

DOWNTOWN
15 MINUTES



W STATE STREET - 32,767 VPD

8306 W. STATE ST BOISE, ID 83714

FOR SALE

8306 W. State Street Boise, ID 83714 | Available: 1.92 Acres | Asking Price: Unpriced



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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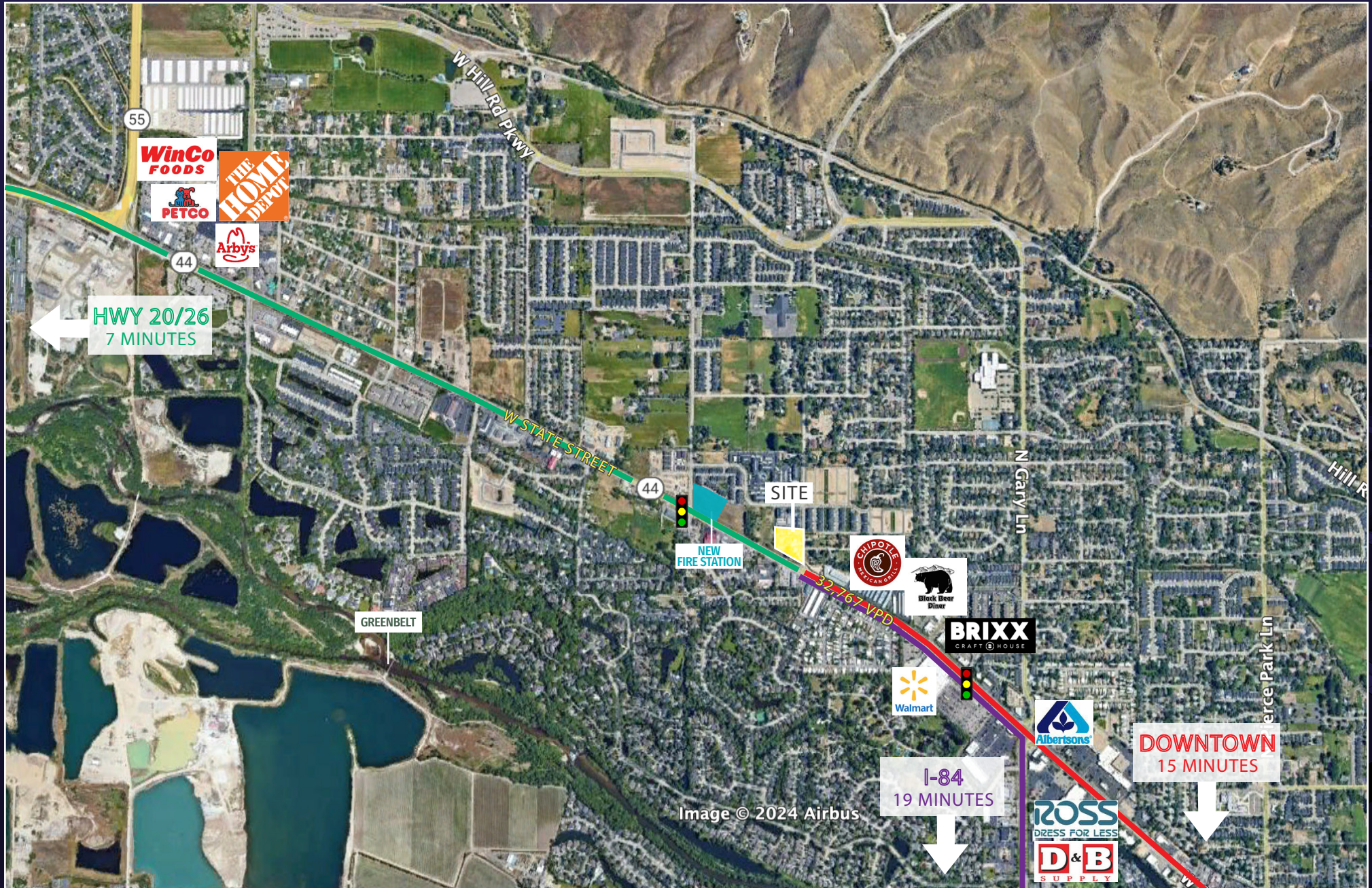
PROPERTY HIGHLIGHTS

