

CALL FOR OFFERS

BIDS DUE
JUNE 29, 2021 | 2:00PM MST

2484 S MONITOR WAY

DEVELOPMENT GROUND | BOISE, IDAHO



13.33 ACRES



CALL FOR OFFERS

PUBLIC NOTICE

LEGAL NOTICE NOTICE OF PROPERTY FOR SALE

Notice is hereby given that sealed bids in the form of an earnest money agreement will be received by the Board of Trustees of the Independent School District of Boise City, 8169 W. Victory Road, Boise, Idaho until 2:00 p.m., June 29, 2021, for the sale of property as follows:

13.33 Acres of Development Ground
Located within the Charleston Place Sub No. 4
2484 S. Monitor Way
Boise, Idaho

Parcel Number: R1376450010 in Ada County

BID PROCEDURES

Bid instructions are available through Michael J. Ballantyne at TOK Commercial Real Estate. Their offices are located on the second floor at 250 S. Fifth Street in Boise, Idaho. In addition, please direct all questions regarding this property to Mr. Ballantyne. He can be contacted at (208) 947-0831 or at mjb@tokcommercial.com.

A Certified Check or Cashier's Check in the amount of \$25,000.00 made payable to TitleOne Corporation must accompany each bid as earnest money.

All bids shall be opened and publicly disclosed at the District Service Center, Purchasing Office, 8169 West Victory Road, Boise, Idaho, following the closing hour for said bids, as indicated in the notice. Bids received after the time of opening shall not be considered. No bidder may withdraw his bid after the hour set for the opening or before award of sale unless said award is delayed for a period of thirty (30) days.

The Board of Trustees reserves the right to reject any and or all bids or to waive any informality, or to accept the bid or bids deemed best for the Independent School District of Boise City #1.

INDEPENDENT SCHOOL DISTRICT OF BOISE CITY

Sharon Mast, Board Clerk

Pub. 2T April 29 & May 6, 2021
2 consecutive Thursday Issues



CALL FOR OFFERS
CONDITIONS

You are hereby invited to submit a bid for the purchase of the property located at 2484 S. Monitor Way, Boise, Idaho 83709 (Parcel R1376450010). All showings shall be coordinated through the listing agent. Please do not enter the property without an appointment.

Sealed bids in the form of a signed Real Estate Purchase and Sale Agreement will be received by Boise Independent School District until **2:00 PM on Tuesday, June 29, 2021** at the Purchasing Department of the District Services Center located at 8169 W. Victory Road, Boise, Idaho 83709.

All envelopes containing bids are to be clearly marked "BID FOR PURCHASE OF 2484 S. MONITOR WAY" on the face of the envelope. The envelope itself is to be addressed as follows:

District Services Center
Attn: Scott Engum
Purchasing Department
8169 W. Victory Road
Boise, ID 83709

Bids received after the due date and time of opening shall not be considered. No bidder may withdraw his/her bid after the hour set for the opening or before award of sale or sales unless said award or awards are delayed for a period of thirty (30) days. **All bids shall be opened immediately after the closing hour for said bids, as indicated in the enclosed notice.**

Each bid shall be accompanied by a certified check or a cashier's check as earnest money in the sum of Twenty Five Thousand Dollars (\$25,000.00) made payable to TitleOne Corporation.

Terms of Sale: Cash at closing, which shall be within ninety (90) days after the award, or most favorable terms acceptable to the Seller. If the successful bidder is unable to close within ninety-day period, the earnest money will be forfeited and retained by Seller and the sale may be awarded to another bidder. Conveyance will be by special warranty deed and subject to existing liens, assessments, and easements of record.

All questions regarding these properties should be directed to:
Michael Ballantyne, SIOR, CCIM
mjb@tokcommercial.com
(208) 947-0831

The Seller reserves the right to reject any and all bids or to waive any informality, or to accept the bid or bids deemed best for the Seller.

Representations and warranties of Seller: Buyer acknowledges and agrees that Buyer is acquiring property in its "AS IS" condition and solely in reliance on Buyer's own inspection; and that other than as set forth in the purchase agreement, neither Seller nor any agents, representative or employees of Seller, has made any representations or warranties, express or implied, verbal or written, with respect to any aspect of the property including without limitation the physical and environmental condition of the property (and the subsurface conditions of the soil and water) or its fitness for any particular use.



