

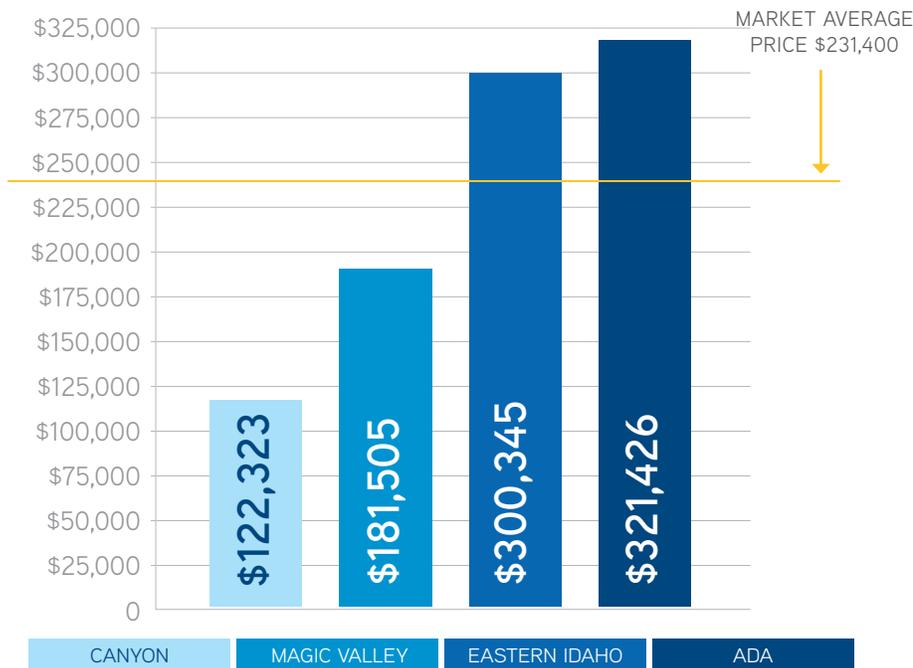
# IDAHO LAND REPORT

## Counties included:

*Ada, Canyon, Bannock, Bonneville, Bingham, Cassia, Jerome & Twin Falls*

## Current Commercial Land Listings

*Average prices per acre by county*



With home prices rising 10.7% in Idaho from 2018, we anticipate land zoned for new construction to be in high demand.\*



\*According to Corelogics Home Price Insights Report

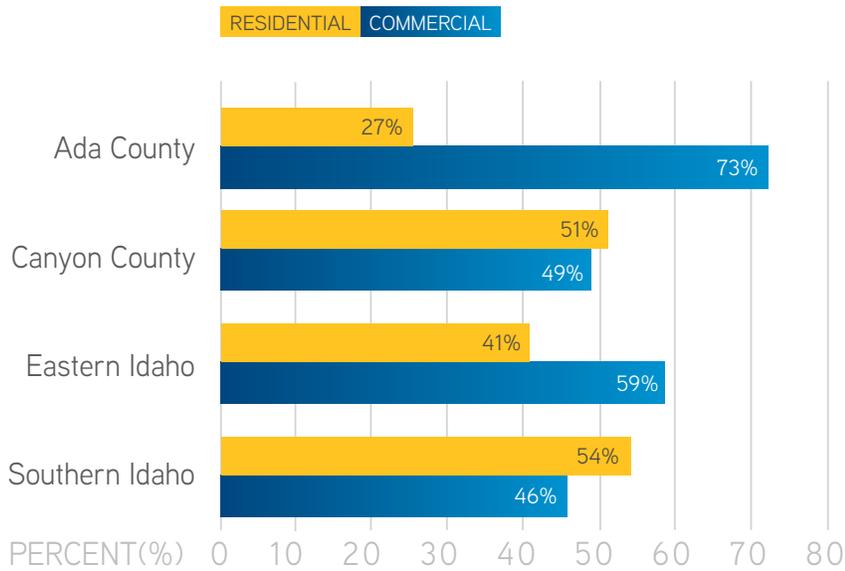
## Trends

- » The City of Boise makes up the majority of land for sale in Ada County with 2,086 acres listed and an average asking price of \$382,580, well above the average Ada County asking price of \$321,426 per acre.
- » Caldwell makes up the majority of the land for sale in Canyon County with 2,642 acres currently on the market for sale, and has an asking price of \$114,971. Which is slightly below the county average asking price of \$123,323 per acre.

## Hot Spots

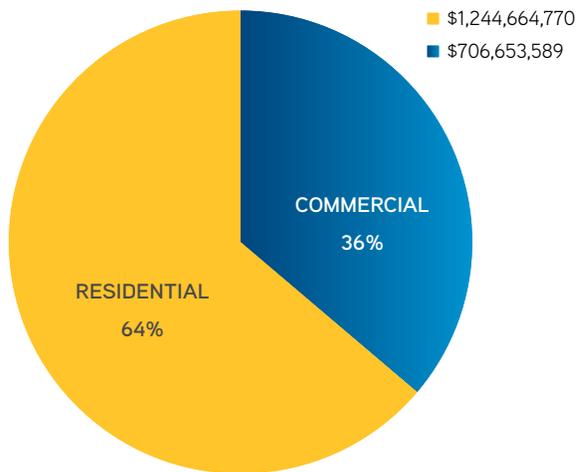
- » Available land for sale near Ten Mile Crossing will continue to be highly sought after by developers and national retailers looking to expand into the Treasure Valley. It is anticipated that with much of the remaining undeveloped land in Downtown Boise, the area will continue to see high-end apartments and Class A offices, both with ground floor food and retail options.
- » The Northgate District in Pocatello has ±10,600 acres of undeveloped land that sits just off Interstate 15. A new interchange should be completed by August or September of 2019.

## Currently Listed Land Zoning



## New Construction Permit Values

Jan-June 2019



Single family housing made up 82% of the \$1.2 billion in residential permits.



## Highlighted Transactions



**TBD Yellowstone Ave.**  
Commercial  
Pocatello, Idaho  
Land size: 6.88 acres



**Legacy Development**  
Residential  
Eagle, Idaho  
77 lots sold



**Deer Flat Development**  
Residential  
Kuna, Idaho  
Land size: 40 acres

## QUARTERLY FORECAST

» Overall, both the demand and prices of land have increased while supply remains steady. Land continues to be purchased by developers and investors. Look for this trend to continue into 2020, as demand for future development has not slowed down.



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**Idaho LAND BROKERAGE**

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