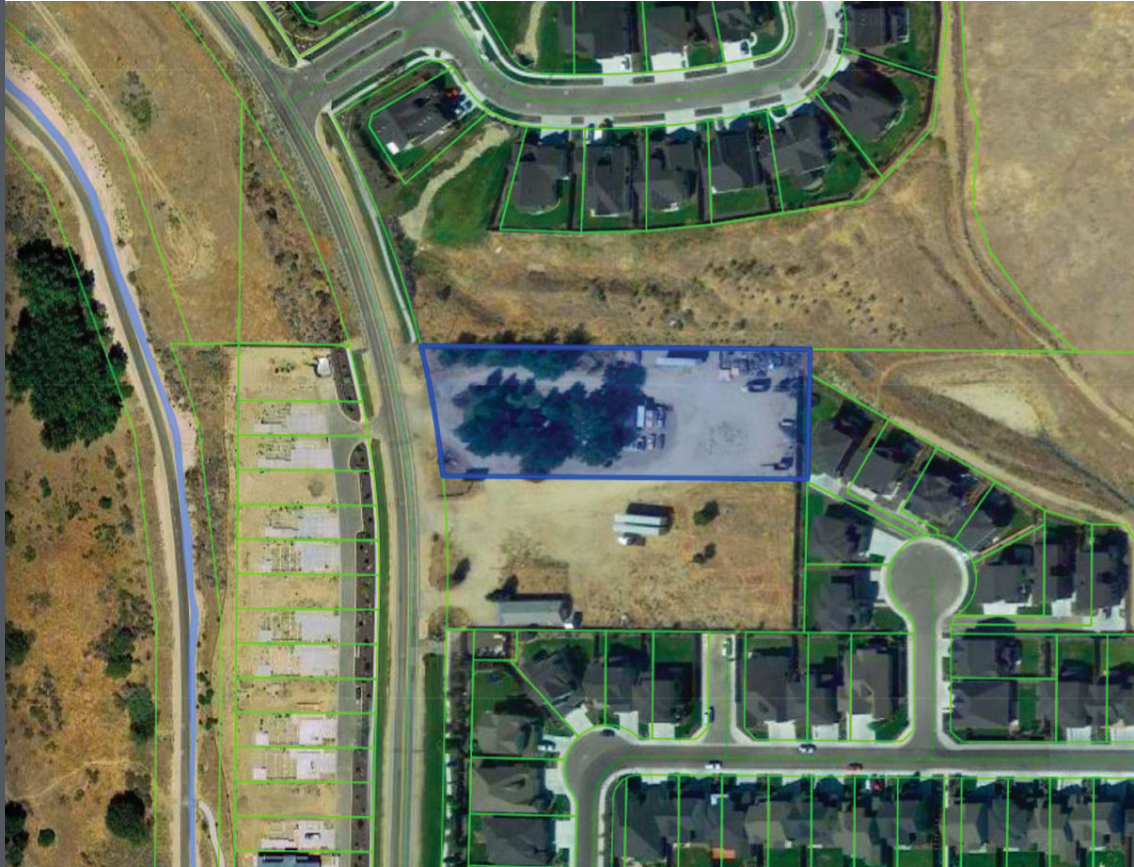


FOR SALE



CALL FOR OFFERS!

PROPERTY INFORMATION

STREET ADDRESS	6760 E Warm Springs Ave
CITY, STATE, ZIP	Boise, ID 83716
COUNTY	Ada
COMP PLAN	Commercial
LOT SIZE	±1.5 acres
PRICE	Call for Offers

HIGHLIGHTS

- Rare infill opportunity in highly desirable neighborhood.
- Currently in Ada County but annex-able with utilities available.
- Comp Plan supports City of Boise R-2 up through C-3 zones.
- Frontage on Warm Springs Road.
- Five min drive to I-84, Micron, water sport activities, groceries./services.
- Outdoor activities are minutes from front door.
- Do not disturb tenant.
- **SEE FOLLOWING PAGES FOR CALL FOR OFFERS TERMS**

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

GREG PICARD
208.781.9325 | greg@naiselect.com

rallensrealty.com

THE DETAILS

Call For Offer Terms

- All offers are due on or before **October 5, 2021.**
- If an acceptable offer is received in advance of the date, Seller has the right to accept the offer.
- Seller will review all offers received, and reserves the right to accept, reject, or negotiate any offer.
- Seller will consider all terms.
- **Submit all offers!**
- Title Company to be **First American Title Company, Tami DeJournett, Escrow Officer.**

Call For Offers

- **BEST AND FINAL:**
Seller reserves the right to issue a “best and final” round of offers to the top bidders should there be tight competition between offers. This notification, if needed, will be done in writing to all bidders with clear terms of submittal.
- **FOR ANY QUESTIONS OR CONCERNS:**
Please contact Brian Rallens or Greg Picard.
- **DO NOT DISTURB TENANT!**

