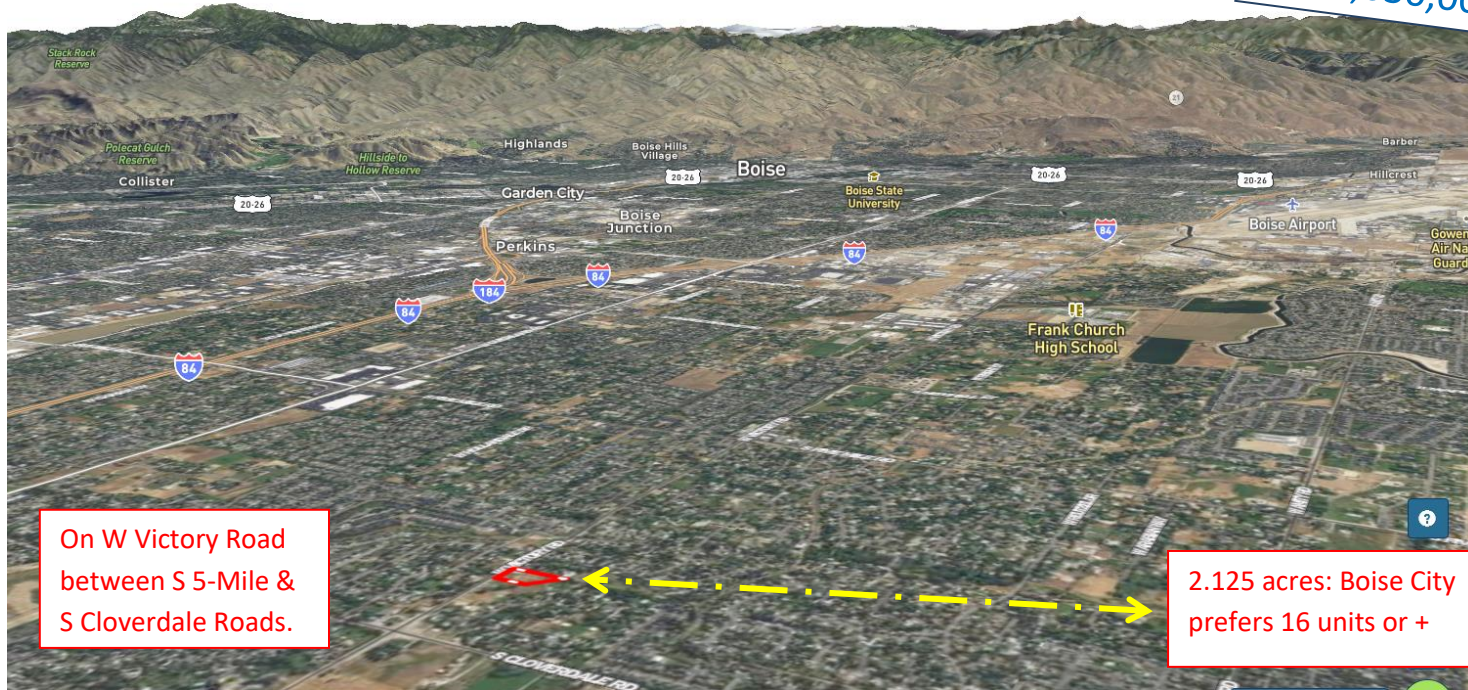


2.125± ACRES DEVELOPMENT LAND ◦ 11825 W VICTORY ROAD, BOISE

11825 W VICTORY ROAD

Boise, Idaho

Lowered Pricing:
\$1,050,000



On W Victory Road
between S 5-Mile &
S Cloverdale Roads.

2.125 acres: Boise City
prefers 16 units or +

EXECUTIVE SUMMARY

11825 VICTORY ROAD is an opportunity to develop 16 units on 2± acres on a major thoroughfare in West Boise, near the heart of Boise’s shopping, schooling & entertainment. Ada County Zoned RSW, yet Boise P&Z prefers 16 units for this site, recently unanimously approved by City Planning Commission and City Council for annexation and rezoning.

