

FAIRVIEW & STEELWOOD

BOISE, ID 83709

LAND FOR SALE



THORNTON OLIVER KELLER
COMMERCIAL REAL ESTATE
Experience Results.

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**PERFECT
SITE FOR AN AUTO
DEALERSHIP!**

AVAILABLE:

Size: 11.083 Acres (2 pads - 5 & 6 acres)
Price: \$12.92 SF
Zoning: C-2D

SITE IMPROVEMENTS:

Sewer, water, gas, electric, phone, cable.

Steelwood Avenue & King Street completed with curb, gutter, sidewalks and storm drains.

Over 900' of Fairview frontage.

(09/14/10) This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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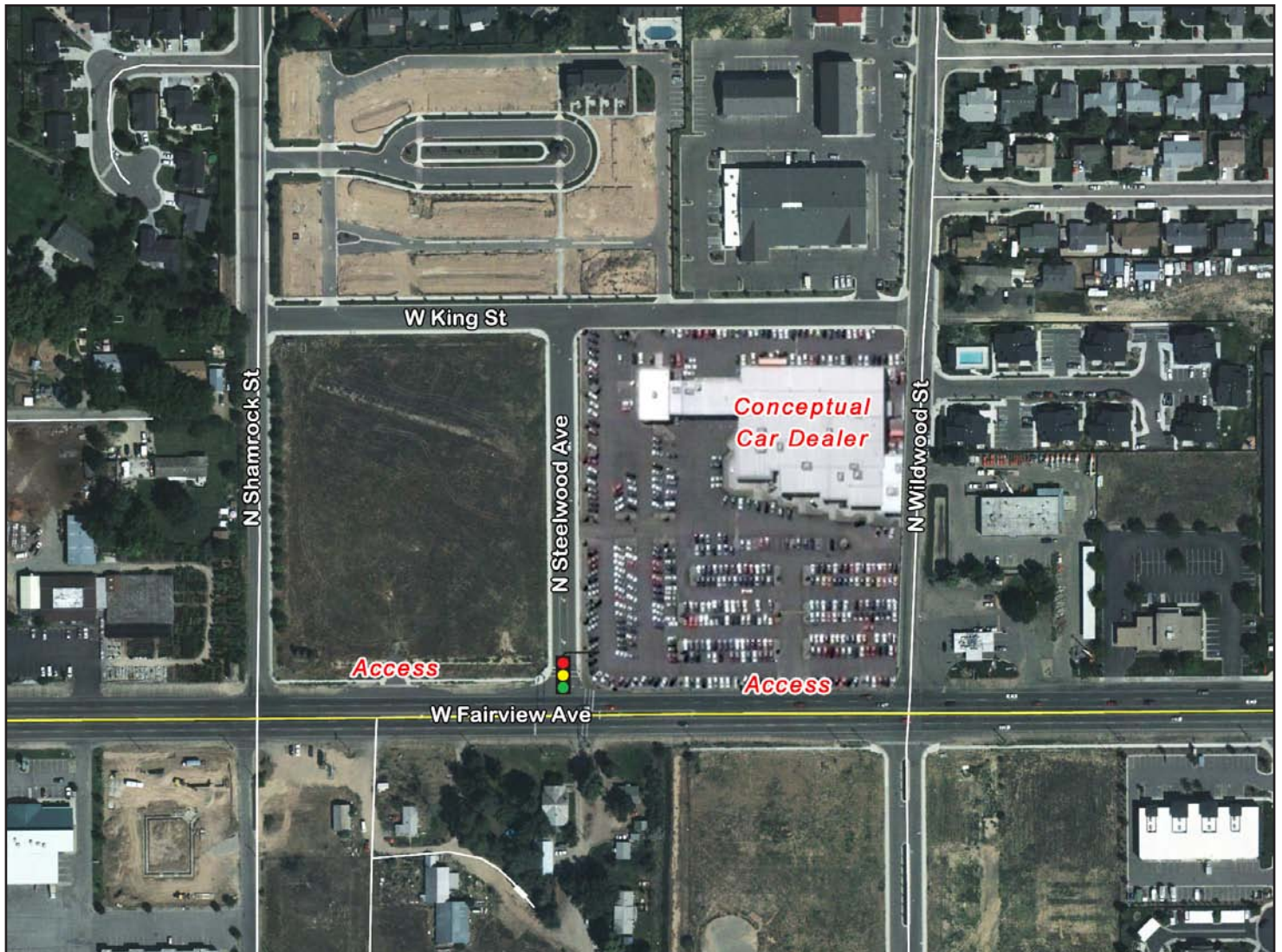
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COMMENTS:

