



DRY CREEK RANCH COMMERCIAL LAND

6000 DRY CREEK ROAD
BOISE, ID 83714

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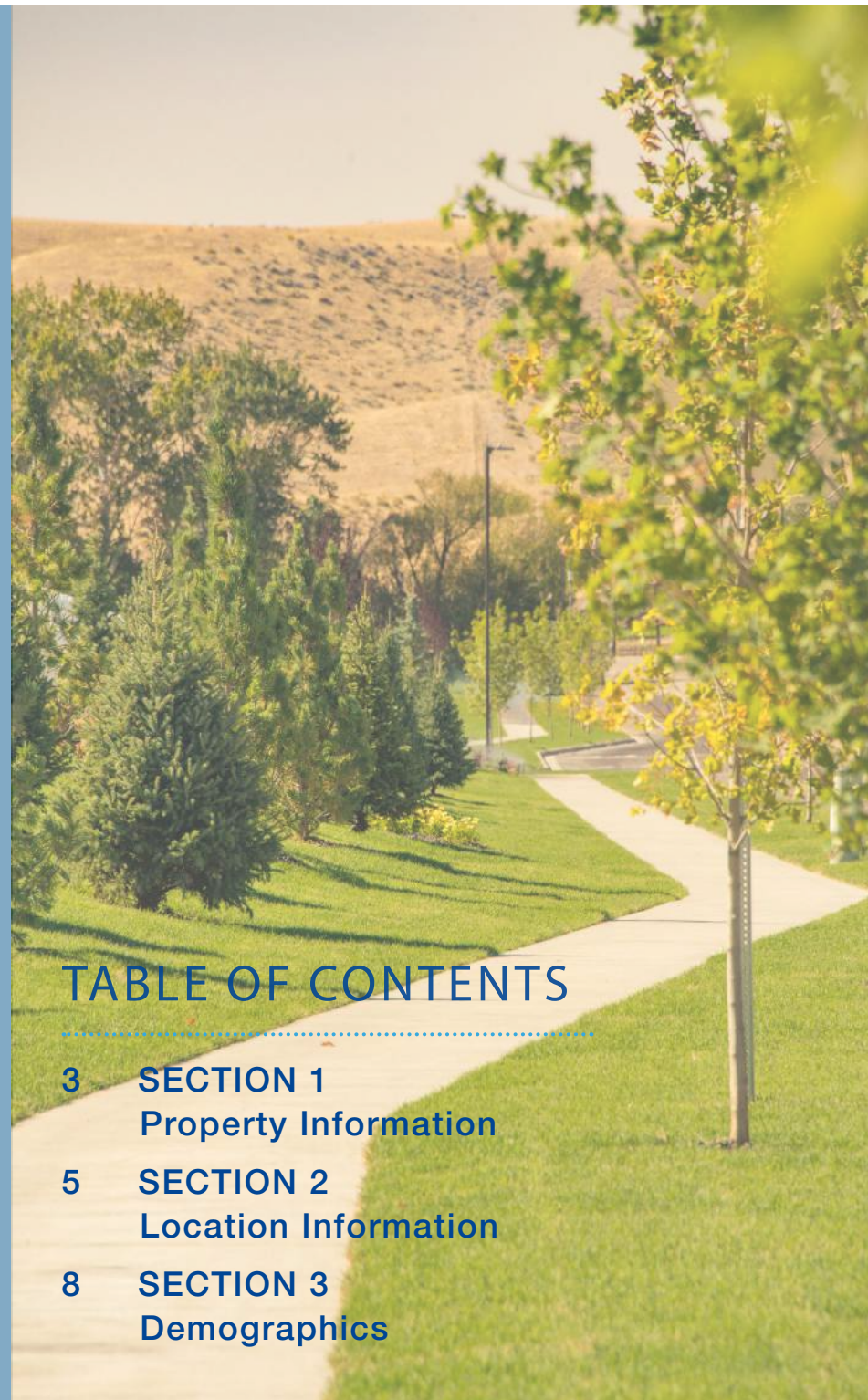


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Property Overview



NAI Select is pleased to offer exclusively For Sale, Lease or Build-to-Suit a 10-acre commercial parcel in Dry Creek Ranch on the Northeast corner of Highway 55 and Dry Creek Road in Boise, Idaho. Zoned for commercial use, this property will provide much needed retail, office and restaurant opportunities to the residents of the 1,800 homes in Dry Creek Ranch and to the neighboring planned communities with a combined population of over 4,450 residents and median household income between \$108,000 and \$130,000.

