



NORTHWEST
REAL ESTATE SERVICES

KRISTINA CLEAVER
REALTOR®
208.830.1204

POINT REALTY

Information reliable but not guaranteed. Buyer to verify.

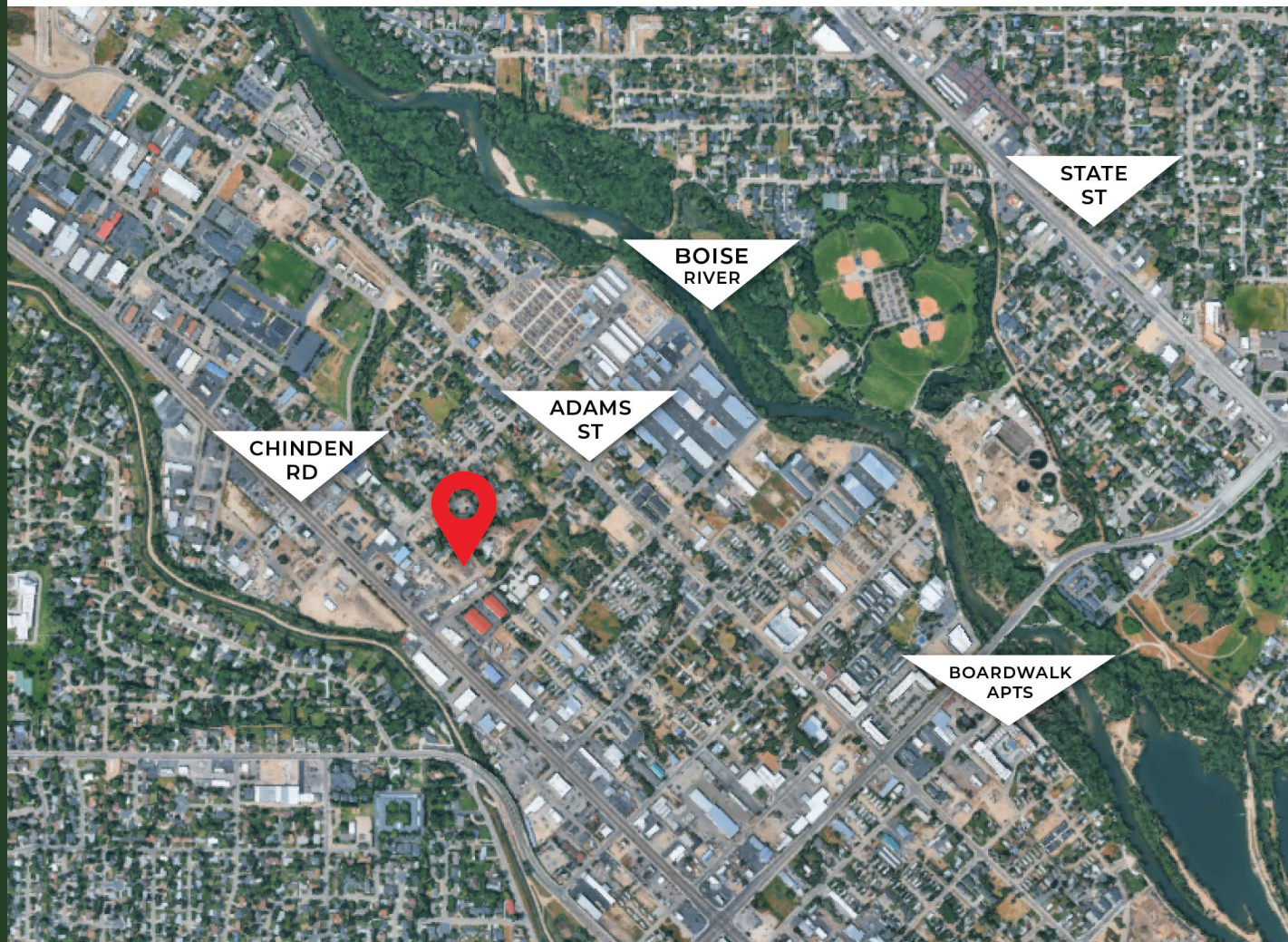


DEVELOPMENT OPPORTUNITY



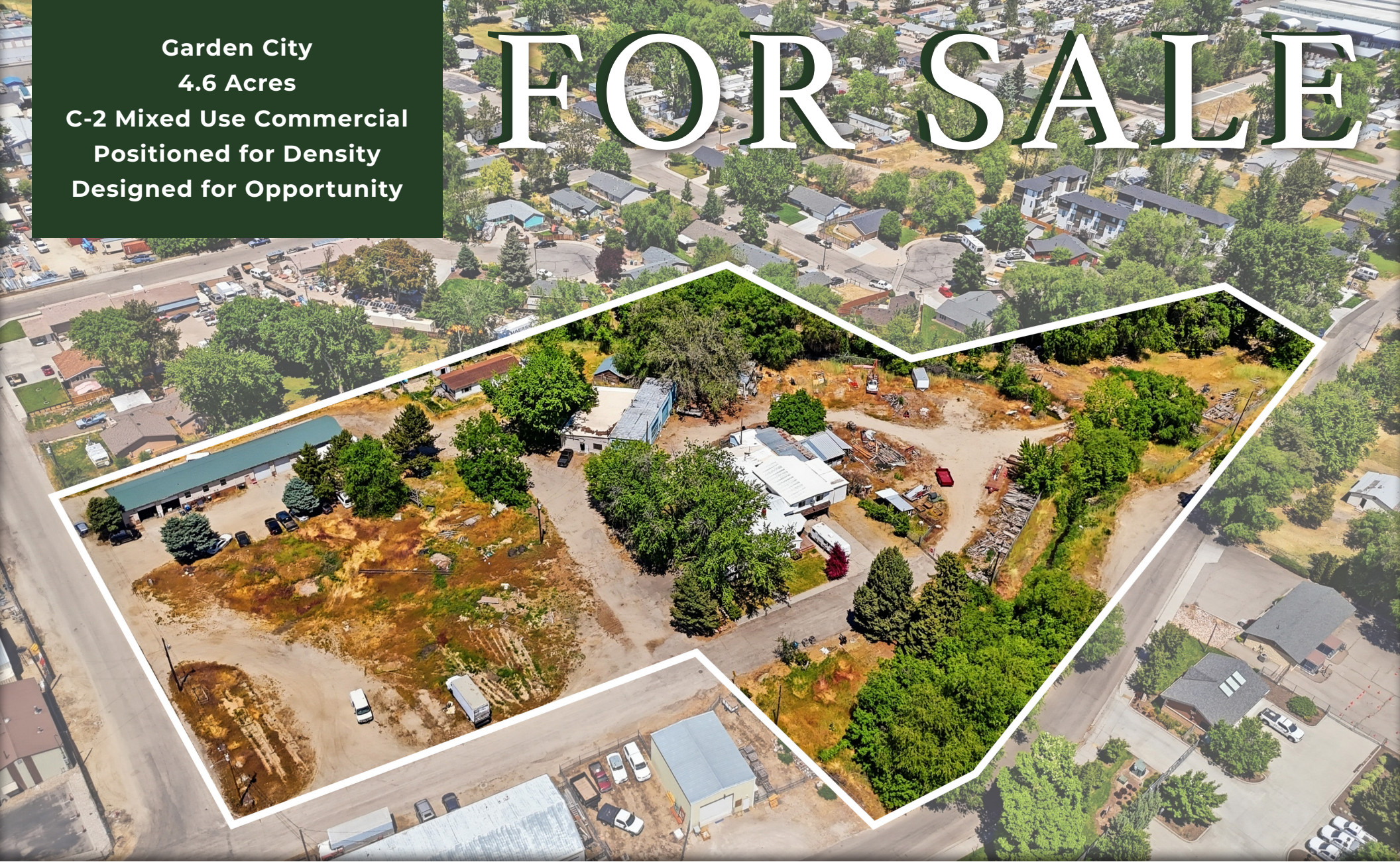
**200 E 46TH PLACE
GARDEN CITY, ID 83714**

- Garden City's Next Chapter
- 4.6 Acres & Unlimited Vision
- Build at the Center of Growth
- One of the Last Large-Scale Development Opportunities in Garden City



Garden City
4.6 Acres
C-2 Mixed Use Commercial
Positioned for Density
Designed for Opportunity

FOR SALE



A rare chance to control one of the few remaining large-scale development sites in Garden City's thriving urban corridor. Located at 46th & Fenton between Chinden and Adams, this 4.6-acre assemblage is surrounded by new mixed-use, multifamily, commercial, and redevelopment projects. Minutes from the Boise River, Greenbelt, downtown Boise, and major transportation routes, the site offers exceptional flexibility for a signature mixed-use, multifamily, retail, or commercial project. Large contiguous parcels of this size are becoming increasingly scarce—an opportunity to shape the future of one of Idaho's fastest-evolving markets.