EXCLUSIVELY REPRESENTED BY:



GATEWAY
Realty Advisors

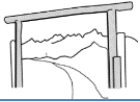
Lon Lundberg, CLB, ABR, CLC

Commercial & Investment Brokerage since 1984

C: 208-559-2120 lon@gatewayra.com

www.gatewayra.com O: 208-549-5000

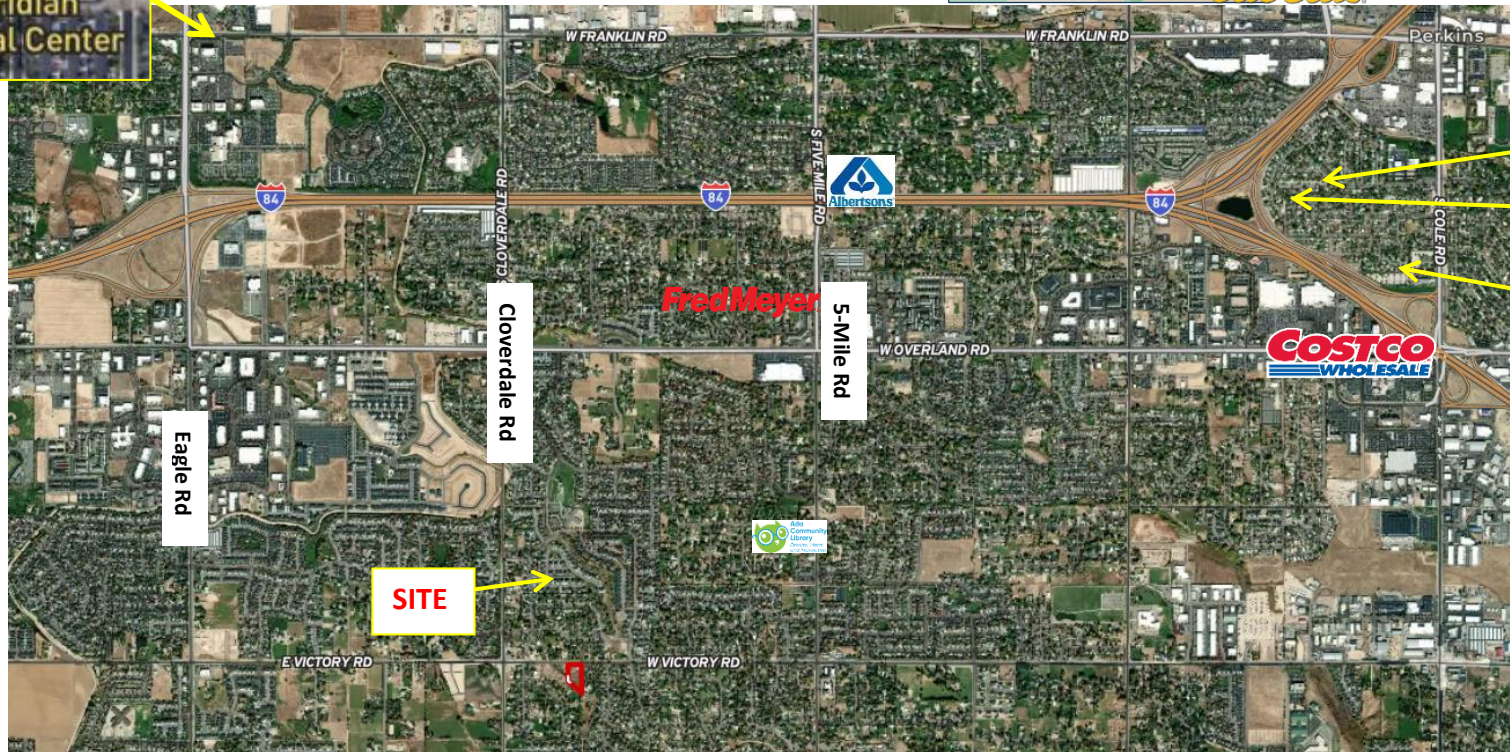
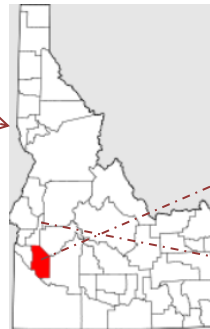




2.125± ACRES DEVELOPMENT LAND ° 11825 W VICTORY ROAD, BOISE

LOCATION

The W Victory 2-acre parcel was recently annexed into the City of Boise, Ada County, Idaho along W Victory Road between Five-Mile and Cloverdale Roads.