Hidden Springs	±860 homes
Cartwright Ranch	±620 homes
Avimor	±792 homes

Beyond the current and growing demand for services for the nearby developments, this project will service the communities of Eagle, Northwest Boise, Horseshoe Bend and the thousands of travelers seeking to access all that Central and Northern Idaho has to offer.

Dry Creek Ranch provides the setting and amenities for an active and vibrant lifestyle. Dry Creek Ranch is less than 10 minutes from Eagle and a quick 25 minute drive to downtown Boise. This commercial project is a welcome addition to one of the fastest growing markets in the country and is situated perfectly to afford residents and businesses the best of the many attractions the Treasure Valley has to offer.

PARCEL SIZES ± 0.5 to 10 acres

ADDRESS 6000 Dry Creek Ranch Rd, Boise

POTENTIAL USES Retail, Office, Restaurant, Convenience Store, Medical, Professional Service

TRAFFIC COUNT ±14,482 VPD

PRICING CONTACT AGENTS FOR DETAILS

Conceptual Commercial Site Map



Proposed Uses

- A Grocery
- B Farm & Ranch/Hardware
- C Retail Shops
- D Car Wash
- E Convenience Store/Fuel
- F Restaurant
- G Drive-Thru
- H Office/Medical
- I Mixed Density Residential
- J Neighborhood Community Center

Contact Listing agents for available parcel sizes and pricing.



Dry Creek Ranch Commercial Land



RURAL LIVING, CLOSE TO TOWN

Downtown Eagle ± 4.3 miles
Downtown Boise ± 12.3 miles



Conceptual Master Site Plan



Trade Area Demographics



22,626

POPULATION



\$86,297

MEDIAN HH INCOME



8,092

HOUSEHOLDS



Tourism

Idaho draws—and awes—hundreds of thousands of visitors each year. Tourism is a \$3.4 billion industry in Idaho and these are a few reasons why.

With world-class golf courses, hiking, fishing, and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive of Boise Metro.

- Idaho has the most whitewater in the lower 48 states.
- Boise Foothills have more than 200 miles of acclaimed hiking and mountain biking trails.
- Bogus Basin Mountain Resort is 16 miles north of Downtown Boise with 2,600 acres of skiable terrain.
- Nearly 2,000 acres of parks.
- 25-miles of greenbelt paths along the Boise River through 850 acres of parks.
- A new Boise River Park with two state-of-the-art waveshapers.
- Kayaking, whitewater rafting, fly fishing and other water activities can be found throughout the Boise Valley and across the state on the Boise, Payette, Snake, and Salmon River systems.
- World-famous Sun Valley ski resort is only a three-hour drive to the northeast.

ACTION SPORTS

ATV Recreation/
Motorsports
Ballooning
Horseback Riding
Zip Lining

ARTS & HISTORY

Ghost/Mining Towns
Museums
Native American Culture

FISH & WILDLIFE

Fishing/Hunting
Wildlife Viewing/Birding

FOOD & DRINK

Breweries
Distilleries
Farmers Markets
Wineries/Wine Tours

LEISURE ACTIVITIES

Casinos
Golfing
Guest Ranches
Roadside Attractions
Sleigh Rides

NATURAL ATTRACTIONS

Hot Springs
National Monuments &
Historical Sites
Natural Attractions

OUTDOOR SPORTS

Mountain Biking
Camping
Hiking/Backpacking

WATER SPORTS

Jet Boating
Lake/River Cruises
Whitewater Rafting
Kayaking

WINTER SPORTS

Skiing/Snowboarding
Cat Skiing & Heli Skiing
Ice Skating
Nordic Skiing/Snowshoeing
Snowmobiling

Boise Metro

ADA COUNTY, IDAHO

SUMMARY

Vibrant and eclectic. Approachable and comfortable. Descriptors that may seem at odds, but are brought to life in a diversity of ways across the communities that make up the Boise Metro. Every person defines and prioritizes quality of life differently - family, education, outdoors, culture, that elusive 'balance'. The Boise Metro hits every mark in its own unique way. Once a flyover state, the Boise Metro has grown to be a breath of fresh, Pacific Northwest air. The region is nestled in the southwestern corner of Idaho, surrounded by stunning foothills and pristine mountains with a rushing river flowing right down the middle.

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



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