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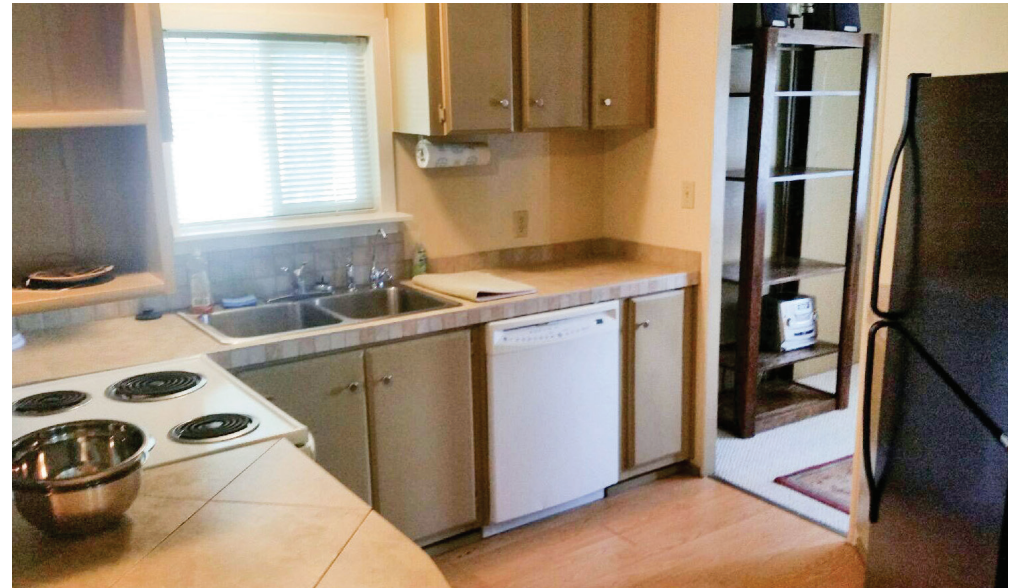
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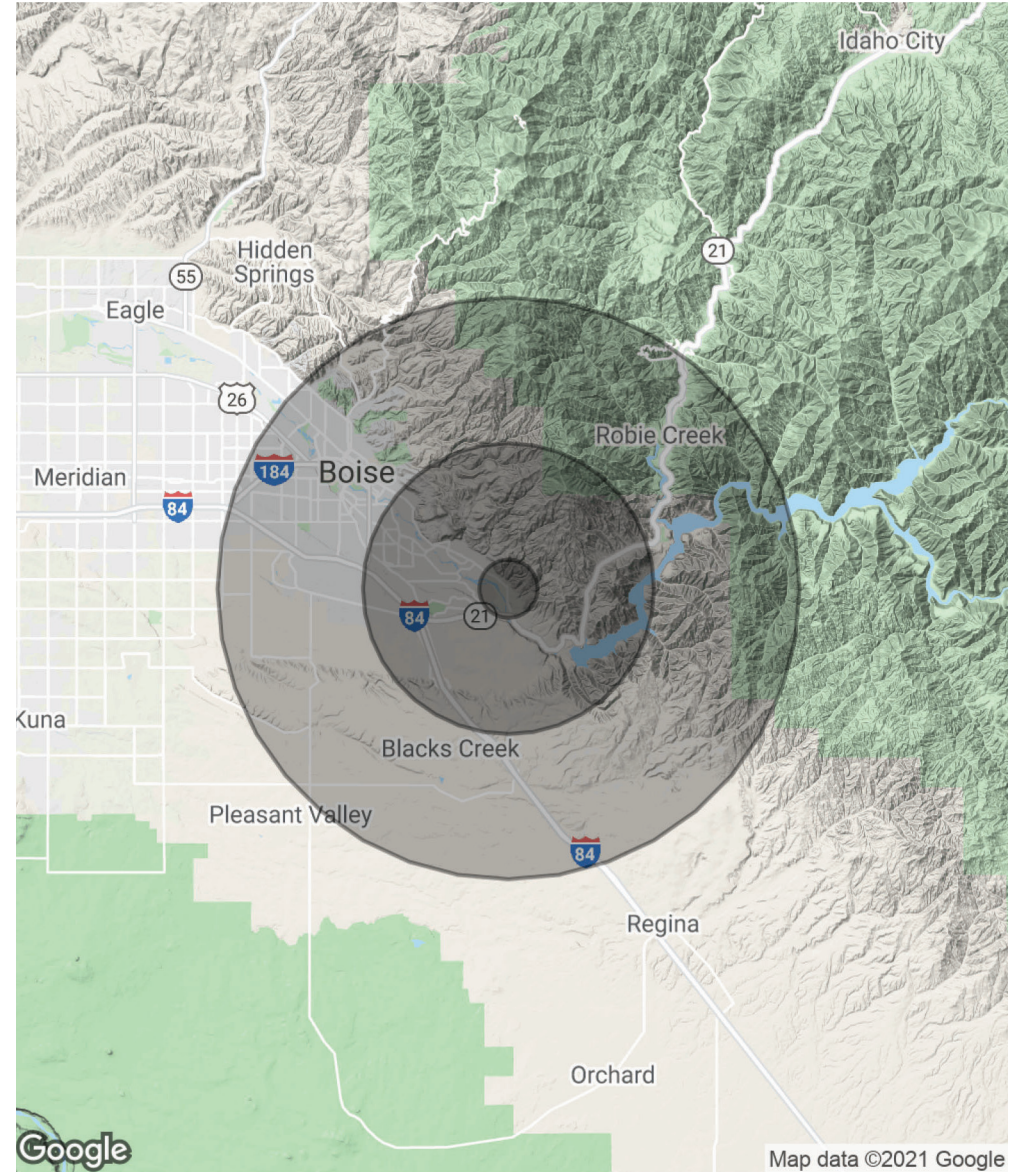
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,406	22,014	111,132
AVERAGE AGE	35.8	39.1	35.5
AVERAGE AGE (MALE)	34.5	37.4	34.9
AVERAGE AGE (FEMALE)	36.6	40.2	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	516	8,357	48,813
# OF PERSONS PER HH	2.7	2.6	2.3
AVERAGE HH INCOME	\$92,530	\$102,317	\$71,236
AVERAGE HOUSE VALUE		\$473,486	\$301,130

* Demographic data derived from 2010 US Census



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