

# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

## SOUTH POINT OFFICE PARK SOUTHWEST BOISE OFFICE LOTS FOR SALE

**LOCATION:** 11101-11361 Overland Rd, Boise, ID. (West of the Fred Meyer at Overland/Five Mile)

<u>Office (LOD) Lots</u>	<u>Lot #</u>	<u>Size</u>	<u>PRICE</u>	<u>\$/sq.ft.</u>
11361 W. Overland Rd	62	24,776 Sq. Ft. (.569 acres)	\$198,208	\$ 8.00
11319 W. Overland Rd	63	22,586 Sq. Ft. (.519 acres)	\$180,688	\$ 8.00
11297 W. Overland Rd	64	31,306 Sq. Ft. (.719 acres)	\$250,448	\$ 8.00
11235 W. Overland Rd	65	43,752 Sq. Ft. (1.004 acres)	\$350,016	\$ 8.00
11173 W. Overland Rd	66	45,191 Sq. Ft. (1.037 acres)	\$384,123	\$ 8.50
11101 W. Overland Rd	67	66,502 Sq. Ft. (1.527 acres)	\$598,518	\$ 9.00

**COMMENTS:**

- Boise City has approved a Letter of Map Revision (LOMR), flood plain parking variance, flood plain fill plan and a commercial planned unit development (PUD). All approvals and engineering are available for review.
- Available for individual lot sale or the remaining 6 lots can be combined
- Consists of 6 buildable lots and 1 common area lot that includes the creek (1.759 acres)
- Common landscaping, pathways, utilities, and pressurized irrigation are all installed
- Lots 69,71 and 72 are sold to a retail developer
- Lots 68 and 70 sold for a high density single family residential development

**OWNER/AGENT:** Lawrence A. Ross 208-861-9909 [Lawrence@michenerinvestments.com](mailto:Lawrence@michenerinvestments.com)

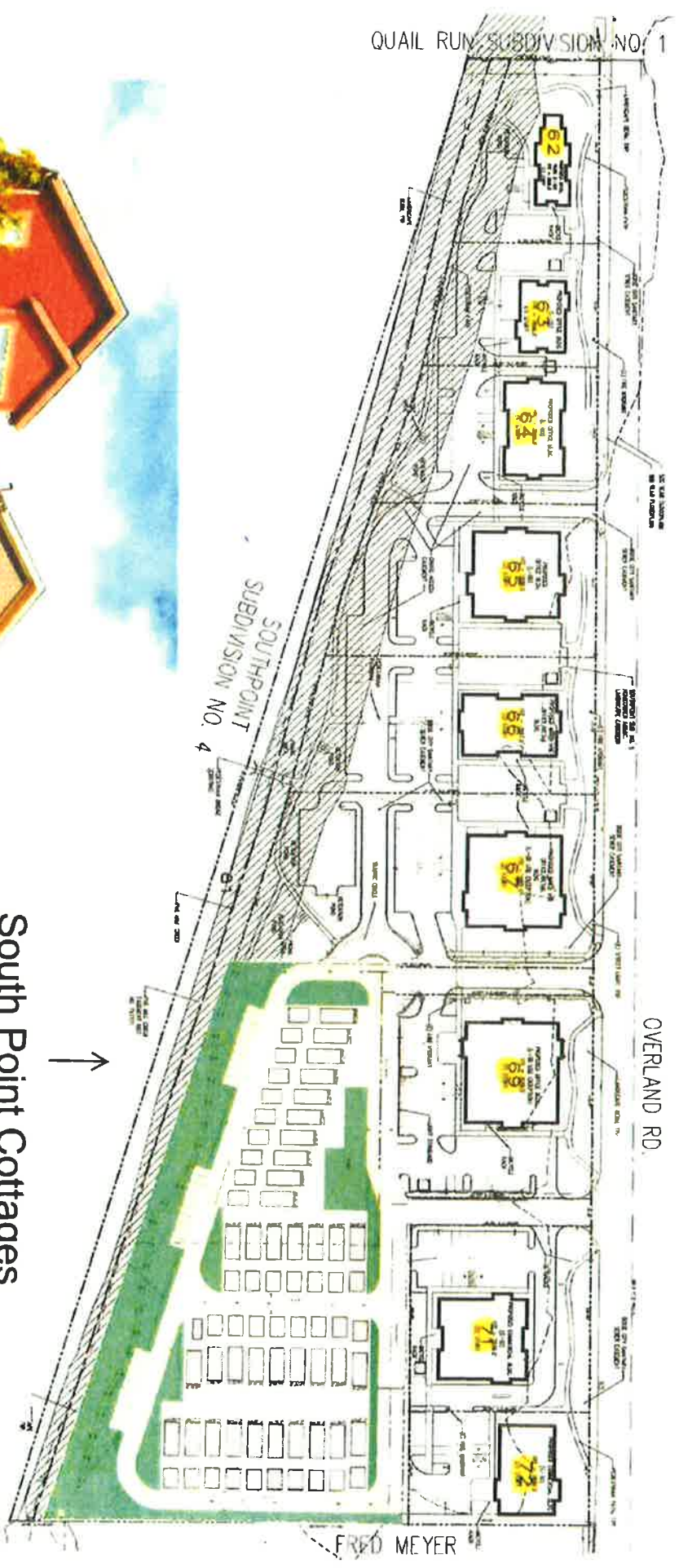
\*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.



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[www.michenerinvestments.com](http://www.michenerinvestments.com)

# Building Layout and Site Plan South Point Office Park Overland Road, Boise

SOUTHPOINT NO. 5 SUB



## South Point Cottages

- 36 lot small single family development to start
- construction the Spring of 2021
- The roads will be constructed for the entire development in conjunction with this development

