

CALL FOR OFFERS:

2291 N. 15th St, Boise, ID 83702

ONE OF BOISE'S LAST LARGE-SCALE FOOTHILLS DEVELOPMENT SITES



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 2291 N. 15th St., & 5 Parcels, Boise, ID 83702 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

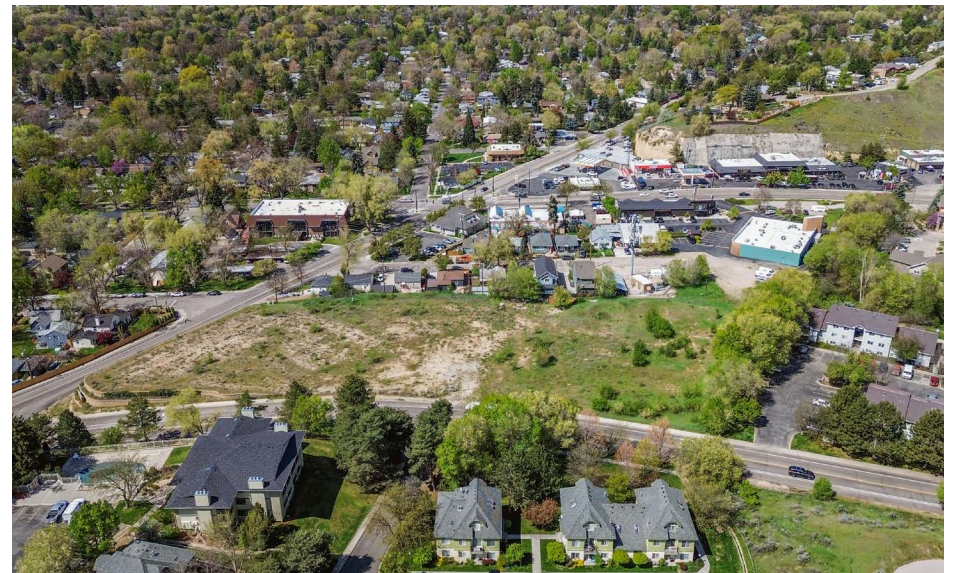
This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



PROPERTY DETAILS

CALL FOR OFFERS

Due by June 30, 2026 by 5:00pm MST.

SITE AREA

3.69 AC | 160,823 SF

UTILITIES

Available, Not Connected

ZONING

MX-1

PARCELS

S0634315050, S0634315040,
S0634244615, 63424436,
R1684770900



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to acquire a premier infill development site located in Boise, Idaho. Positioned at the base of the Boise Foothills and within close proximity to downtown, this property represents one of the last remaining large-scale development opportunities in this highly sought-after submarket.

Previously entitled for a 138-unit independent living community, the project includes extensive architectural and site planning work. While entitlements have expired, the existing plans and City feedback offer a strong foundation for re-entitlement.

The site benefits from strong visibility and access along N. 15th Street and Hill Road, and offers close proximity to Downtown Boise, Bogus Basin, Hyde Park, and recreational amenities in the foothills, creating a highly desirable location for future residents.

Significant due diligence has already been completed on the site, including prior design review efforts, parking layouts, and building massing studies. The concept plans illustrate a well-designed project with structured parking, community amenities, and thoughtful integration into the surrounding topography.

This offering presents a unique opportunity for a sophisticated developer to capitalize on prior planning efforts while bringing a fresh vision to a constrained, high-barrier-to-entry site in one of Boise's most desirable locations.



KEY HIGHLIGHTS

RARE SCALE

±3.692 AC, one of the last large development sites in Boise's Foothills.

ENTITLED SITE

Previously approved for an approximately 138-unit senior/independent living project.

PLANS COMPLETE

Extensive architectural plans and site design have already been prepared.

PRIME LOCATION

Situated just minutes from Downtown Boise.

NORTH END ACCESS

Direct adjacency to Boise's highly desirable North End neighborhoods.

FOOTHILLS ACCESS

Immediate proximity to trails and outdoor recreation.

MARKET DEMAND

Positioned within a supply-constrained Boise market with strong ongoing demand.



DOWNTOWN BOISE | 3 MINUTE DRIVE



INTERSTATE - 1.6 MILES | 6 MINUTES



AIRPORT - 5.6 MILES | 14 MINUTES

BIDDER INSTRUCTIONS:

OFFER SUBMISSION GUIDELINES

Interested parties are invited to submit offers for the property located at 2291 N. 15th St., Boise, ID 83702.

