

Development Land For Sale

# Harris Ranch Mixed Use

5165 E. Warm Springs Ave, Boise, ID 83716

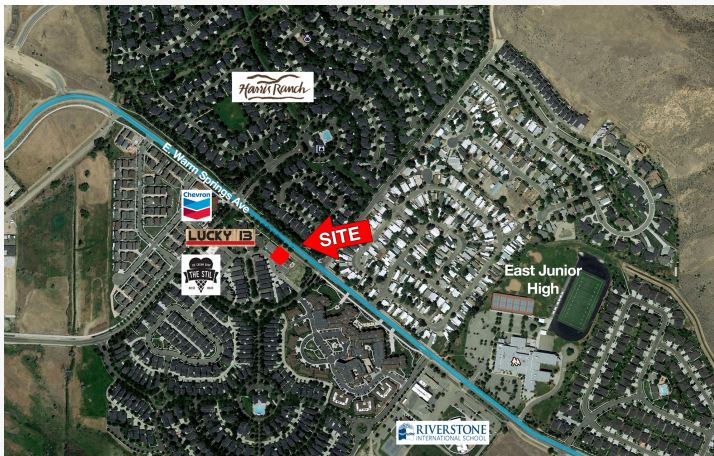


## AVAILABLE PROPERTY

<b>Location</b>	Warm Springs Ave at Harris Ranch commercial center
<b>Zoning</b>	Boise - SP-01 Mixed Use Allows for Multiple Uses
<b>Lot Size</b>	0.27 Acres
<b>Sale Price</b>	\$299,000

## SITE INFORMATION

- Perfect Live/Work development opportunity
- Single or multi tenant office/medical/service use on main floor
- Second floor approved for 3 residential units
- Commercial space approved for retail, office, medical
- Full entitlement documents are available
- All site and vertical blueprints available to expedite development



## DEMOGRAPHICS

2016	1 Mile	5 Miles	10 Miles
Total Households	607	18,240	66,202
Total Population	1,647	43,142	150,542
Average HH Income	\$102,070	\$87,715	\$66,964



5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

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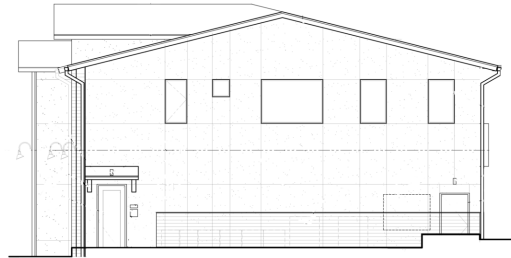
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±0.266 Acres | \$299,000



North Elevation



East Elevation



West Elevation

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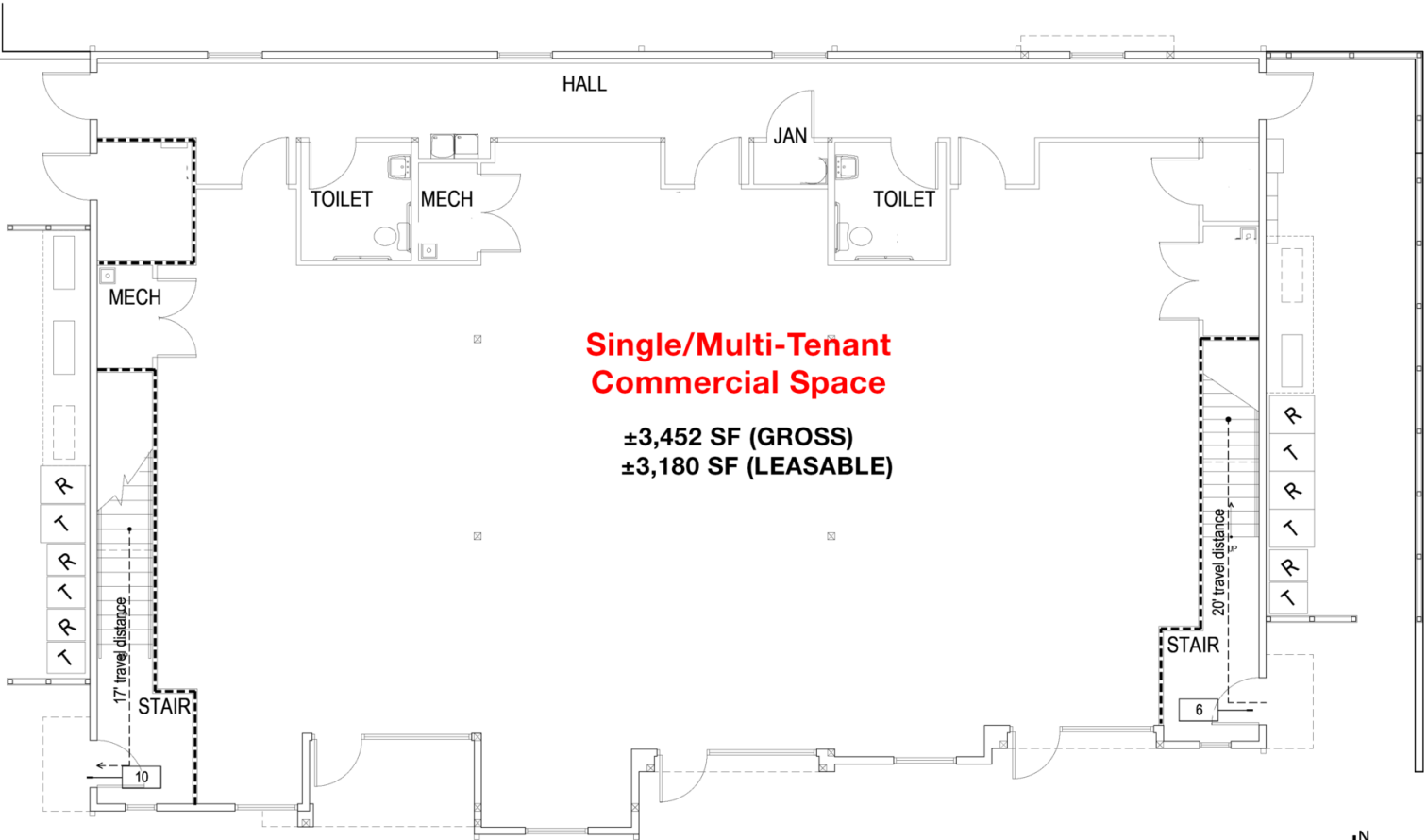
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Ground Floor Code Plan