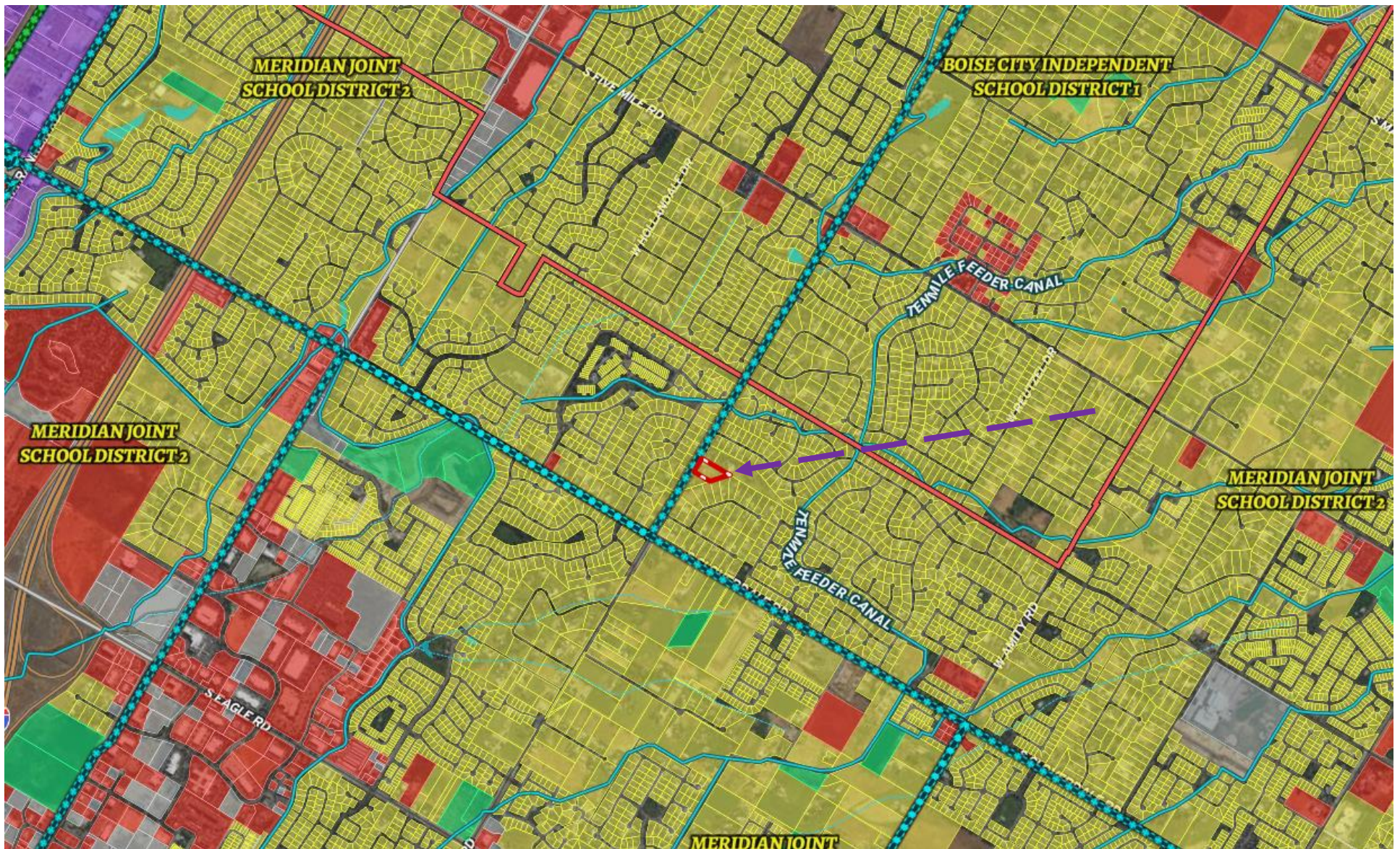


Edwards 21 Cinemas



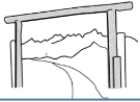


2.125± ACRES DEVELOPMENT LAND ° 11825 W VICTORY ROAD, BOISE



LAND USE MAP SHOWS RESIDENTIAL IN GOLD, COMMERCIAL/RETAIL IN RED, AGRICULTURAL IN GREEN, INDUSTRIAL IN PURPLE.
ALSO EVIDENT ARE THE SCHOOL DISTRICTS AND TRANSMISSION LINES IN BLUE-DOTTED LINES.