[CLICK HERE](#) FOR PRELIMINARY
TITLE COMMITMENT

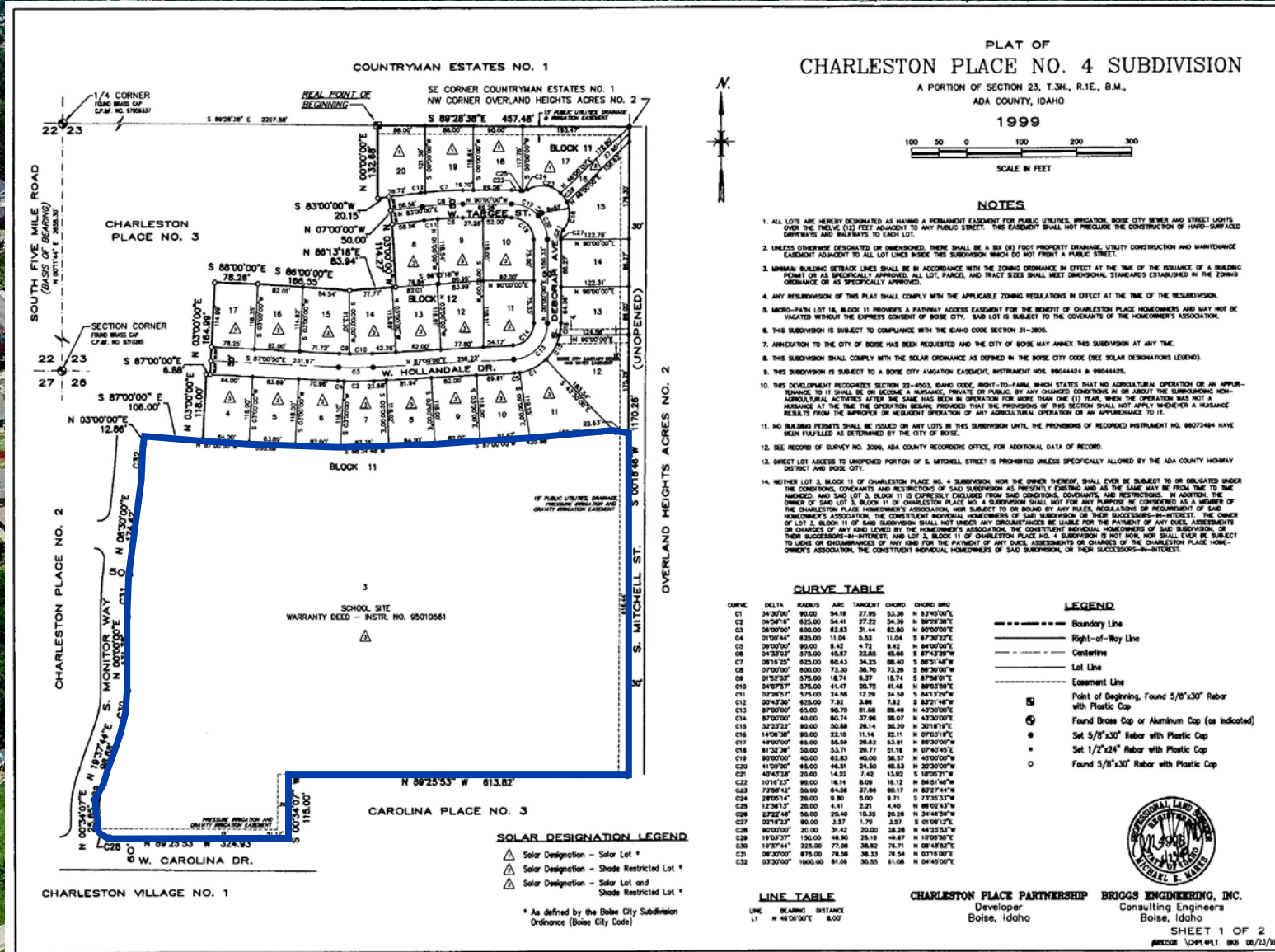
COMPENSATION: 2% fee to buyer's broker

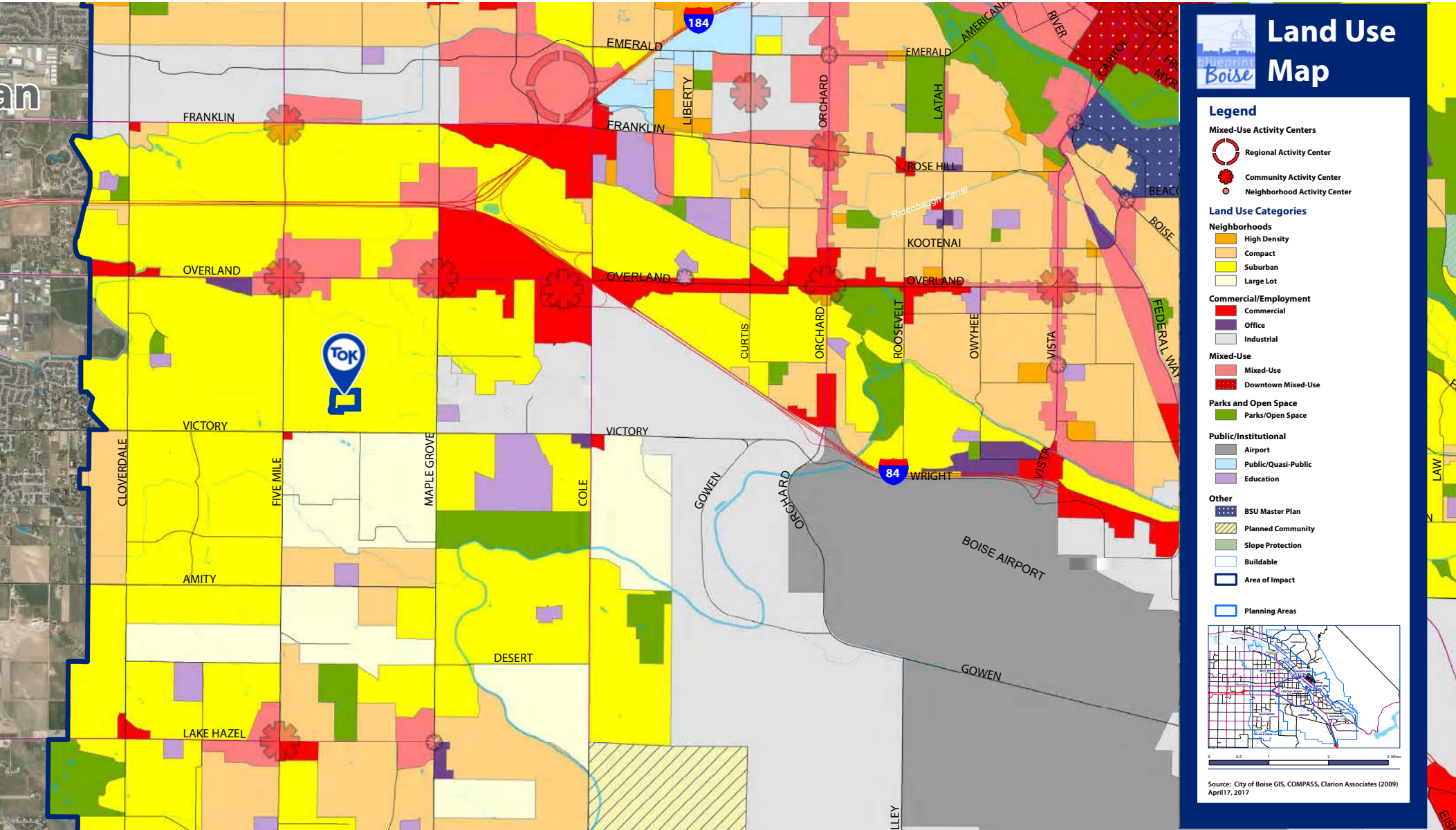
