



# 6778 S. EISENMAN RD.

C-3D ZONING

LAND  
**FOR SALE**



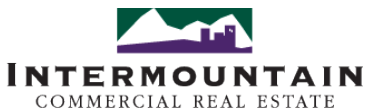
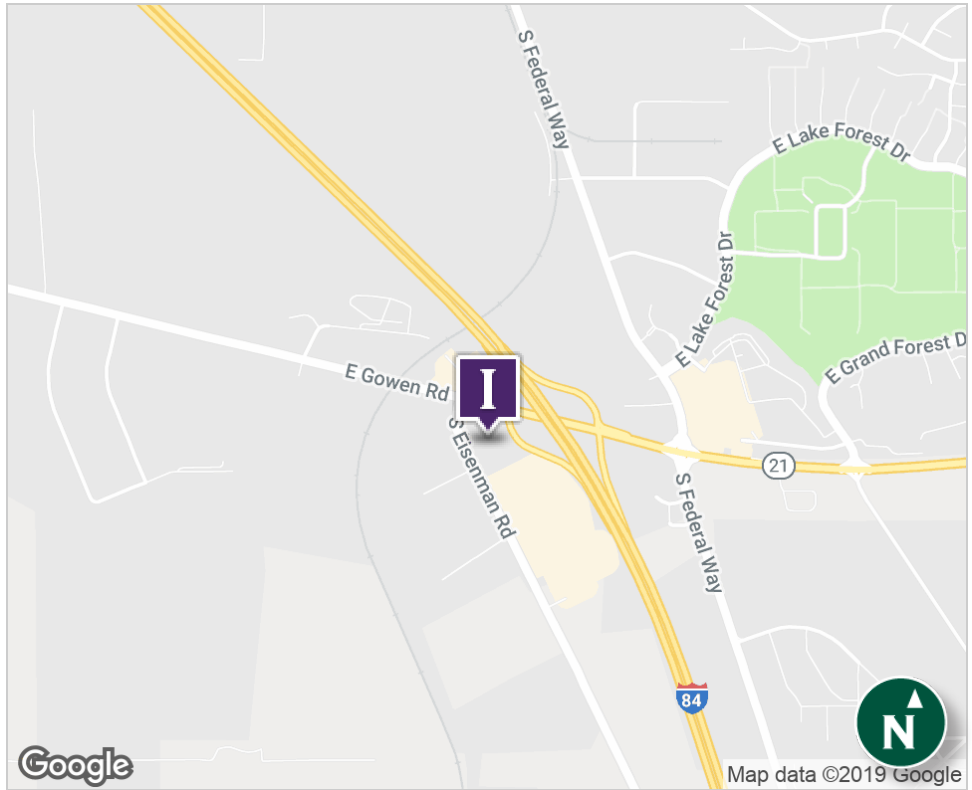
### PROPERTY INFORMATION:

Sale Price: **\$5.75 / SF**

Lot Size: **7.55 Acres**

Zoning: **C-3D**

Market: **Southeast Boise**



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

### LISTING AGENTS:

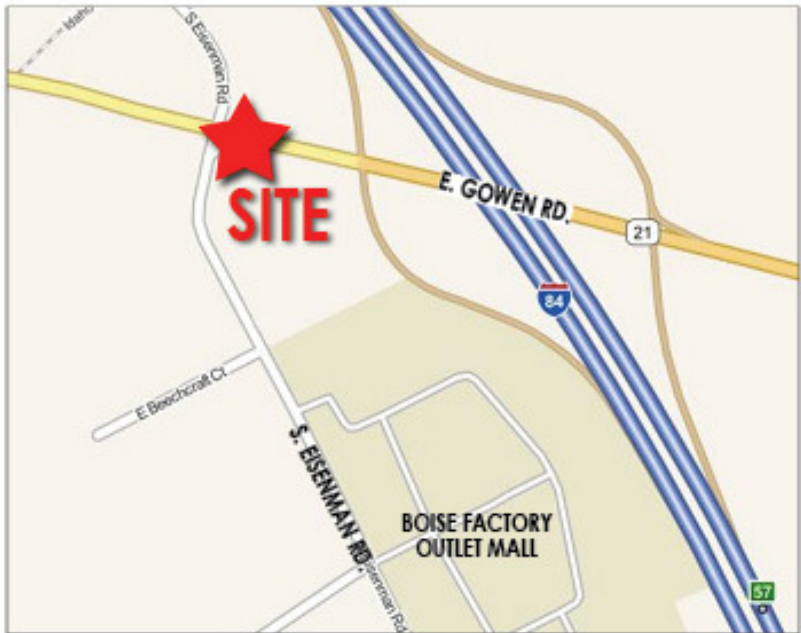
**Jim Hosac**  
jim@icrellc.com  
o / 208.922.6681  
c / 208.850.8470