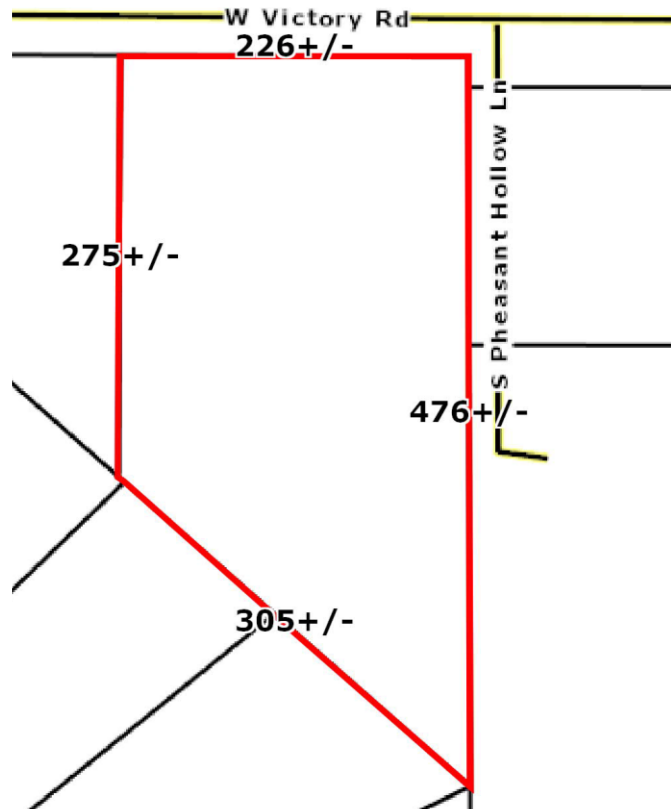


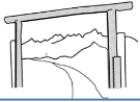
2.125± ACRES DEVELOPMENT LAND ° 11825 W VICTORY ROAD, BOISE

PROPERTY ACREAGE & TAXES

Assessor's Parcel No.	Acres	2020 Taxes	Legal
S1127223050	2.13	2078.08	PAR#3050 of NW¼NW¼ Sec 27 3N 1E #98057119
1.99 acres is residential			0.13 acres is 'other'
Total Acres	2.13	\$ 2,078.08	for 2020

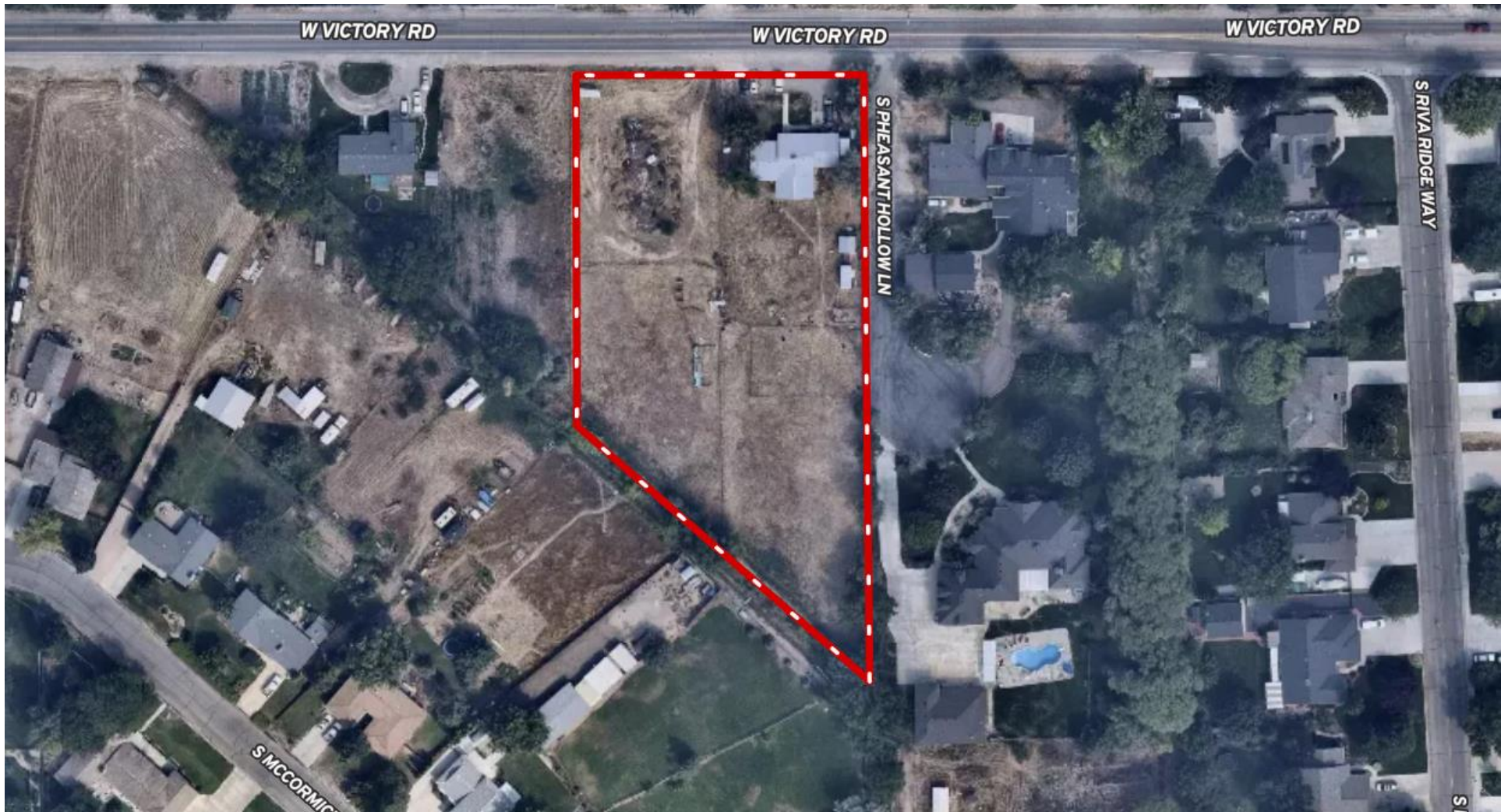
The parcel dimensions are 226± feet east-west along W Victory Road, 305± feet diagonally along the SE boundary, 275± feet deep along the west boundary and 476± feet deep along the eastern boundary.