PROPERTY INFORMATION

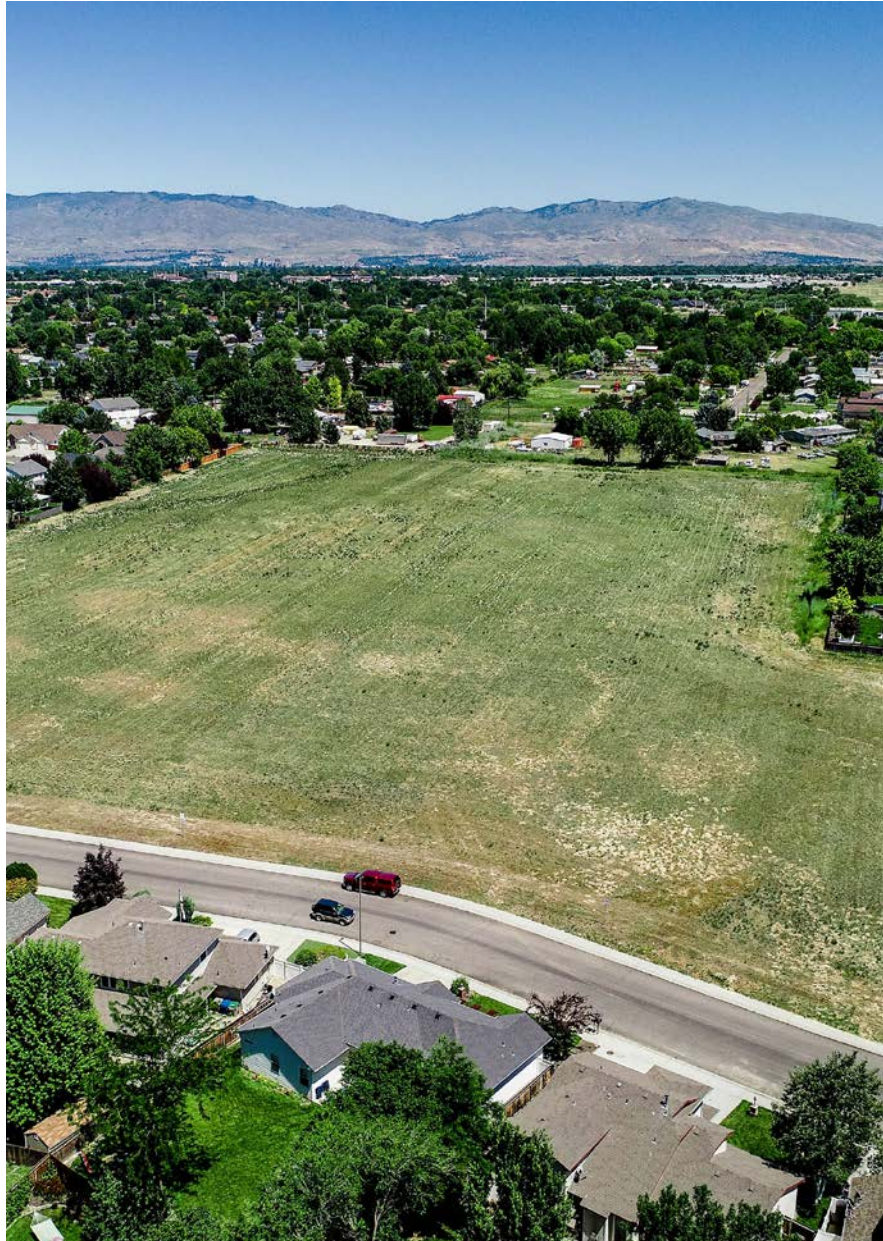
Property Address:	2484 S. Monitor Way, Boise, ID 83709
Property Type:	Vacant Land
Parcel ID:	R1376450010
Legal Description:	LOT 03 BLK 11 CHARLESTON PLACE SUB #4 #99064559
Subdivision:	Charleston Place Sub No. 4
Parcel Size:	13.33 Acres
Zoning:	City of Boise R-1B



