

**FOR  
SALE**

**2370 S. MAPLE GROVE ROAD**

BOISE, ID 83709

**BACK ON THE  
MARKET!**

Ideal for Industrial  
Development



## PROPERTY INFORMATION

**Sale Price:** \$849,000 (\$2.57/SF)  
**Property Type:** Land  
**Land Size:** 7.58 Acres | 2 parcels  
**Zoning:** R-1A (In comprehensive plan as Light Industrial)

## HIGHLIGHTS

- » Rare infill development opportunity
- » Centrally located with great freeway access
- » Ideal for light industrial users
- » Water, sewer and power to the site
- » Level parcel with large buildable area
- » 465 feet of frontage on Maple Grove Road

2017 Demographics	1 Mile	3 Miles	5 Miles
Population	6,732	79,204	194,966
Household	2,460	30,595	77,226
Income	\$83,288	\$68,687	\$67,766
Historical Growth '00-'17	1.3%	2.4%	2.0%

**Colliers**  
INTERNATIONAL

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