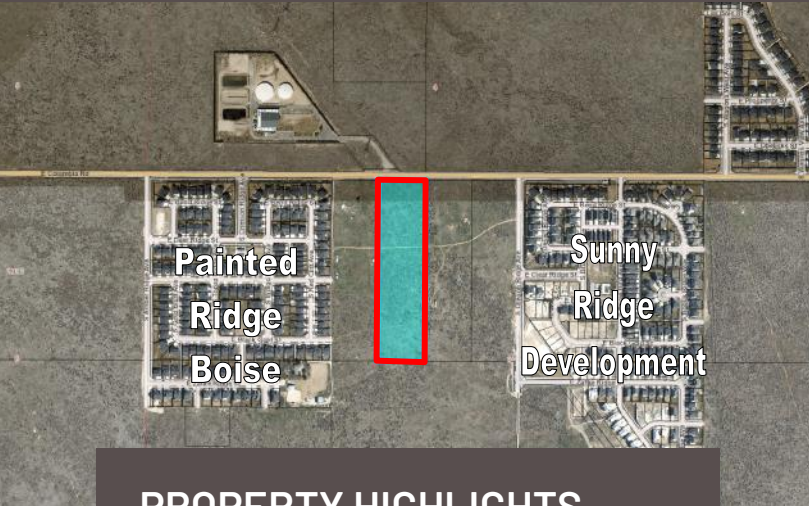
**FOR SALE
LAND**

East Columbia Road Land

BOISE, ID 83687



BOISE DEVELOPMENT LAND NEAR MICRON EXPANSION



PROPERTY DESCRIPTION

- 9.75± Acre parcel between two residential developments and close to the new Micron Expansion
- Ideal development or Long Term Hold Opportunity
- Level Topography
- In the path of progress with Rural–Urban Transition Zoning

PROPERTY HIGHLIGHTS

- Located in Boise on East Columbia Road between S. Crimson Ridge Avenue and S Oregon Ridge Avenue
- 320 Rooftops in area
- 6.5 Miles to Boise Airport
- 3 Miles to I-84
- 8 Miles to Lucky Peak Lake
- 9 Miles to Downtown Boise
- Very close proximity to Micron Expansion

OFFERING SUMMARY

PARCEL NUMBERS	TOTAL ACRES
R5350490040	9.75± Acres

PRICE	TAXES
Negotiable	\$1,951

ZONING
Rural–Urban Transition



SAWYER PRICE & KEN STARK



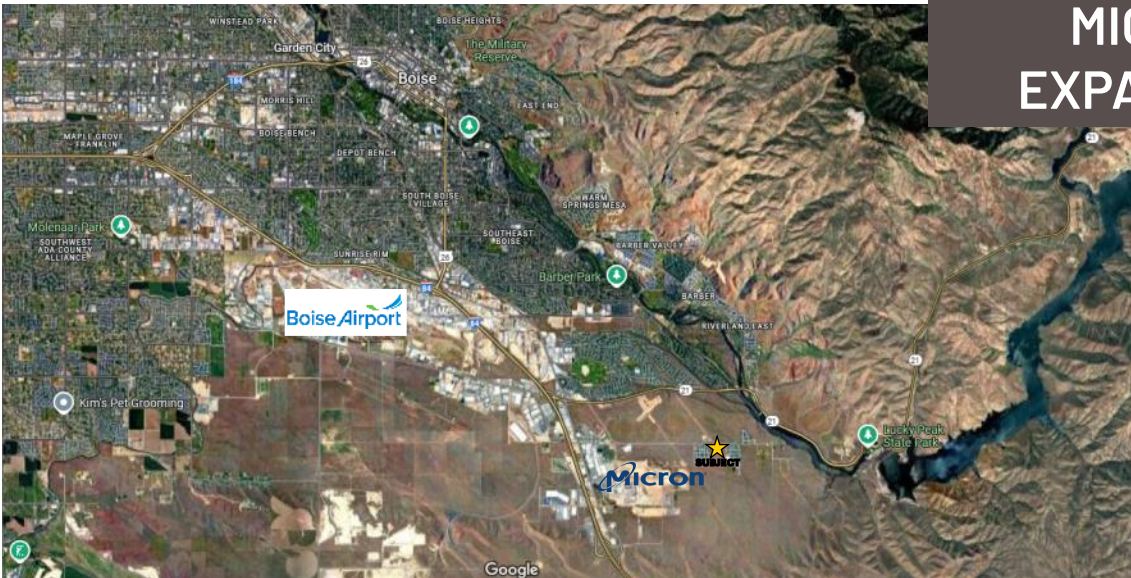
SAWYER CELL: 208.982.9598
KEN OFFICE: 208.722.2400