LAND INFORMATION

Utilities:	Underground; all at or near site
Water:	Public
Irrigation:	Private neighborhood pump station and irrigation rights through in the Nampa-Meridian Irrigation District
Sewer:	Public
Improvements:	Existing sidewalks and curb & gutter around the perimeter of the property
Topography:	Level







Suburban	
LAND USE MAP SYMBOL	
CHARACTERISTICS	The Suburban land use category accommodates predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet. Existing neighborhoods tend to be more isolated from surrounding uses and may require residents to rely more on driving to nearby shopping and employment destinations; however, a more integrated pattern is encouraged for new neighborhoods. This designation encompasses many areas of Boise developed between the 1950's and today.
DESIRED PATTERN	
DENSITY RANGE	3-5 dwelling units/acre.
MIX OF USES	<ul style="list-style-type: none"> Primary: Predominantly single-family detached homes served by adjacent activity centers; however, new suburban neighborhoods are encouraged to incorporate a mix of attached and detached dwellings. Secondary: Parks, trails, open space and community gardens are typically integrated within each neighborhood.
MIX OF HOUSING TYPES	Predominantly single-family detached; however, may include attached single-family and multi-family units as part of a larger neighborhood development.
LOCATION	Varies; typical in developing areas of the AOCl.
DESIGN PRINCIPLES	Design principles for neighborhoods apply. Corridor and Gateway Design Principles may also apply in some locations.
TRANSPORTATION	Residential roadway typologies are suitable. Town Center typologies in areas at upper end of density range. Pedestrian-oriented streetscapes are desired (Principle GDP-N.5).
ZONE DISTRICTS	A-1, A-2, R-1A, R-1B, R-1C, L-O, N-O



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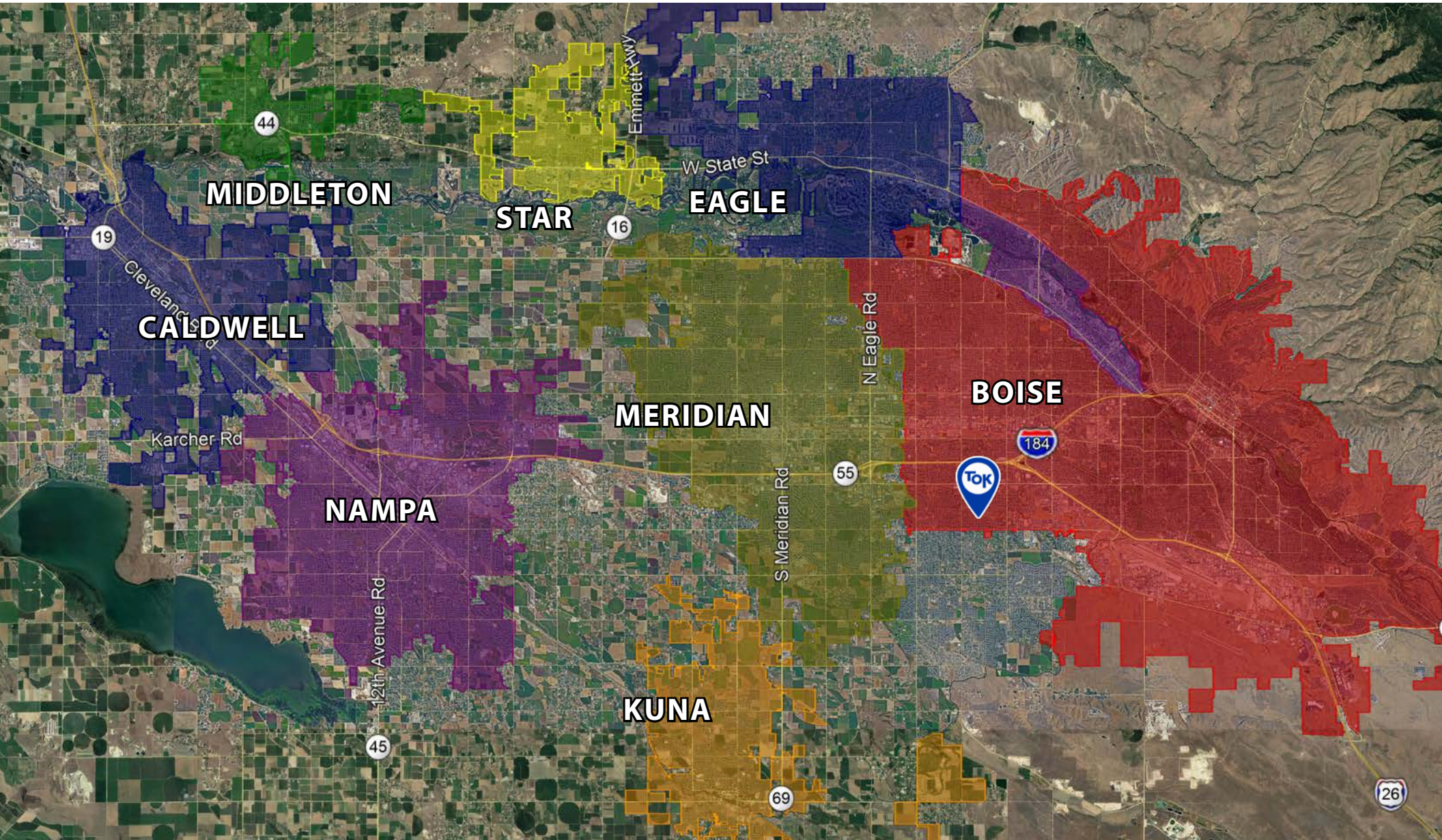
AERIAL IMAGES