- Traffic signal at Fairview and Steelwood.
- Price includes site improvements.
- Prime development ground 1.5 miles east of Eagle Road.
- Two additional right in/outs are installed off Fairview.
- Approved subdivision.
- Over 900' of Fairview frontage.

CONCEPTUAL AUTO DEALERSHIP



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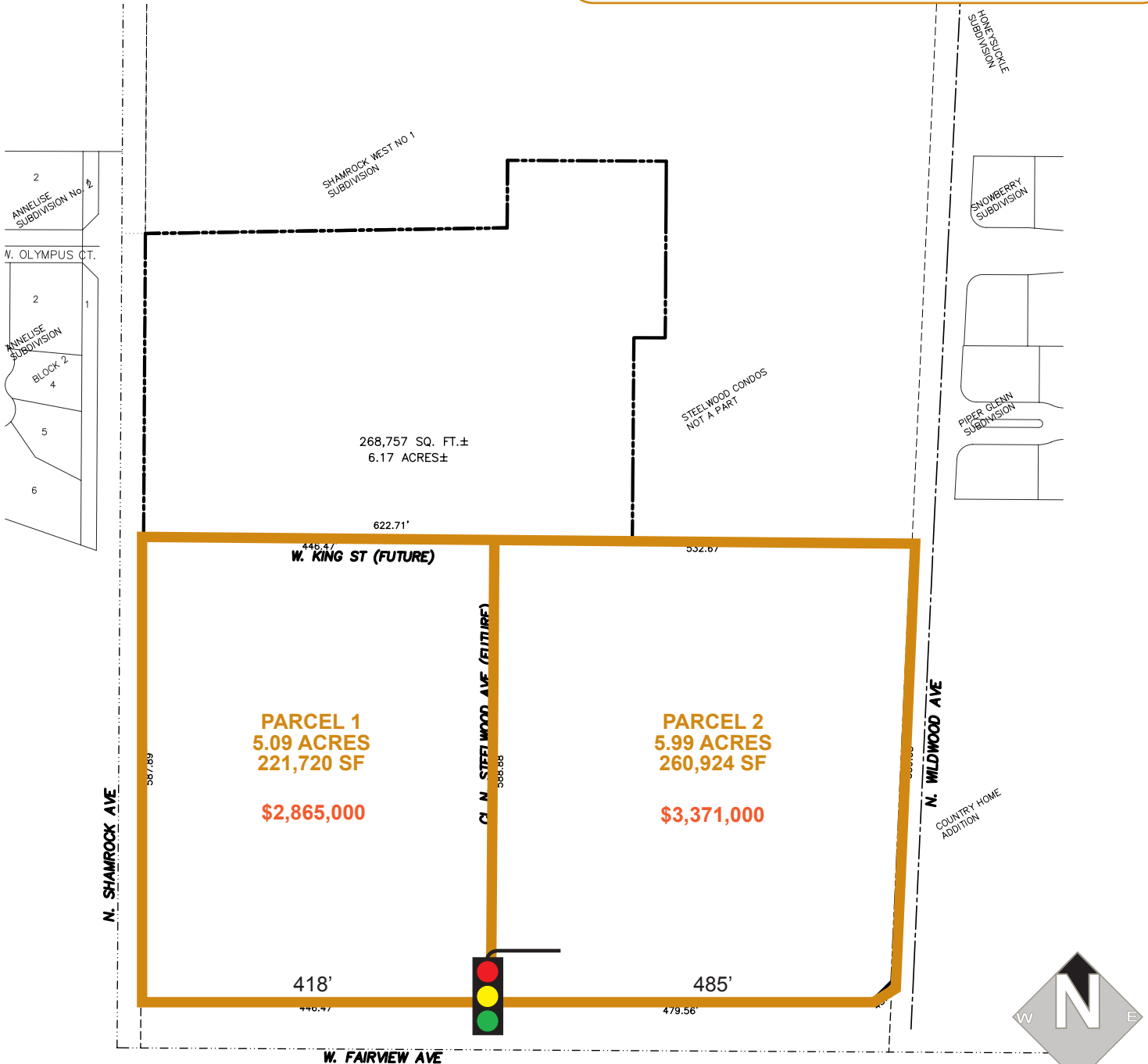
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PROPOSED PLAT PLAN

