

## LAND FOR SALE

213 E. 34th St., Garden City, ID 83714



|                    |           |
|--------------------|-----------|
| <b>SALE PRICE:</b> | \$199,000 |
|--------------------|-----------|

|                  |            |
|------------------|------------|
| <b>LOT SIZE:</b> | 0.17 Acres |
|------------------|------------|

|                |     |
|----------------|-----|
| <b>ZONING:</b> | C-2 |
|----------------|-----|

|                       |  |
|-----------------------|--|
| <b>CROSS STREETS:</b> |  |
|-----------------------|--|

### PROPERTY OVERVIEW

Great lot near the Boise River in Garden City.

Less than a block away from the Greenbelt and Whitewater Park.

Quinn's Pond located just beyond the river.

Corridor Surf Shop and Yardarm tap house just two blocks away.

### PROPERTY FEATURES

- Located only minutes from downtown Boise.
- Quick access to the freeway.
- Perfect opportunity to be a part of Garden City's redevelopment.

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**CHRIS NOVAK**  
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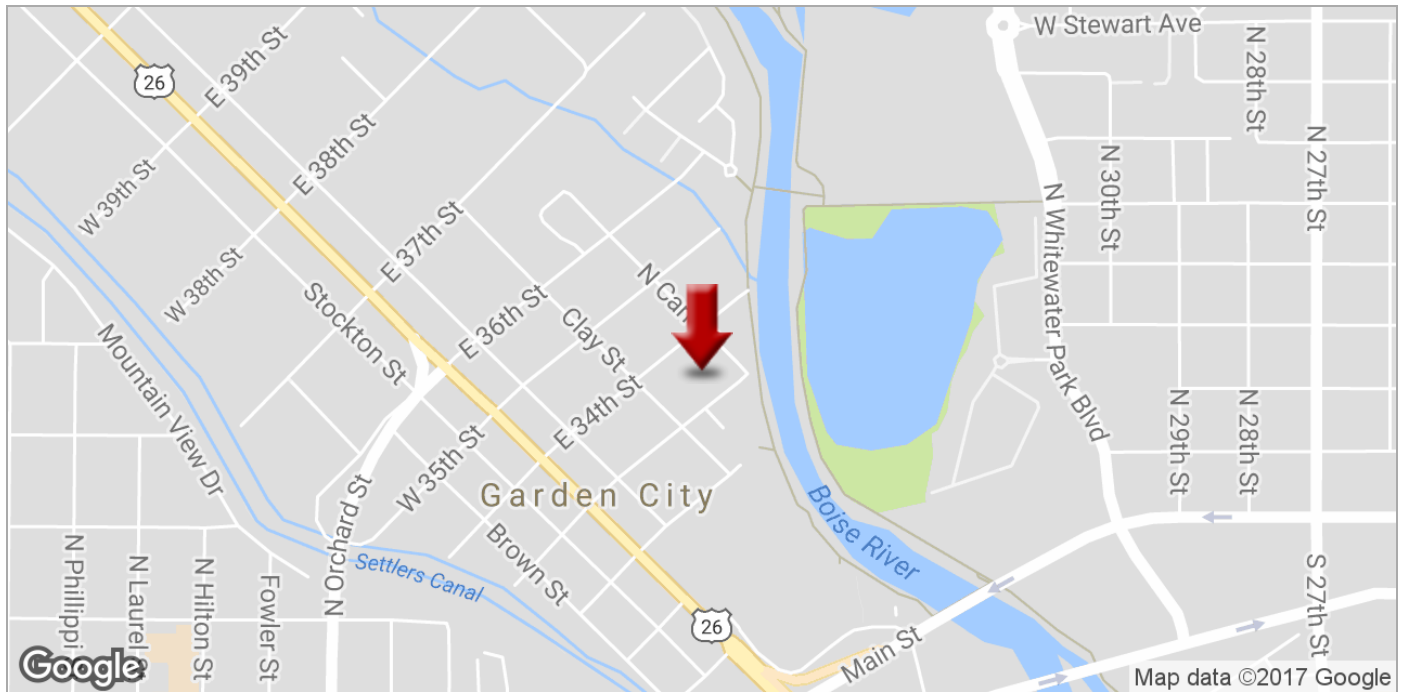
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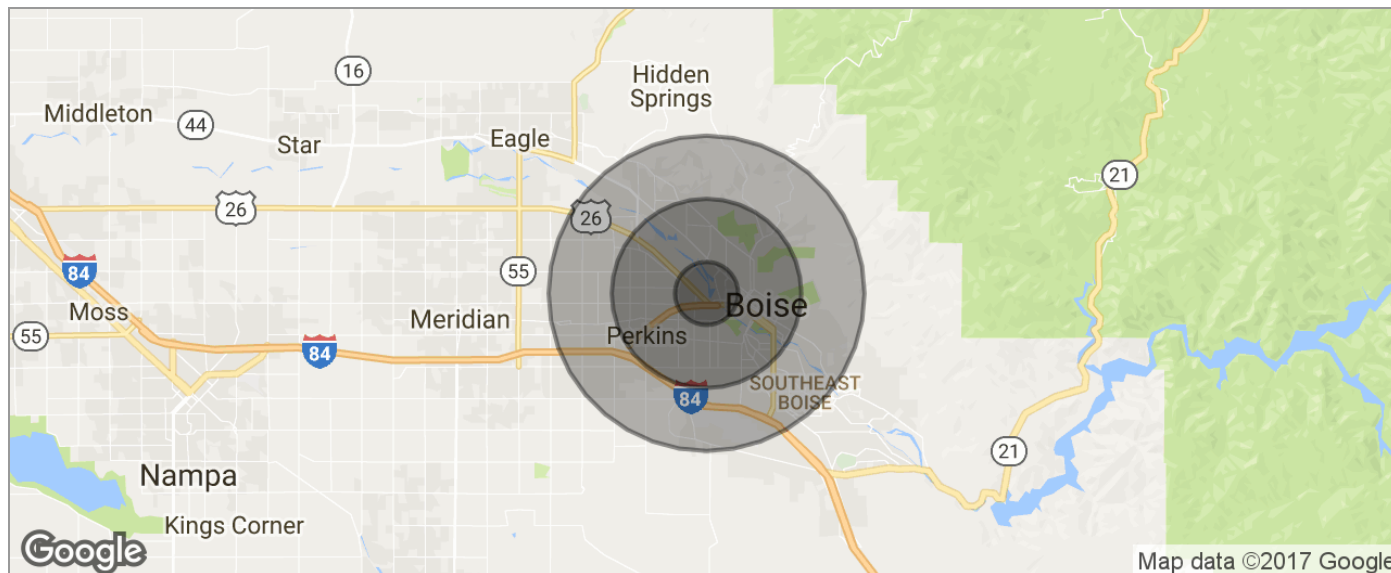