# 6778 S. EISENMAN RD.

C-3D ZONING

EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$5.75 / SF

**Lot Size:** 7.55 Acres

**Zoning:** C-3D

**Market:** Southeast Boise

### PROPERTY OVERVIEW

Re-construction of the Gowen/I-84 interchange and widening of Gowen Road is currently underway.

### LOCATION OVERVIEW

Located right on Gowen Road and I-84 Interchange, next to Boise Factory Outlet Mall.

LAND



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
**www.icrellc.com**  
(208) 429.8603 / office / (208) 429-8604 fax

**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

### LISTING AGENTS:

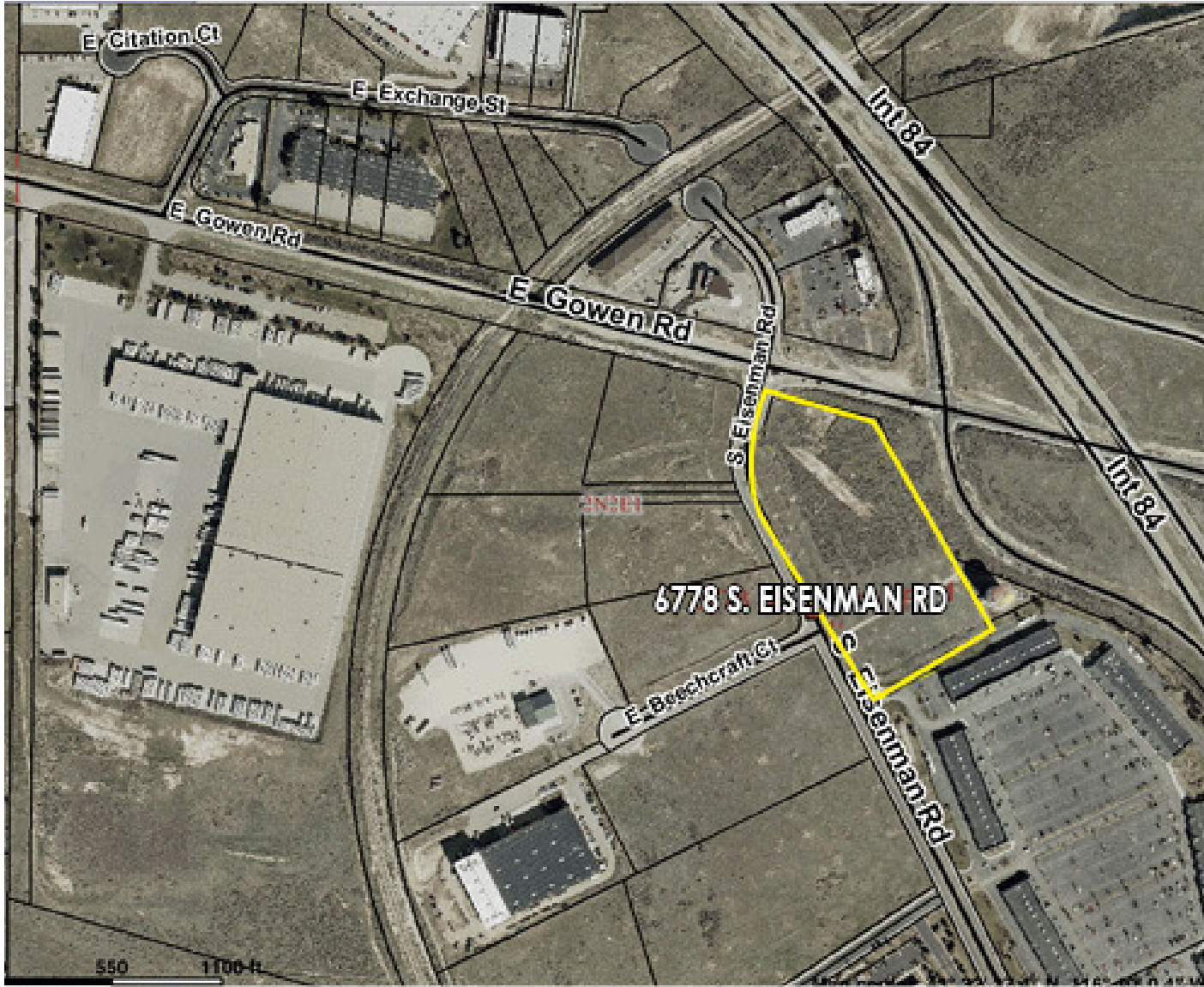
**Jim Hosac**  
jim@icrellc.com  
o / 208.922.6681  
c / 208.850.8470