LOT:	SIZE:	PRICE:
Lot 1	5.09 AC	\$12.92 psf
Lot 2	5.99 AC	\$12.92 psf
Total	11.08 AC	\$6,236,000

Lots can be divided, per City approved subdivision.



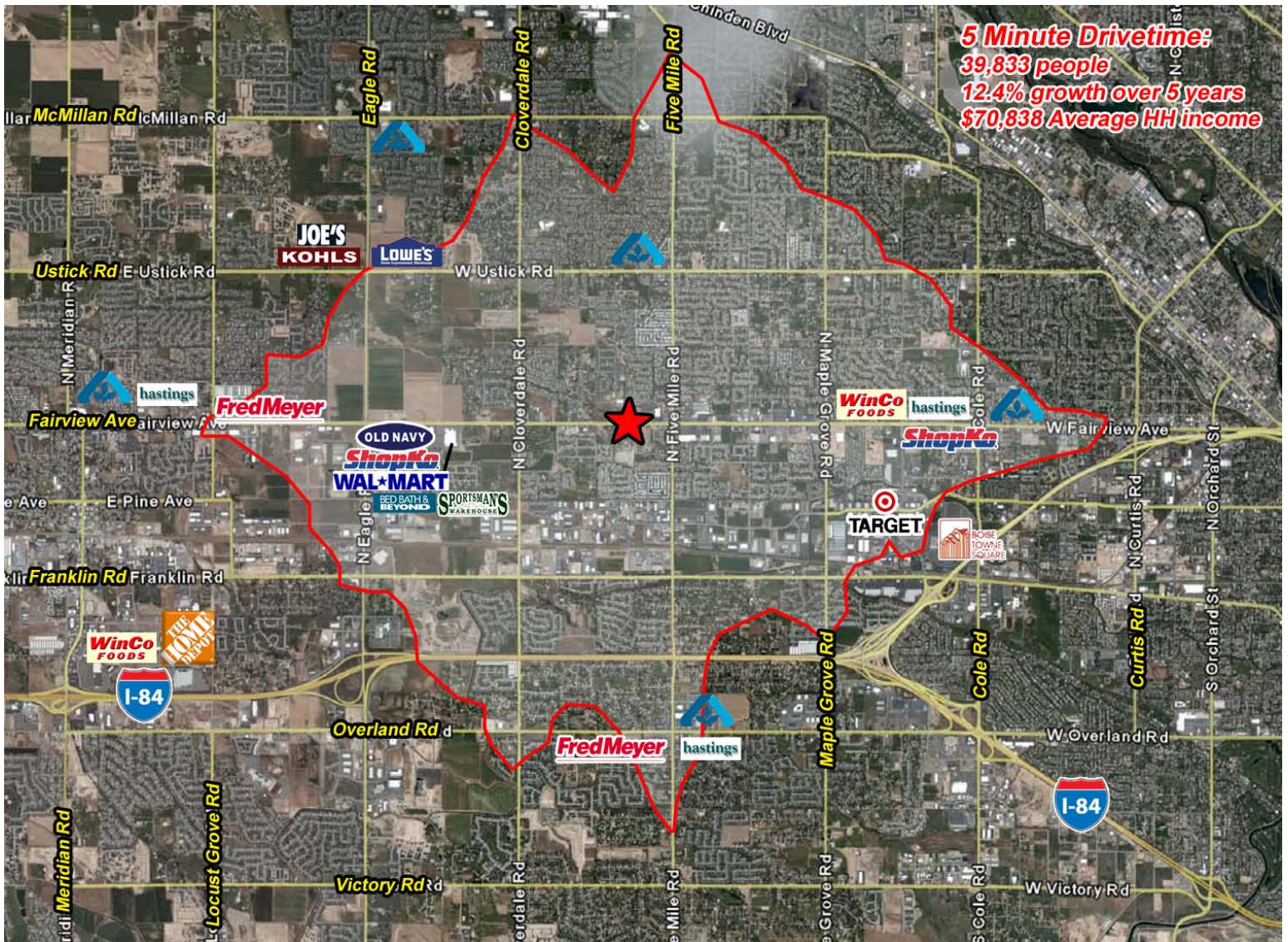
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5 MINUTE DRIVE TIME



