

\$7,000,000 - 7614 Pierce Park, Boise

MLS® #98922632

\$7,000,000

Bedroom, Bathroom,
Land on 90.09 Acres

0 Not Applic., Boise, ID

Boise development land opportunity. 90.096+- acres of land situated on 23 legal parcels. The property was previously approved as Deer Valley Subdivision through the City of Boise for 88 residential lots. The property is currently annexed into the City of Boise and is zoned R-1A. Sewer and water are approximately 800â€™ from the western property line.



Executive Summary

ASKING PRICE: \$7,000,000.
PARCEL NUMBERS: See page 3 for parcel breakdown and information.
ZONING: The subject property is currently annexed into the City of Boise and is zoned R-1A in the City of Boise. The R-1A zoning is intended for predominantly single family uses on lots 20,000 feet or larger, with average lot width of 100 feet, a maximum height of 35 feet and up to 2.1 units allowed per acre.
UTILITIES: Sewer and water are both approximately 800' from the west property line on Pierce Park.
PREVIOUS APPROVALS: The Reserve at Deer Valley Subdivision was previously approved in February of 2016 for 96 single family lots. In July 2021, there was a PUD modification request for the approved plat to modify the vegetation conditions, site plan, and adjust the total lot count from 96 single family lots to 88 single family lots. This modification was conditionally approved. The approvals are currently expired.
PROPERTY INFORMATION: Further property information file available upon request.

Essential Information

MLS® #	98922632
Price Per Acre	\$77,700
Acres	90.09
Type	Land
Sub-Type	Unimproved Land
Status	Active

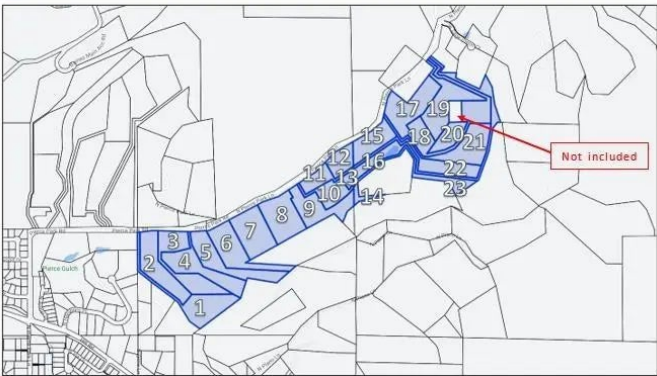
Community Information

Address	7614 Pierce Park
Area	Boise NW - 0800
Subdivision	0 Not Applic.
City	Boise
County	Ada
State	ID
Zip Code	83714

Amenities

Utilities	Electricity Available, Natural Gas Connected
Golf Course	N

Parcel Overview



#	Parcel Number	Address	Acres +/-
1	50618438950	N Pierce Park Lane	5.015
2	50618438900	N Pierce Park Lane	5.027
3	50618438850	7614 N Pierce Park Lane	5.003
4	50618438800	N Pierce Park Lane	5.019
5	50618438750	N Pierce Park Lane	5.002
6	50618438700	7614 N Pierce Park Lane	5.024
7	50618449350	N Pierce Park Lane	5.028
8	50618449300	N Pierce Park Lane	5.022
9	50618447800	N Pierce Park Lane	4.486
10	50618417850	N Pierce Park Lane	2.528
11	50618417900	7750 N Pierce Park Lane	1.885
12	50618417950	N Pierce Park Lane	2.039
13	50618418000	N Pierce Park Lane	0.507
14	50617325700	N Pierce Park Lane	0.549
15	50617325850	7780 N Pierce Park Lane	3.162
16	50617325900	N Pierce Park Lane	5.21
17	50617234100	7796 N Pierce Park Lane	3.756
18	50617234150	8134 N Pierce Park Lane	7.651
19	50617234200	8200 N Pierce Park Lane	5.321
20	50617315400	7788 N Pierce Park Lane	7.09
21	50617325600	N Pierce Park Lane	5.175
22	50617325800	N Pierce Park Lane	3.612
23	50617325750	N Pierce Park Lane	2.483
Total			90.096 +/-

Exterior

Lot Description Over 40 Acres

Additional Information

Date Listed September 3rd, 2024
Days on Market 388
Zoning R-1A
RE / Bank Owned Yes
Property Taxes \$30,000
Tax Year 2023
Office Idaho Land Brokerage, LLC
Contact Info ryan@idaholandbrokerage.com

Listing Details

Listing Office Idaho Land Brokerage, LLC



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Listing information last updated on October 14th, 2025 at 8:18am MDT