2484 S Monitor Way, Boise, Idaho

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





THE AREA DEMOGRAPHICS OVERVIEW

2020 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	9,439	82,292	204,306
Households	3,322	29,853	78,017
Owner occupied housing	2,752	22,438	54,128
Renter occupied housing	570	7,416	23,888
Median age			40.6

2020 - 2025 TRENDS

	AREA	STATE	NATIONAL
Population	2.15%	1.67%	0.77%
Households	2.19%	1.66%	0.75%
Families	2.02%	1.54%	0.68%
Median HH Income	1.72%	1.15%	2.70%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.
Esri converted Census 2000 data into 2010 geography.



COMMERCIAL

The Boise Valley ...
**Although world famous
for its agriculture, Boise
has an equally vibrant
environment for a
variety of industries.**

Boise Valley - The Boise Valley is not only home to the capitol of Idaho, but also serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 733,000. Experts estimate the MSA population will exceed 790,000 by 2023.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley including Micron Technology, Hewlett Packard, DirecTV, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to do business, high quality of life, raising a family, entertainment, and recreation.

Top Private

Employers

St. Luke's Regional Medical Ctr.	10,000 - 10,999
Micron Technology, Inc.	6,000 - 6,999
Saint Alphonsus Health System	5,000 - 5,999
West Ada School District	4,000 - 4,999
Boise State University	3,000 - 3,999
Boise School District	3,000 - 3,999
Walmart	3,000 - 3,999
Albertson's	3,000 - 3,999
HP Inc.	1,000 - 1,999

Source 2019 Boise Valley Spotlight



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\$267,889

Ada County Median:
Home Value (STDBonline 2019)

2.6%

Boise MSA:
Unemployment Rate (Dec. 2019)

\$86,186

Ada County Average:
Household Income (STDBonline 2019)



COMMERCIAL



The Boise Valley
**The third largest metro
in the Northwest and
#80 largest in the
country.**



COMMERCIAL

733,176

Population:
Metro Area (2019)

#1

Moving Destination:
Metro Area (2020)

#1 & #3

America's Best Run Cities:
Nampa & Boise (2019)



The Boise Valley
**Serves as the center of
commerce, politics, and
cultural events for the
region.**



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234,844

Population:
Boise (2019)