**NAI**Select

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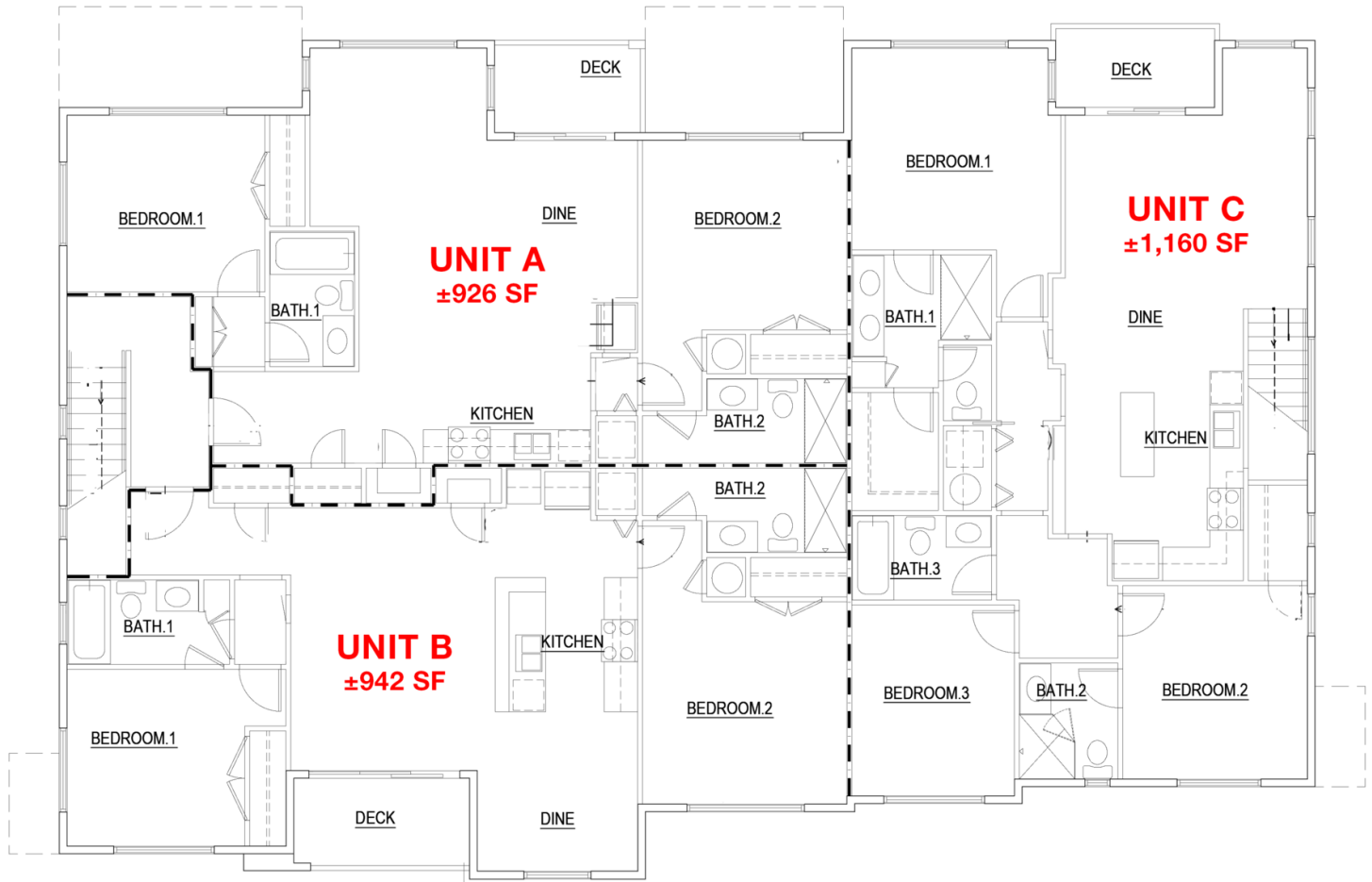
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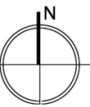
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Second Floor Code Plan