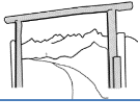
2.125± ACRES DEVELOPMENT LAND ° 11825 W VICTORY ROAD, BOISE

AERIAL PHOTOS & MAPS



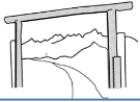
The property sits amidst other larger parcels, single-family residences and smaller, more dense parcels. The parcel is supplied water by a well, which is operable and yet is ready to hook into the City water line. The parcel has City sewer services.

Note: Red lines are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2022



2.125± ACRES DEVELOPMENT LAND ◦ 11825 W VICTORY ROAD, BOISE





2.125± ACRES DEVELOPMENT LAND ° 11825 W VICTORY ROAD, BOISE

BROKER'S COMMENT

The West Victory 2-acre land parcel provides an opportunity for a developer looking for a quality, in-fill project that is small enough to handle, yet large enough for some economies of scale at many levels. Seller suggests project is development-ready as it has been reviewed by the City of Boise with approval. Twenty (20) units may be possible with inclusion of affordable housing.



PRICE

\$ 1,050,000

Subject to conducting an IRC §1031 exchange

Contact:

Lon Lundberg, CLB, ABR, CLC

Commercial & Investment Brokerage since 1984; Land, Farm & Ranch Brokerage since 1995

For info or to schedule a tour contact: Lon Lundberg 208.549.5000 or 208.559.2120 lon@gatewayra.com

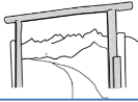
Listing Broker must be present on all showings. Please do not drive on property.

Disclosures:

Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker, MLS or Owner. Information regarding water rights, development density, production & capabilities, potential profits, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal counsel & representation. GATEWAY ©2024

Earthquake activity: Idaho is subject to earthquake activity, which is more active than the overall U.S. average.

Idaho Real Estate Agency: Lon Lundberg represents the Seller exclusively in this transaction. The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following):



2.125± ACRES DEVELOPMENT LAND ° 11825 W VICTORY ROAD, BOISE

Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.

Effective July 1, 2020

"Agency" is a term used in Idaho law that describes the relationships between a licensee and some parties to a real estate transaction.

Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285
irec.idaho.gov

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I work with other brokerages during the time of my agreement?
- Can I cancel this agreement, and if so, how?
- How will the brokerage get paid?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors

Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

Audio/Video Surveillance

Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: _____ Phone: _____

RECEIPT ACKNOWLEDGED

Rev 07/01/20

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure. This document is not a contract, and signing it does not obligate you to anything.

Signature _____ Date _____

Signature _____ Date _____