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 10,628    | 98,581    | 197,282   |
| MEDIAN AGE          | 30.8      | 34.0      | 35.0      |
| MEDIAN AGE (MALE)   | 31.6      | 33.3      | 34.2      |
| MEDIAN AGE (FEMALE) | 29.7      | 34.8      | 35.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 4,938     | 45,201    | 86,851    |
| # OF PERSONS PER HH | 2.2       | 2.2       | 2.3       |
| AVERAGE HH INCOME   | \$45,880  | \$51,727  | \$58,496  |
| AVERAGE HOUSE VALUE | \$126,386 | \$223,435 | \$223,973 |
| RACE                | 1 MILE    | 3 MILES   | 5 MILES   |
| % WHITE             | 92.0%     | 92.1%     | 91.5%     |
| % BLACK             | 2.0%      | 1.4%      | 1.2%      |
| % ASIAN             | 2.5%      | 2.3%      | 2.8%      |
| % HAWAIIAN          | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN            | 0.3%      | 0.5%      | 0.6%      |
| % OTHER             | 1.2%      | 1.1%      | 1.2%      |
| ETHNICITY           | 1 MILE    | 3 MILES   | 5 MILES   |
| % HISPANIC          | 7.7%      | 7.7%      | 7.5%      |

\* Demographic data derived from 2010 US Census

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