

For Sale

Development Land

TBD Hwy 44, Middleton, ID 83644



AVAILABLE PROPERTY

Location	Hwy 44 West of the City of Middleton, South on Hartley Lane
Zoning	AG
Comprehensive Plan	Mixed Use
Size	±4.46 acres
Sale Price	\$699,900 (\$156,928/acre)

SITE INFORMATION

- Level development site
- City of Middleton sewer project in process to be completed Summer 2022
- City water at Northeast property boundary
- Located across from Forge International Charter School and recently approved Carlton Meadow Subdivision
- Property is adjacent to city limits, ready for annexation and re-zone for development
- City supports R-3 zoning upon annexation (3 units per acre, average 8,000 SF per lot)
- City will require 50' of frontage dedication for future road improvement



DEMOGRAPHICS

2020	1 Mile	3 Miles	5 Miles
Total Households	1,091	7,428	18,330
Total Population	3,194	22,123	55,817
Average HH Income	\$75,662	\$73,287	\$65,763



5531 N. Glenwood St.,
Boise, ID 83714
208-229-2020

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±4.46 Acres | \$699,900



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