# 6778 S. EISENMAN RD.

C-3D ZONING

AERIAL



LAND



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706

[www.icrellc.com](http://www.icrellc.com)

(208) 429.8603 / office / (208) 429-8604 fax

**Gary Buentgen, SIOR, CCIM**

[gary@icrellc.com](mailto:gary@icrellc.com)  
o / 208.286.2264  
c / 208.724.2222

**LISTING AGENTS:**

**Jim Hosac**

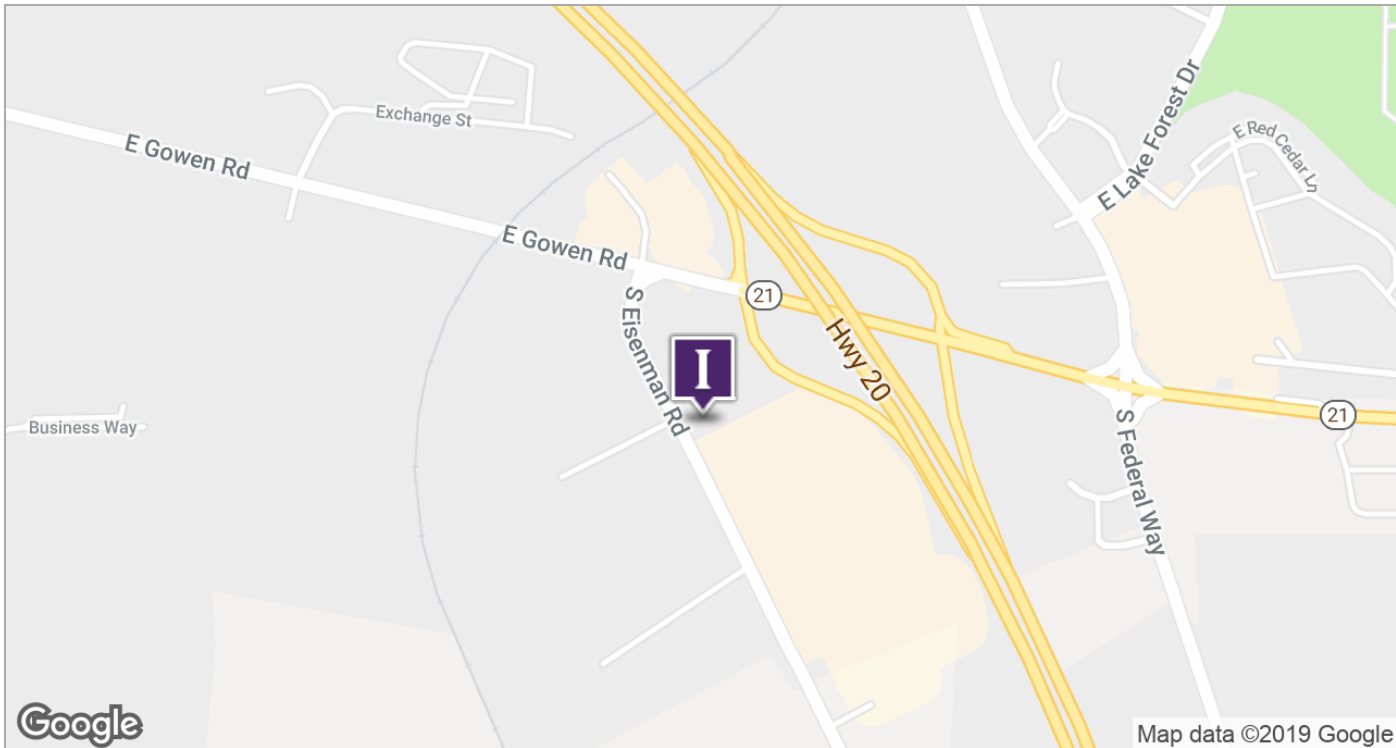
[jim@icrellc.com](mailto:jim@icrellc.com)  
o / 208.922.6681  
c / 208.850.8470



