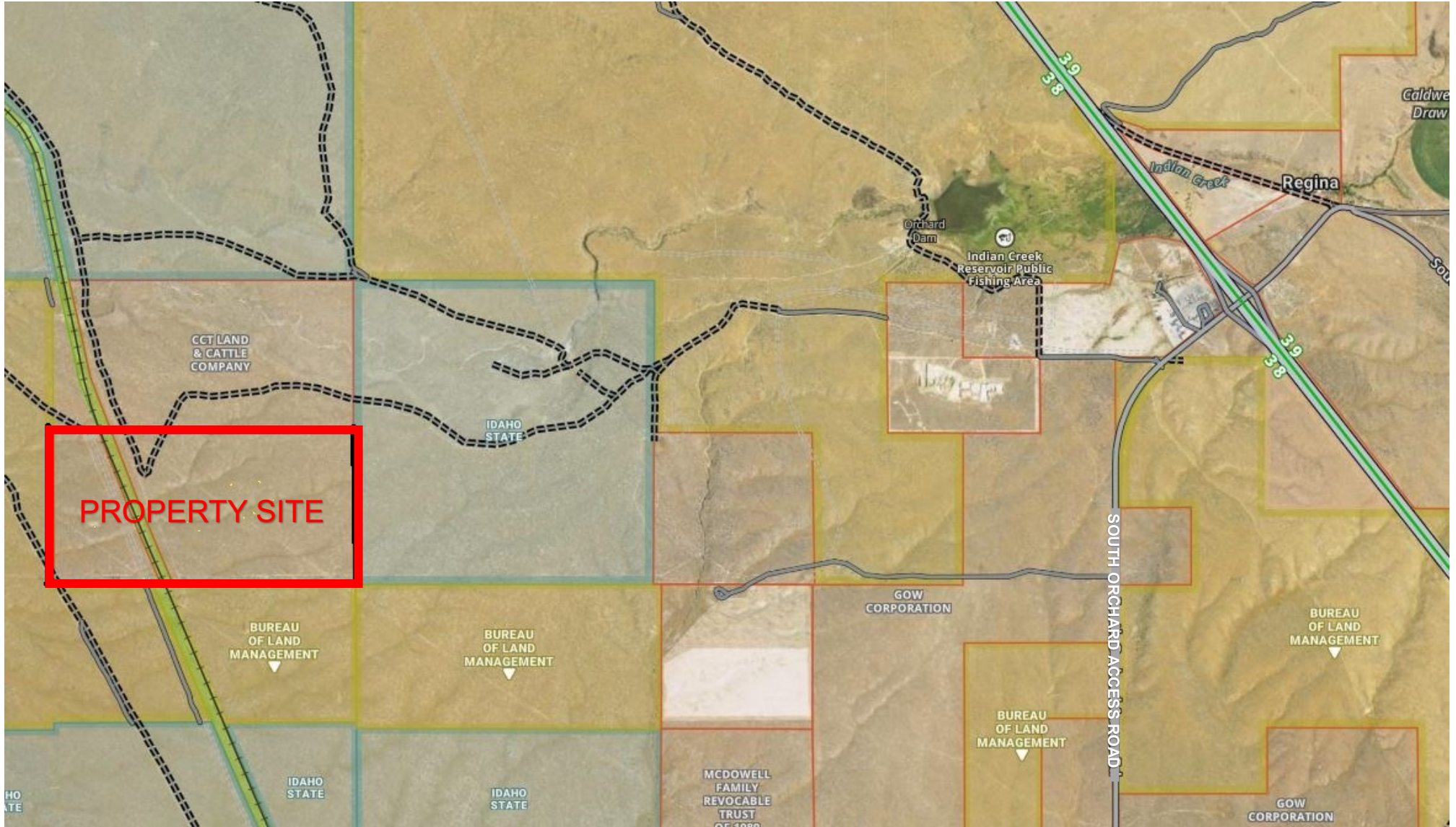


FOR SALE | 313.81 Acres | Offered For \$895,000

TBD Kuna Mora Road | Boise, ID 83716



Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