- Zoning: R-3D
- State Street Frontage
- Entitled for 70 unit MF site
- Major Commercial Corner at N. Glenwood Street
- Full Access at Roe Street
- Close Proximity to Walmart Supercenter
- In Path of Growth

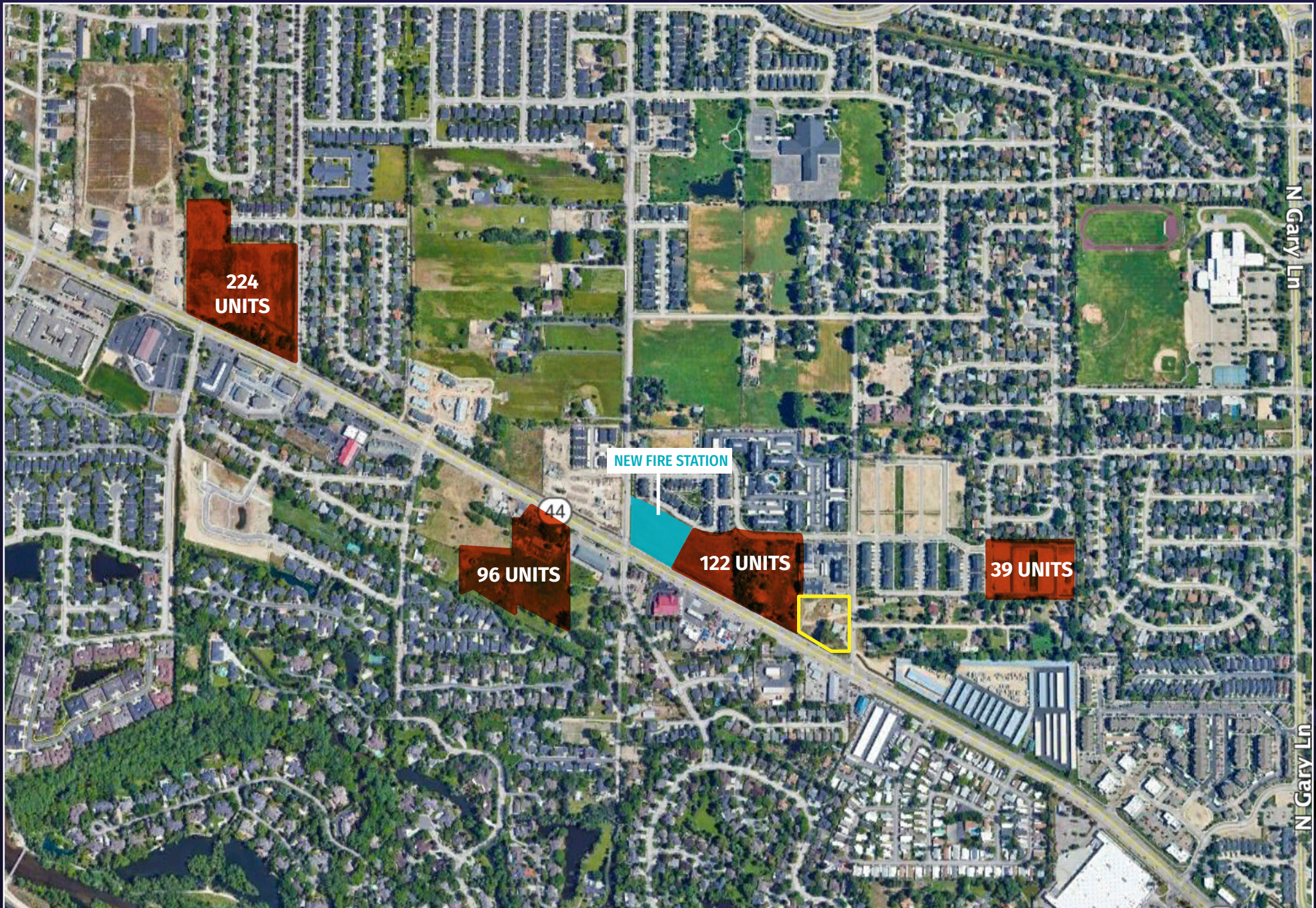


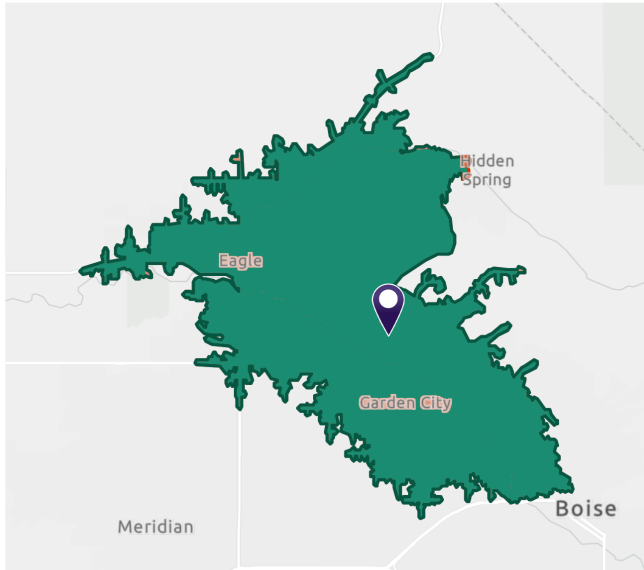
AREA MAP

- 7 MINUTES TO HWY 20/26 • 15 MINUTES TO DOWNTOWN BOISE • 19 MINUTES TO I-84



PRELIMINARY PLAT MAP



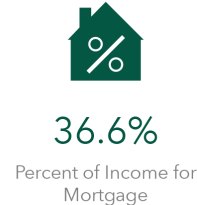
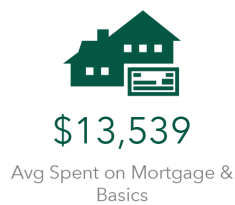


POPULATION TRENDS AND KEY INDICATORS

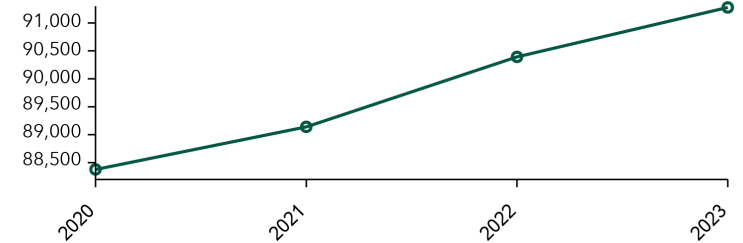
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91,278	37,852	2.38	41.4	\$77,857	\$473,753	108	69	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