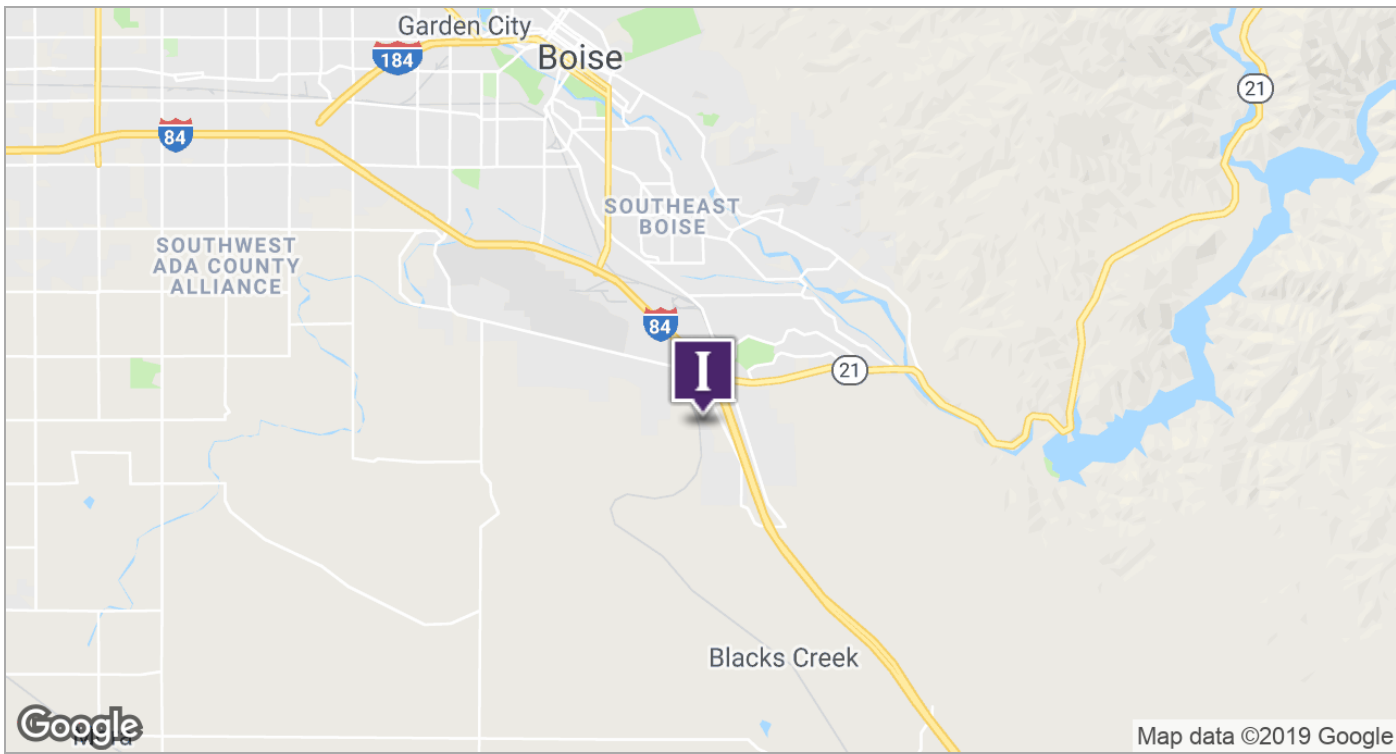
# 6778 S. EISENMAN RD.