INFORMATION PAGE

TBD Kuna Mora Road | Boise, ID 83716

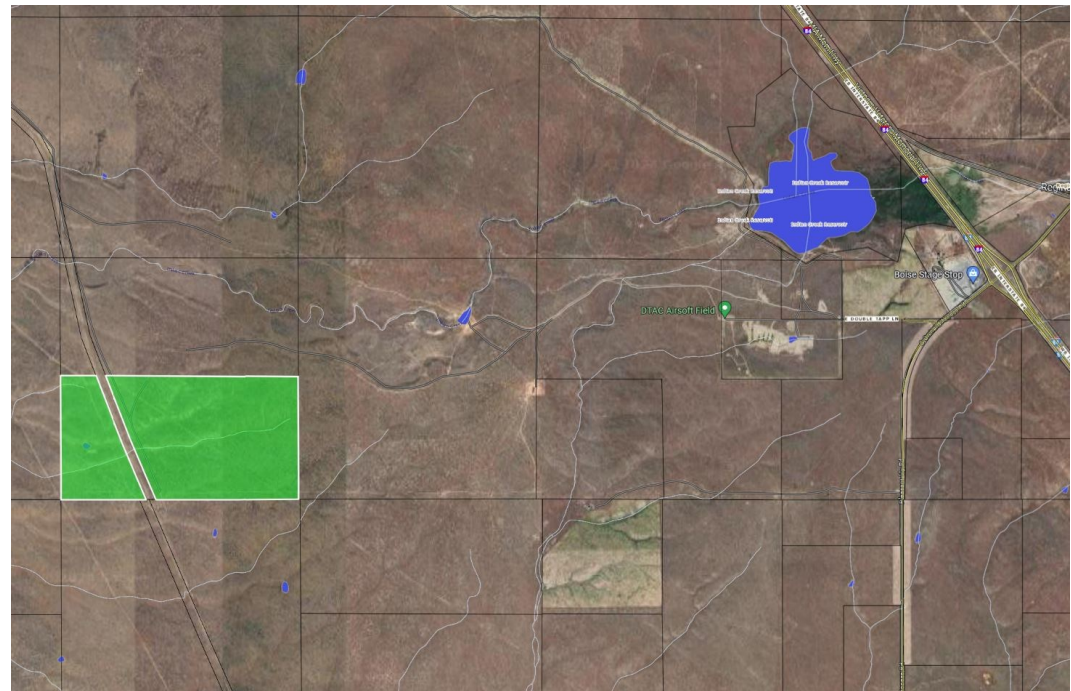
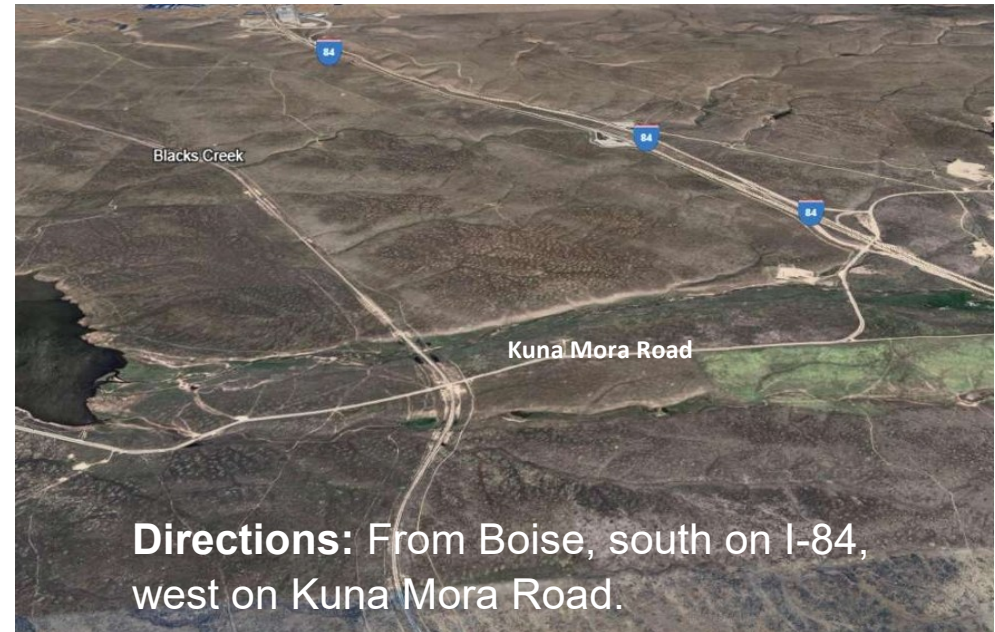
PROPERTY SUMMARY