#1

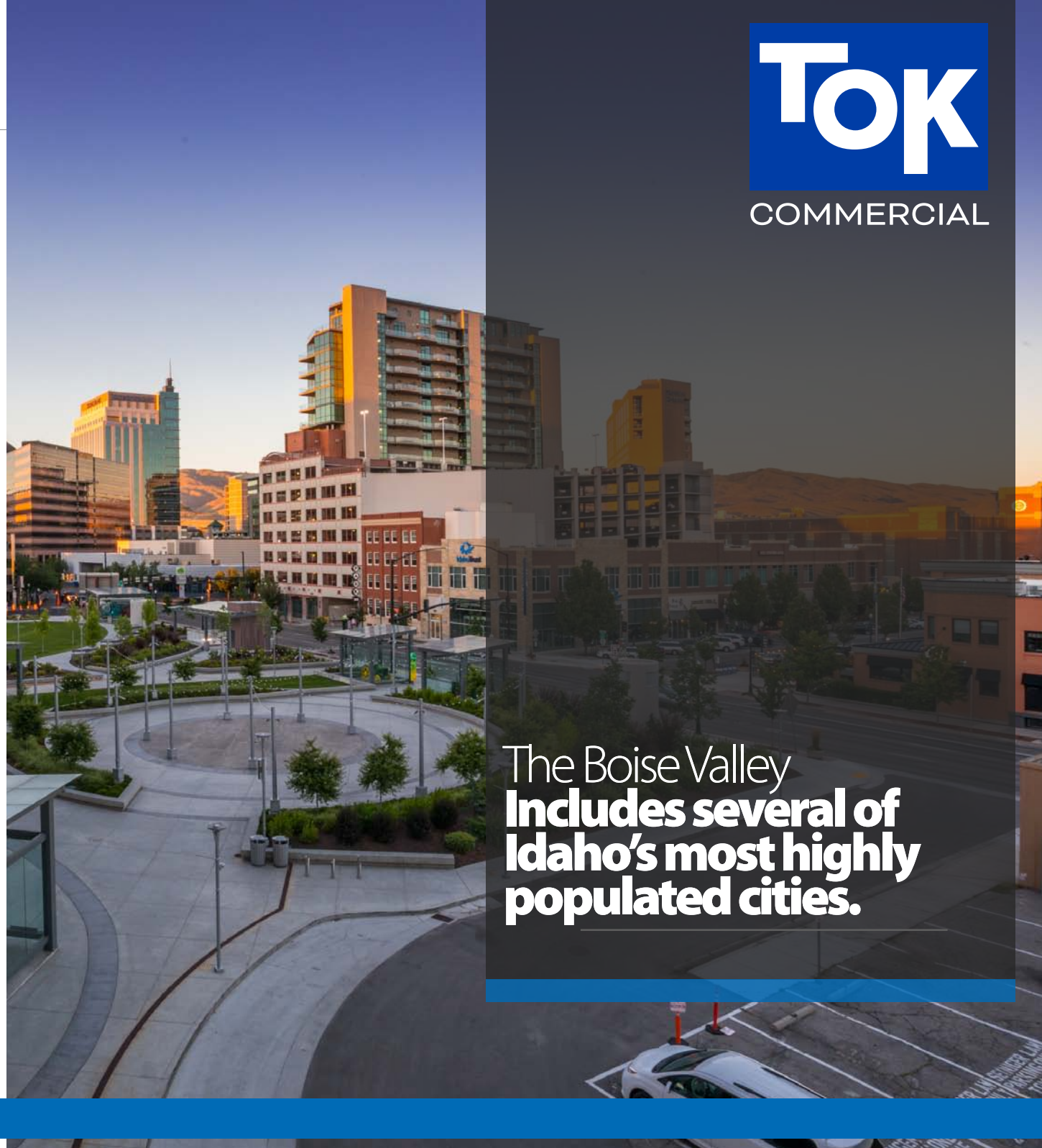
Best Place to Live:
Boise (Livability 2019)

#1

Market | Out-of-State Homebuyers:
Metro Area (2019)



The Boise Valley
**Includes several of
Idaho's most highly
populated cities.**





COMMERCIAL

The Boise Valley
**69% of the Boise Metro
population is under the
age of 50.**

\$21.10

Metro Avg. Hourly Wage:
Business climate (2019)

39%

+\$75K Household Income:
Income Distribution (Boise, 2019)

62%

White Collar Workers
Employee profile (BVEP, 2019)

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