

BOISE



Excellent Access

Located at Interstate 84 and State Highway 21 ♦ Sites located off of interstate exit ♦ Local access from collector streets and State Highway 21

Growing Southeast Boise

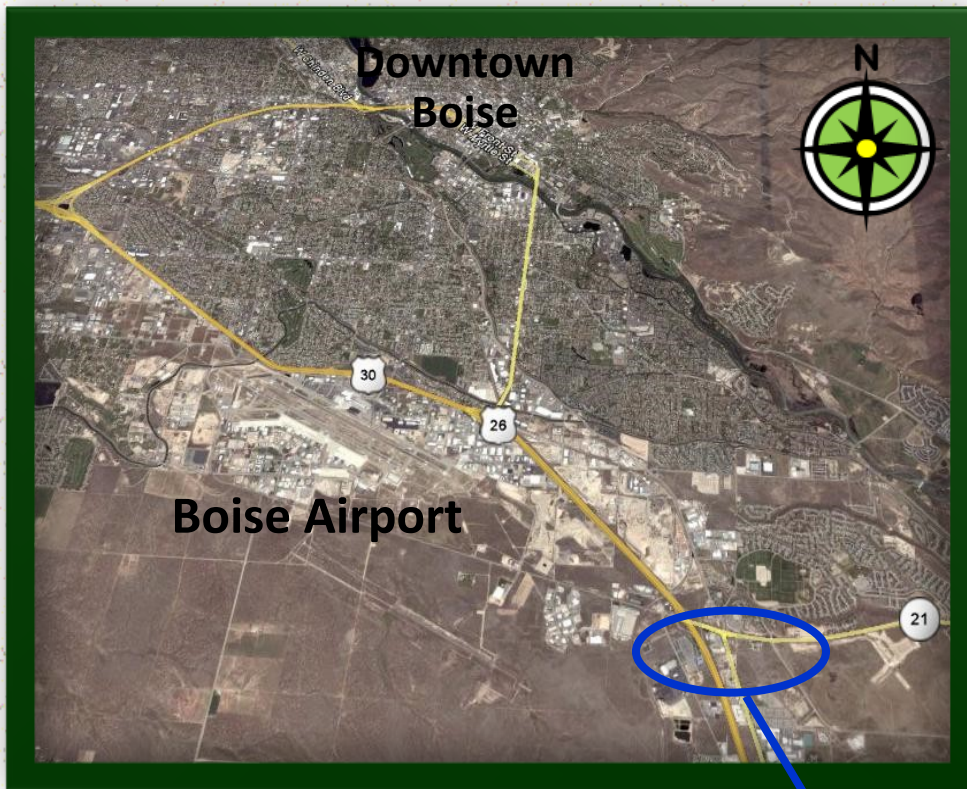
Southeast Boise is the next growth area of the Treasure Valley ♦ Work, Live, Play opportunities ♦ Major employers within minutes ♦ Adjacent residential development ♦ Regional sports complex within 5 minutes of sites

Mixed Use Opportunity

Excellent Mixed Use Development opportunity ♦ **Albertsons** shopping center, **McDonald's** and **Tully's Coffee** already located in immediate area.

Frontage and Visibility

Easy access and visibility from Interstate 84 ♦ Gowen Road has highway frontage of over 1,700 feet ♦ Federal Way has 513 feet of highway frontage.



Questions about these properties?

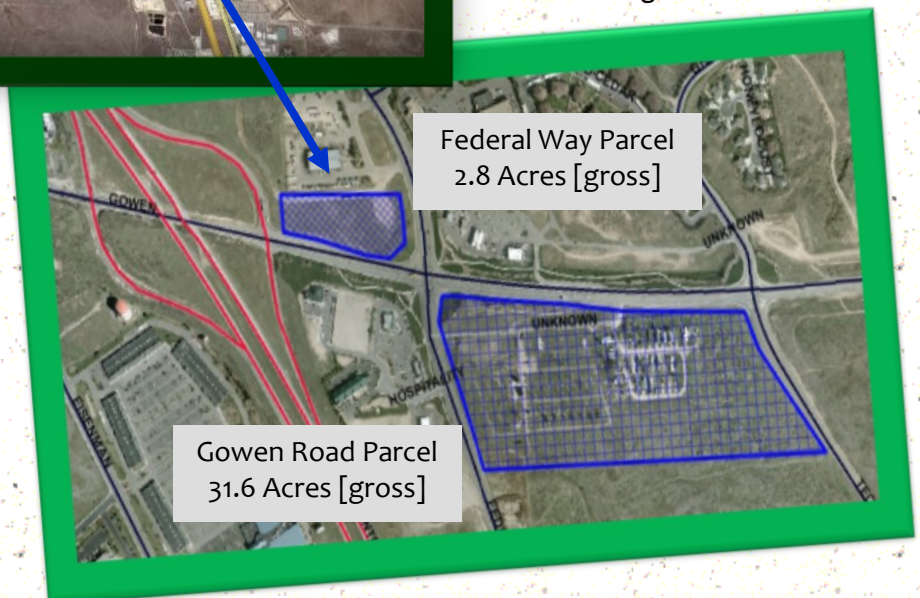
Contact the
Idaho Department of Lands
Strategic Business Unit
300 N 6th Street, Suite 103
PO Box 83720
Boise, Idaho 83720-0050
Phone: 208-334-0200
Fax: 208-334-2339

Email:

strategicbusinessunit@idl.idaho.gov

URL:

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◆ BOISE IDAHO - *City of Trees* ◆

◆ *Key location with ideal demographics* ◆

\$72,000+ average income ◆ Boise State University ◆ Four season climate ◆ Located at intersection of Interstate 84 and State Highway 21 ◆ Boise Airport and railroad access 5 minutes to the west of Southeast Boise sites ◆ Southeast Boise growth area ◆ Gateway to recreation - Boise Foothills, Lucky Peak Reservoir and Bogus Basin skiing ◆ Traffic count in excess of 42,000 vehicles per day at intersection of Federal Way and Highway 21 [Gowen Road]



About Idaho Department of Lands And The Trust Lands Constitutional Mandate

The Idaho Department of Lands has a constitutional mandate to manage state owned Trust Lands in a manner that will generate a sustainable long-term revenue stream for the nine beneficiary institutions. The largest beneficiary is K-12 educational institutions in Idaho. Revenues from leased lands directly benefit Public Schools and the other eight beneficiary institutions.