C-3D ZONING

LOCATION MAPS



LAND



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

**LISTING AGENTS:**

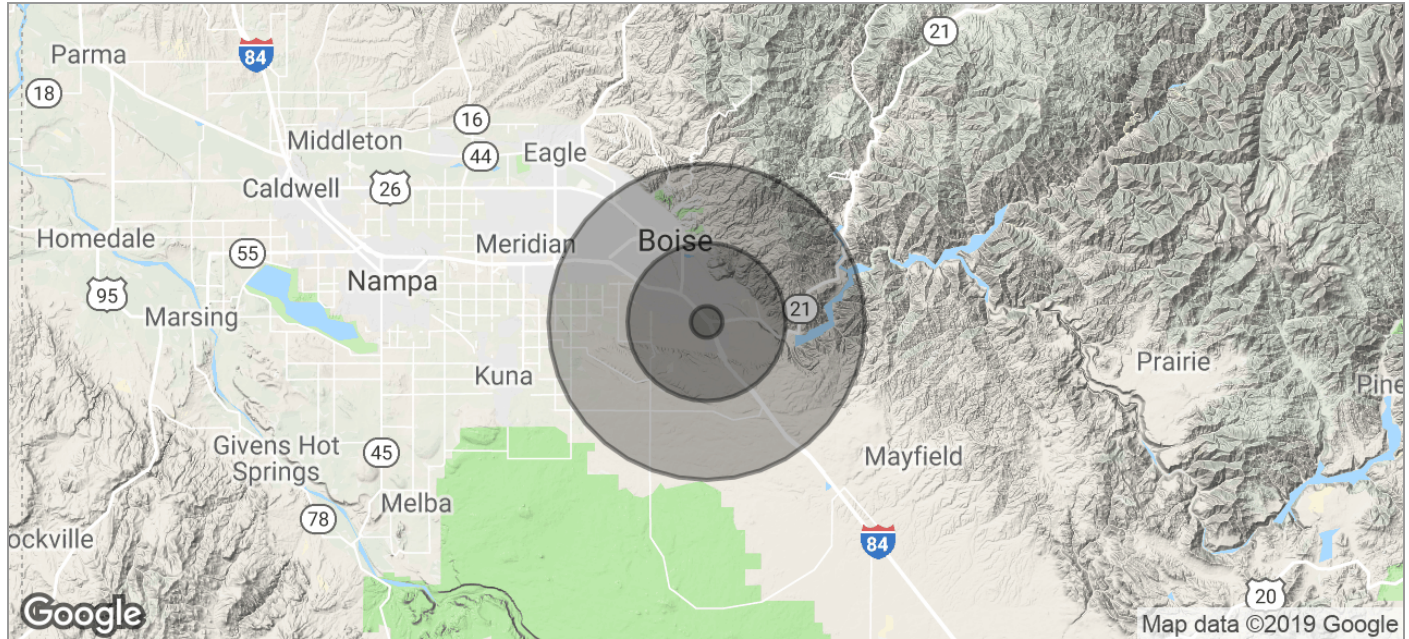
**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

**Jim Hosac**  
jim@icrellc.com  
o / 208.922.6681  
c / 208.850.8470

# 6778 S. EISENMAN RD.

C-3D ZONING

## DEMOGRAPHICS MAP



	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
TOTAL POPULATION	663	68,436	208,743
MEDIAN AGE	38.0	35.3	35.0
MEDIAN AGE (MALE)	37.0	34.2	34.2
MEDIAN AGE (FEMALE)	38.5	36.3	35.7
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	249	29,138	89,457
# OF PERSONS PER HH	2.7	2.3	2.3
AVERAGE HH INCOME	\$85,832	\$73,770	\$64,175
AVERAGE HOUSE VALUE	\$209,821	\$267,064	\$251,862

\* Demographic data derived from 2010 US Census

## LAND



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

### Gary Buentgen, SIOR, CCIM

[gary@icrellc.com](mailto:gary@icrellc.com)  
o / 208.286.2264  
c / 208.724.2222

### LISTING AGENTS:

### Jim Hosac

[jim@icrellc.com](mailto:jim@icrellc.com)  
o / 208.922.6681  
c / 208.850.8470