RESIDENTIAL SPACE			
	Bedrooms	Baths	Sq Feet
Unit A	2	2	926 SF
Unit B	2	2	942 SF
Unit C	3	3	1,160 SF

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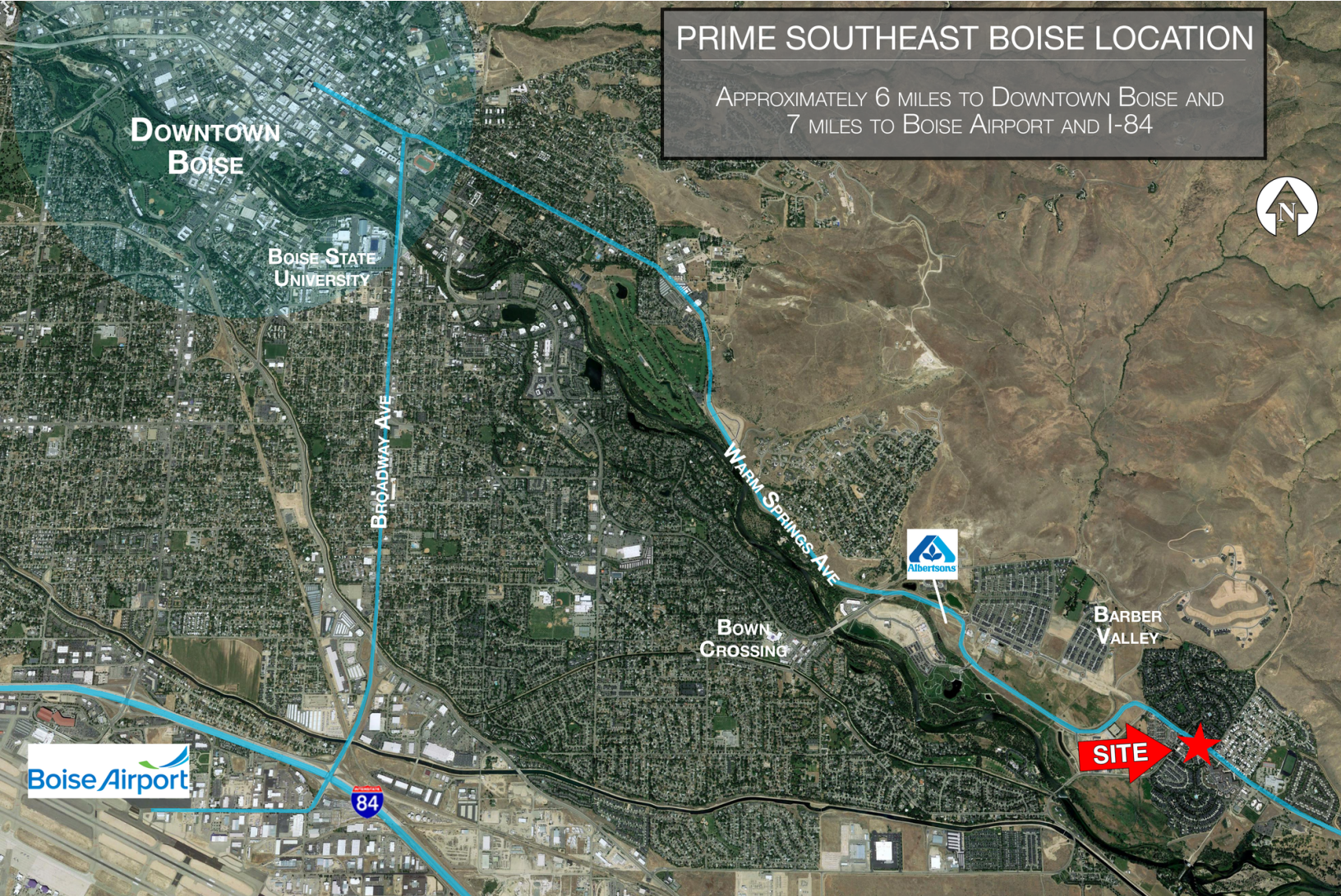
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## PRIME SOUTHEAST BOISE LOCATION

APPROXIMATELY 6 MILES TO DOWNTOWN BOISE AND  
7 MILES TO BOISE AIRPORT AND I-84

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