The Process of Leasing

The leasing process begins with an inquiry to the Department, followed by either direct negotiations or responding to a request for proposal. The successful lessee will be invited to lease the property for up to 49 years with preferential renewal options. Leases can be sublet and assigned to other people and businesses. Annual lease rates are commensurate with market rental rates and range from 8% - 15% of the appraised value with adjustments for inflation.

BOISE



Favorable Business Environment

Idaho—5th lowest cost of doing business in the U.S. ♦
#3 in Energy Costs ♦ #1 in Manufacturing Investment

Vibrant City

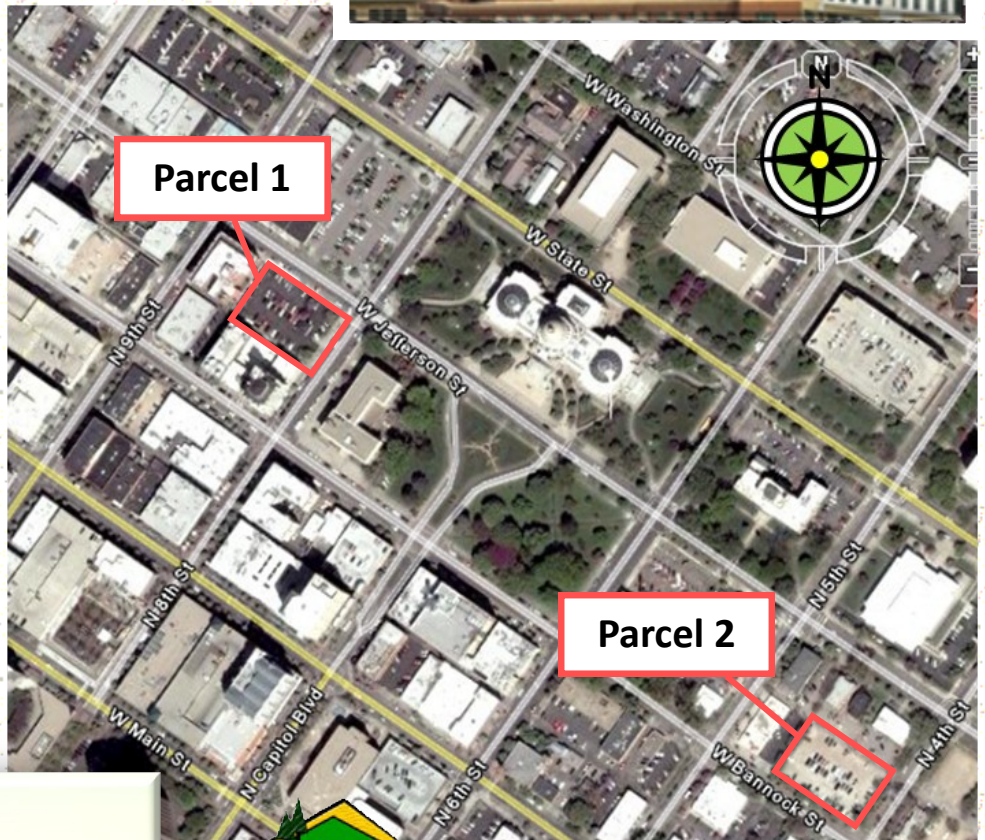
3rd in nation for “Walkable Urbanism” - *Brookings Inst.* ♦
#6 new company creation ♦
Street Markets ♦ 8th Street is Restaurant Row ♦ Alive After 5
Summer Concert series June-Sept.

Business Incentives

Designed to enhance overall profitability ♦ Help businesses succeed ♦ Tax Credits ♦ Sales Tax incentives ♦ Credits for creating new jobs

Business Hub

Government Center ♦ Regional Medical Center Campus ♦ Boise State University ♦ Convention Center



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is a member of the Western States Land Commissioners Association

Redevelopment Sites in Downtown Boise

Locations in vibrant downtown Boise ♦ Estimated 304,640 population within 10-mile radius ♦ \$75,000+ average income ♦ Employment hub of the Treasure Valley—government center [state and federal], regional medical center, Boise State University ♦ Convention Center/restaurants/downtown retail/entertainment venues

PARCEL 1—W. JEFFERSON STREET

Zoned: C-5DD [Central Business District/Downtown Overlay]

Site Size: 0.56 Acres [24,393 SQ FT]

Current Use: Commercial Parking Lot

Across Jefferson Street is the Idaho State Capitol. This site has great potential for a mixed use, multi-story development that would include commercial parking, office, and retail uses.

PARCEL 2—W. BANNOCK STREET

Zoned: R-OD [Residential-Office/Design Review]

Site Size: 0.56 Acres [24,393 SQ FT]

Current Use: Commercial Parking Lot

The Bannock Street parcel is located across 4th Street from St. Luke's Regional Medical Center Campus. The site would be highly desirable for residential units located above retail or retail/office combination.



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