**FOR SALE
LAND**

East Columbia Road Land

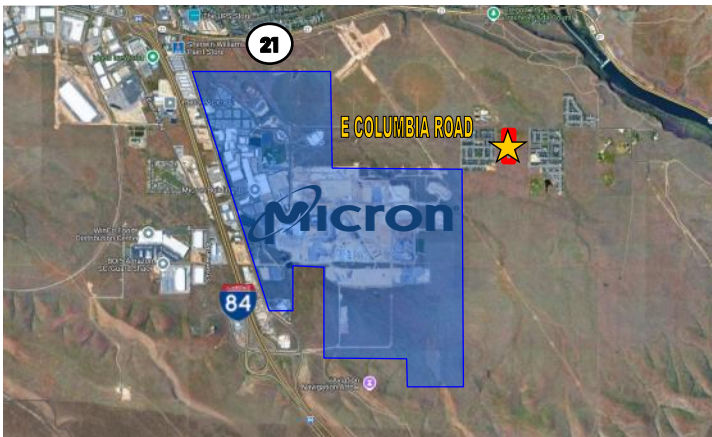
BOISE, ID 83687

**BOISE
DEVELOPMENT
LAND NEAR
MICRON
EXPANSION**



ABOUT Micron®

Micron's historic investment of approximately \$15 billion is set to establish the first new U.S. memory manufacturing fab in two decades. This project is not just a building; it represents a significant economic catalyst for the entire region. The expansion is expected to create an estimated 17,000 new Idaho jobs, including 2,000 direct Micron jobs, with a total economic impact projected to be in the billions of dollars. As a cornerstone of America's semiconductor industry, this new facility will attract a high-tech workforce and support a wide ecosystem of related businesses. Proximity to this development positions this land to capitalize on the a future of unprecedented growth, making it a compelling investment for those looking to be at the heart of Idaho's technological and economic boom.



FOR SALE LAND

East Columbia Road Land BOISE, ID 83687

WHY MOVE OR DEVELOP IN BOISE?



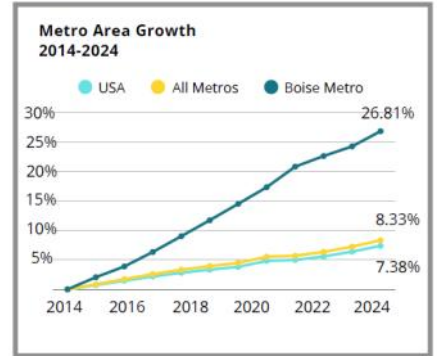
POPULATION
845,877



LABOR FORCE
453,975



MEDIAN AGE
38



The Boise Valley offers both enviable access to amazing recreational amenities and quality entertainment for all ages.



RIDGE TO RIVERS TRAIL SYSTEM

Over 190 miles of hiking and single track trails



BOISE GREENBELT

25 miles of paths linking 850 acres of parks



FESTIVALS & EVENTS

Downtown Boise plays host to over 100 annual festivals and large scale events



BOISE WHITEWATER PARK

A whitewater playground in the center of downtown providing surf for kayakers and paddle boarders



BOGUS BASIN

16 miles North of Downtown Boise with 2,600 acres of skiable terrain



BOISE RIVER

Fish for trout and steelhead on your lunch break



BREWERIES

Over 29 craft breweries in the greater Boise area



MUSEUMS & ATTRACTIONS

Over 15 museums and attractions in greater Boise

SALES & USE TAX 6.0%

CORPORATE INCOME TAX 5.3%

PERSONAL INCOME TAX 5.3%

PROPERTY TAX EXEMPTION
First \$250,000 of personal property is exempt from taxation

MINIMUM WAGE \$7.25

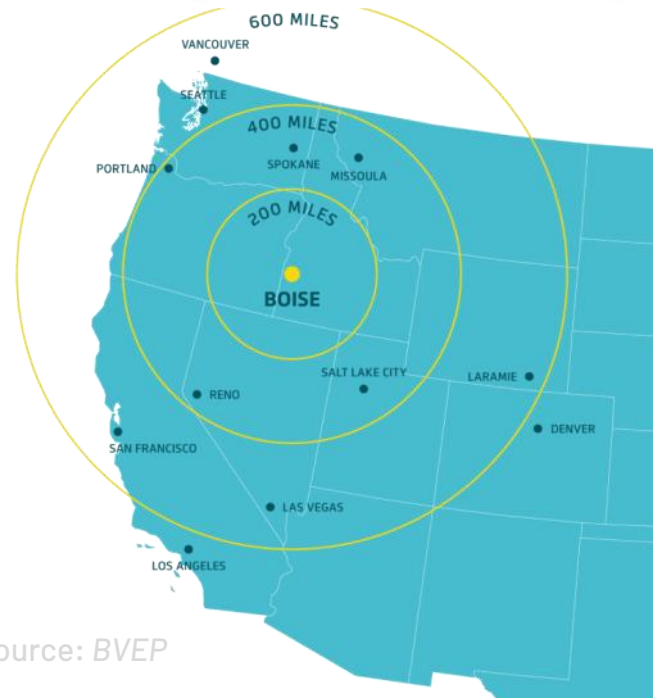
UNION MEMBERSHIP 5.0%

**IDAHO IS A
RIGHT TO WORK STATE**

THE BOISE METRO IS TOP IN RETAINING TALENT

68% of undergraduates from Boise State are employed in Idaho within 6 months of graduation

97% of students from CWI were positively placed locally following completion.



Source: BVEP

SAWYER PRICE & KEN STARK



SAWYER CELL: 208.982.9598
KEN OFFICE: 208.722.2400

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE



Office: 208-722-2400



WWW.STARK.REALESTATE



3100 N Lake Harbor Ln, Suite 166, Boise, Idaho 83703

Although all information is obtained from sources deemed reliable, we make no guarantee, warranty, expressed or implied, or representation as to the accuracy of content or other conditions, prior sales, leasing, financing, or withdrawals without notice.