



PRIME OFFICE LOTS FOR SALE OVERLAND & VINNELL

W. OVERLAND ROAD BOISE, IDAHO 83709

COMMERCIAL



0.79 AC TO 1.62 AC AVAILABLE

OVERLAND RD & VINNELL WAY

CONTACT

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PROPERTY HIGHLIGHTS

Prime, Central office location, across from Walmart & Lowes; adjacent to Starbucks and First Interstate Bank.

Two access points from signalized intersection, on Overland Road near Aspen Dental and on Vinnell Street.

Additional shared parking potential.

Traffic counts of 33,995 vpd.

LAND AVAILABLE

Total Lot Size:	1.62 Acres
Sale Price:	\$9.50/SF-\$11.50/SF
Submarket:	Southwest
Zoning:	L-OD
Utillites:	All to Site



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LOT#	SIZE	PRICE
S1124212735	0.79 Acres	\$395,742.00
S1124212740	0.83 Acres	\$343,741.00

DEMOGRAPHICS

<small>2020</small>	1MI.	3MI.	5MI.
Total Households	2,946	36,806	95,368
Total Population	7,444	88,901	228,395
Average HH Income	\$79,322	\$73,043	\$78,122