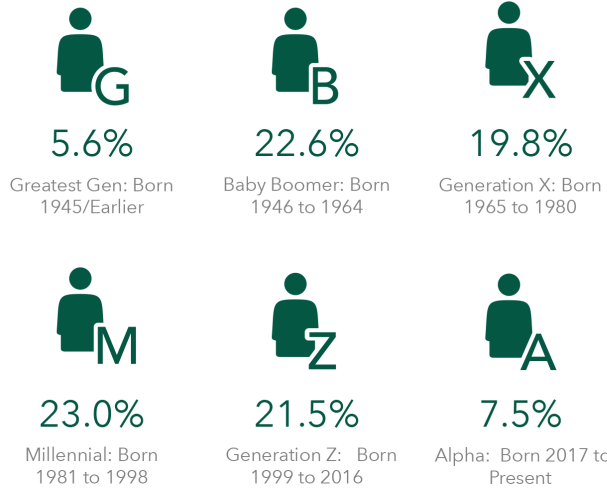
Historical Trends: Population



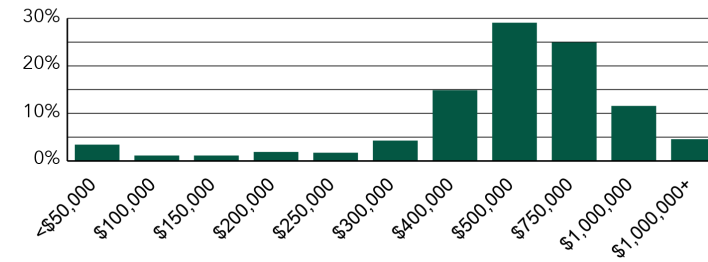
Variables 10 minutes

2023 Per Capita Income	\$46,659
2023 Median Household Income	\$77,857
2023 Average Household Income	\$111,249
2028 Per Capita Income	\$54,484
2028 Median Household Income	\$90,578
2028 Average Household Income	\$129,212

POPULATION BY GENERATION



Home Value



INCOME



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023). © 2024 Esri



TABLE 11-03.1: TABLE OF ALLOWED USES

A = ALLOWED USE **C** = CONDITIONAL USE

* = USE-SPECIFIC STANDARDS APPLY

ZONING DISTRICT	R-3
Residential Uses	
Household Living	
Accessory Dwelling Unit	A*
Dwelling, Cottage Village	A*
Dwelling, Single-Family Attached	A*
Dwelling, Live/Work	A*
Dwelling, Duplex	A*
Dwelling, Triplex or Fourplex	A*
Dwelling, Multiple-Family	A*/C*
Group Home, FHAA Small	A*
Group Home, FHAA Large	A*
Livestock and Animals, Accessory	A*
Manufactured Home	A*
Manufactured Home Community	C*
Group Living	
Assisted Living Facility	C*
Boarding House	A
Continuing Care Retirement Facility	C*
Convalescent or Nursing Home	C*
Dwelling, Co-Housing	C*
Fraternity or Sorority House	C*
Recovery Residences	C*
Residential Home Occupations	
Home Occupation, Child or Adult Daycare	A*
Home Occupation, Other	A*

ZONING DISTRICT	R-3
Public, Institutional and Civic	
Adult or Child Day Care	
Adult or Child Day Care Facility	A*
Adult or Child Day Care Center, Small	A*
Adult or Child Day Care Center, Large	C*
Community and Cultural	
Art Gallery, Museum, or Library	C
Community Center	A
Fire or Police Facility	C
Mortuary or Mausoleum	C*
Park or Playground	A
Religious Institution	C
Uses Related to and Operated	C
Education and Health	
School	C*
Park and Ride Facility	A
Transit Facility	A
Transit Terminal	

ZONING DISTRICT	R-3
Commercial Uses	
Agricultural and	
Animal Daycare or Kennel	C*
Animal Hospital or Clinic	C
Beekeeping, Accessory	A*/C*
Urban Farm	A*
Communication Facilities	
Attached Wireless Communication Facility	A*
Freestanding Wireless Communication Facility – Monopole/Structure ≤ Base Height of Zoning District	A*
Freestanding Wireless Communication Facility	C*
Other Communication Towers	C
Food and Beverage Service	
Food Truck, Accessory	A*
Food Truck Court	A*
Neighborhood Café	A*
Restaurant	A
Sidewalk Café, Accessory	A
Lodging	
Bed and Breakfast	A*
Hotel or Motel	C

Office, Personal and Business Service	
Financial Institution	A*
Medical or Dental Clinic	A*
Office	A*
Personal and Business Service	A*
Recreation and Entertainment	
Club, Lodge, or Social Hall	C
Golf Course	C
Recreation, Indoor	C
Recreation, Outdoor	C
Retail	
Retail Sales, Neighborhood <2,000 SF	A*
Vehicles and Equipment	
Electric Vehicle Charging	A*