

FOR SALE



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	\$1,200,000

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.
- Vacant to show, IMLS lockbox installed on home.
- **TITLE COMMITMENT AVAILABLE UPON REQUEST**

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.

A division of
NAISelect

BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

GREG PICARD
208.781.9325 | greg@naiselect.com

 **RALLENS REALTY**
CONSULTANTS

6760 E. WARM SPRINGS AVE Boise, ID

A division of
Naiselect



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

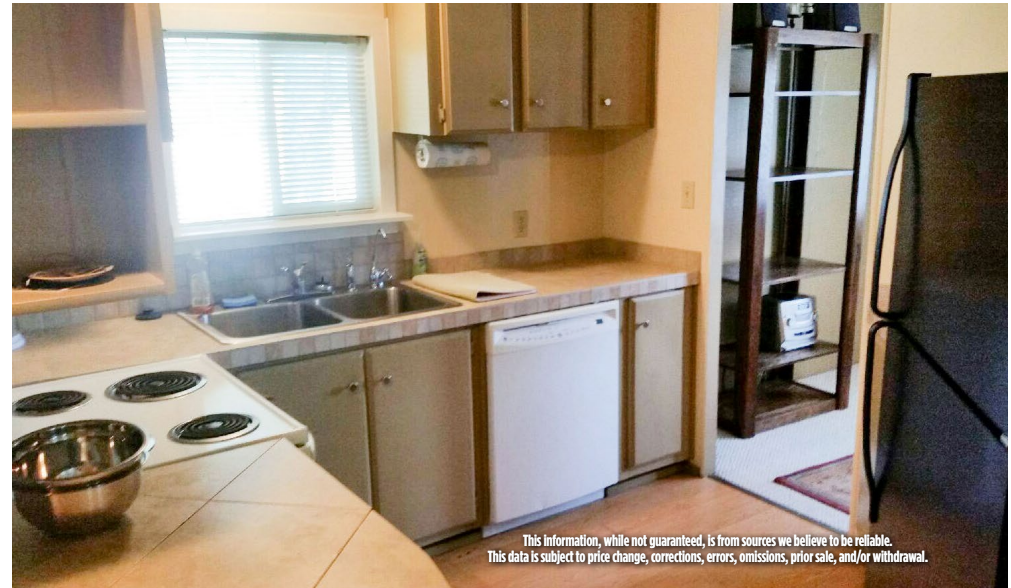
208.781.9325 | greg@naiselect.com



rallensrealty.com

6760 E. WARM SPRINGS AVE Boise, ID

A division of
NAISelect



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

6760 E. WARM SPRINGS AVE Boise, ID

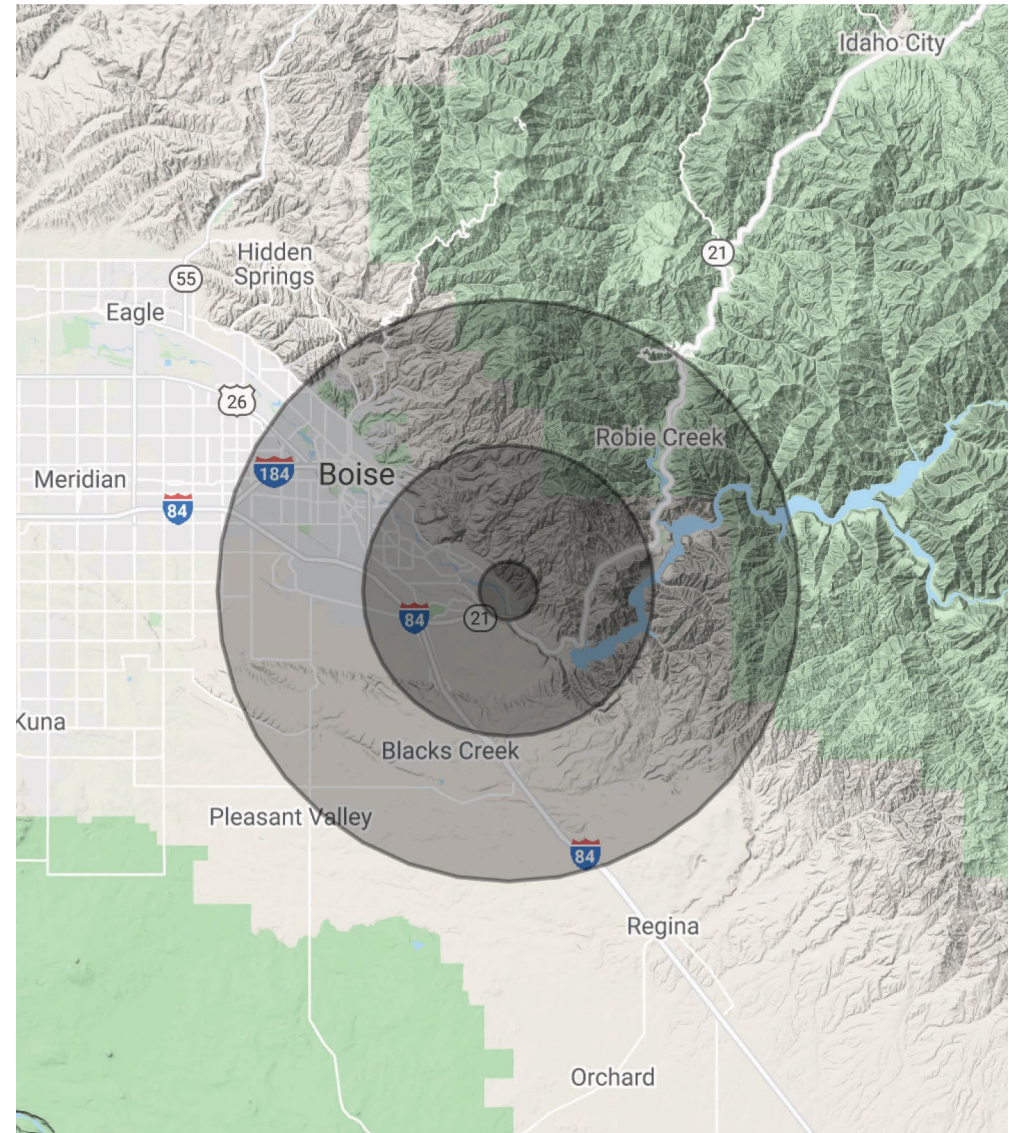
A division of

Naiselect

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



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