Written offers in the form of a Letter of Intent (LOI) will be accepted by Lee & Associates Idaho, acting on behalf of the seller, through 5:00 PM MST on June 30th. Submissions received after this time may not be reviewed.

Each offer should clearly outline the proposed purchase price, earnest money deposit, timing for closing, and any key terms or conditions. Prospective buyers are encouraged to include relevant background information demonstrating financial capacity and experience.

Ownership retains full discretion to evaluate all submissions and may accept, reject, or negotiate any offer. Selection will be based on the overall strength and alignment of terms, not solely on price.

Offers should be submitted electronically with the subject line: "Offer Submission – 2291 N. 15th St., Boise, ID 83702"

Submit all offers and direct inquiries to:

Chase Erkins

208.789.4900

chasee@leeidaho.com



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	29,584	111,231	203,619

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$137,499	\$109,407	\$108,690

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	14,147	48,871	88,028

LABOR FORCE

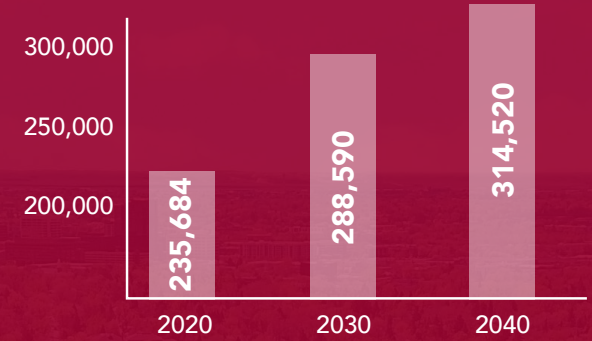
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	17,444	62,823	111,610

KEY EMPLOYERS

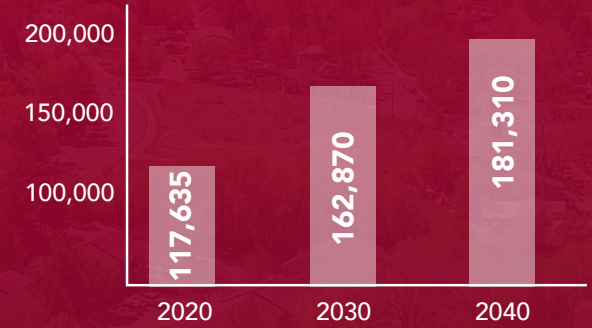
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

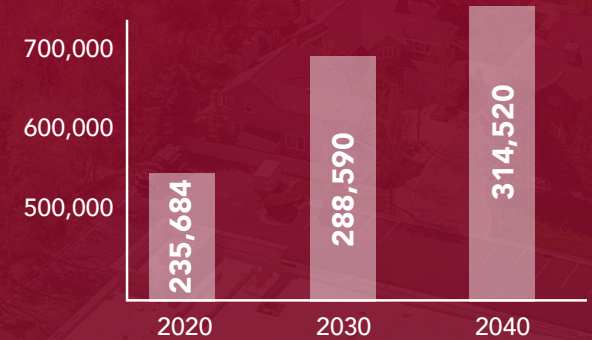
BOISE



MERIDIAN



ADA COUNTY



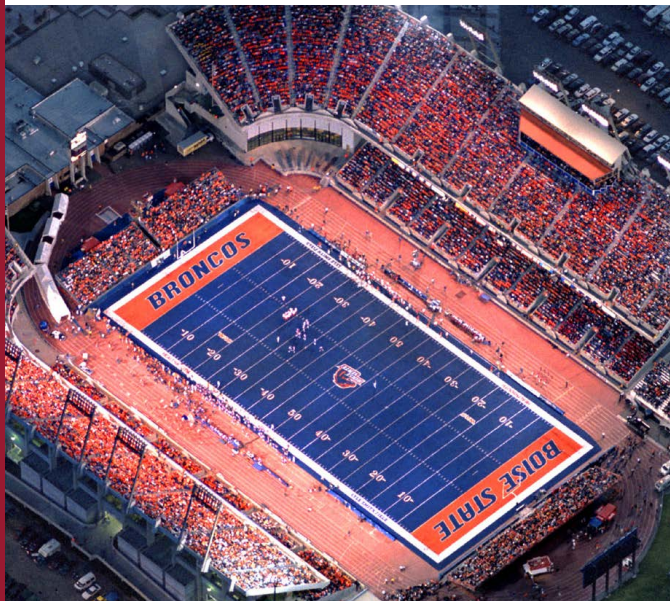
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





FOR MORE INFORMATION, PLEASE CONTACT

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