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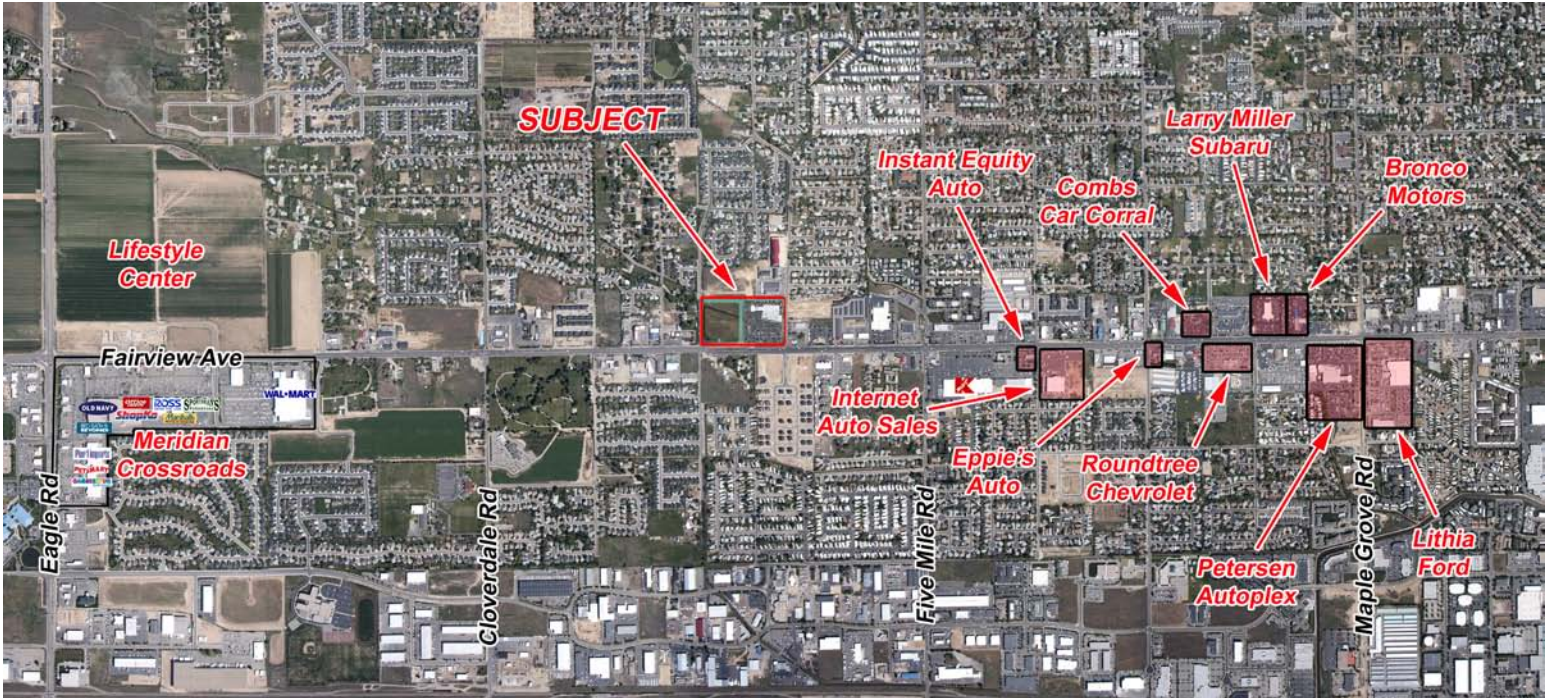
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AREA AUTO DEALERSHIPS



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