



PART OF QUAIL RIDGE DEVELOPMENT

4.13 AC

Quail Hollow
Golf Course

Hillside
Junior High

Property Highlights

Sale Price	\$550,000 (\$3.06/SF)
Available	4.13 Acres
Zoning	City of Boise-R-1C
Utilities	At or Near Site
Parcel #	S0629110590
Availability	Immediate

Listing Features

- Residential development land in Quail Ridge
- View lot overlooking downtown Boise
- Off Hill Road near 36th Street in North Boise
- Current zoning is for 1 lot per acre which provides the ability to build 4 large residential estates
- Close to Hillside Junior High, Hillside Park, Quail Hollow Golf Course, Stewart Gulch and more
- Surrounded by new and well established residential developments

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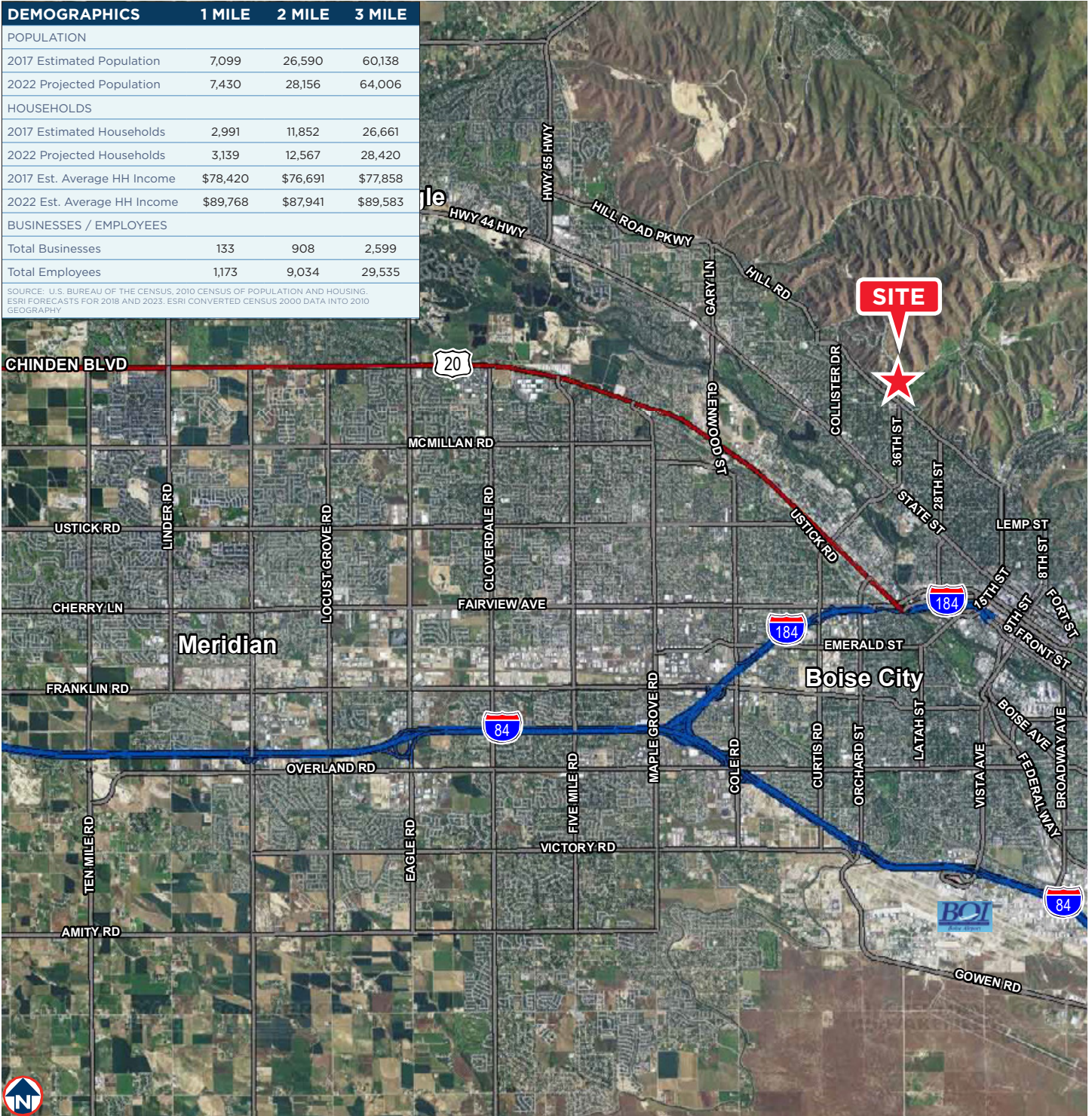
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DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION			
2017 Estimated Population	7,099	26,590	60,138
2022 Projected Population	7,430	28,156	64,006
HOUSEHOLDS			
2017 Estimated Households	2,991	11,852	26,661
2022 Projected Households	3,139	12,567	28,420
2017 Est. Average HH Income	\$78,420	\$76,691	\$77,858
2022 Est. Average HH Income	\$89,768	\$87,941	\$89,583
BUSINESSES / EMPLOYEES			
Total Businesses	133	908	2,599
Total Employees	1,173	9,034	29,535

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



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