- **Sales Price:** \$895,000 | \$2,850/acre
- **Acreage:** 313.81 acres
- **Zoned:** Ada County RP | Rural Preservation
- **Parcel #:** R1935300000
- **Location:** Approximately 15 miles South of Boise and Micron Facility
- **Rail:** City of Boise Rail dissects property not serviced
- **Natural Gas:** Williams Gas Line dissects property not accessible
- **Possible Site for Solar Field**

Rick McGraw

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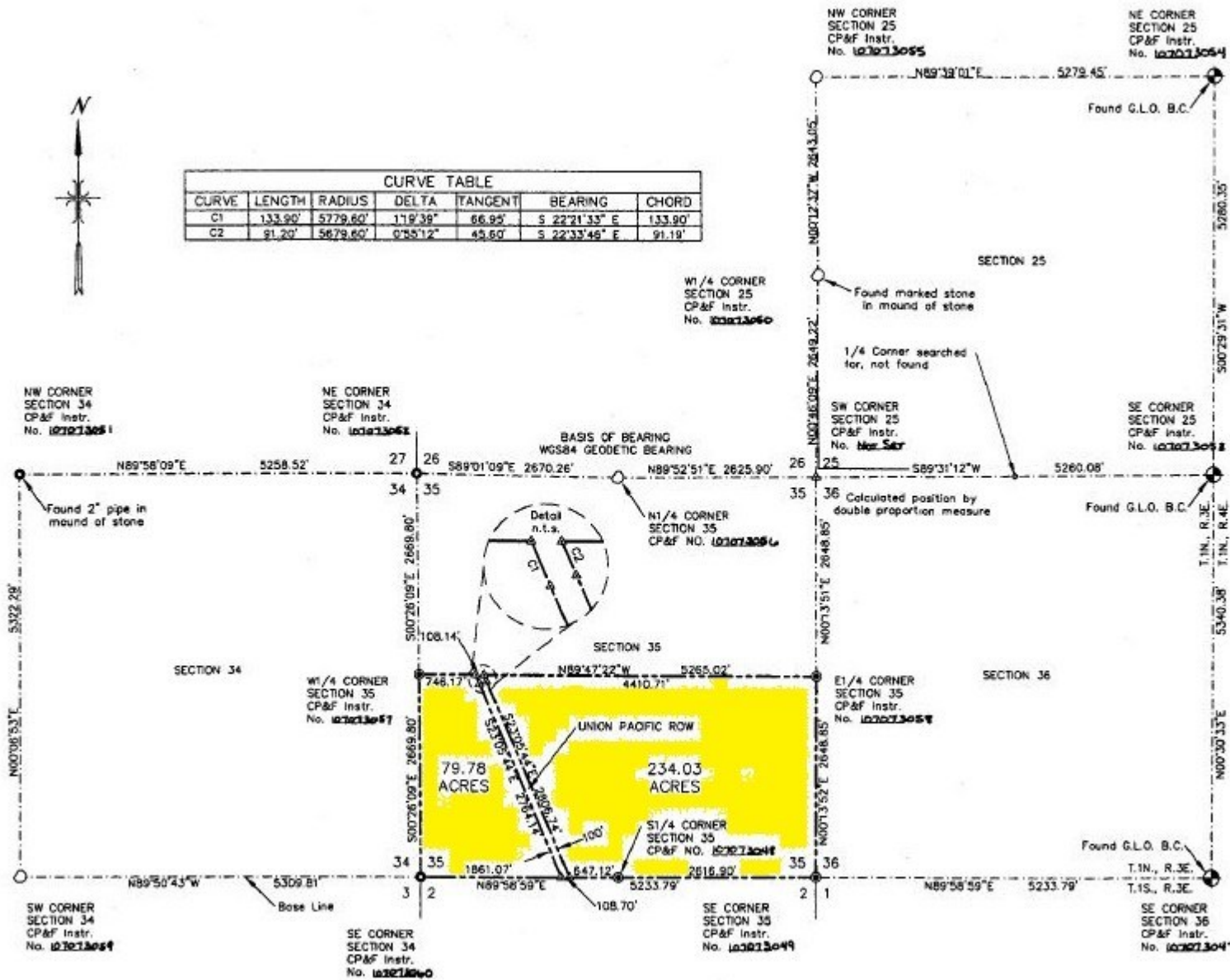
rickmcgraw54@gmail.com



Survey

TBD Kuna Mora Road

313.81 Acres



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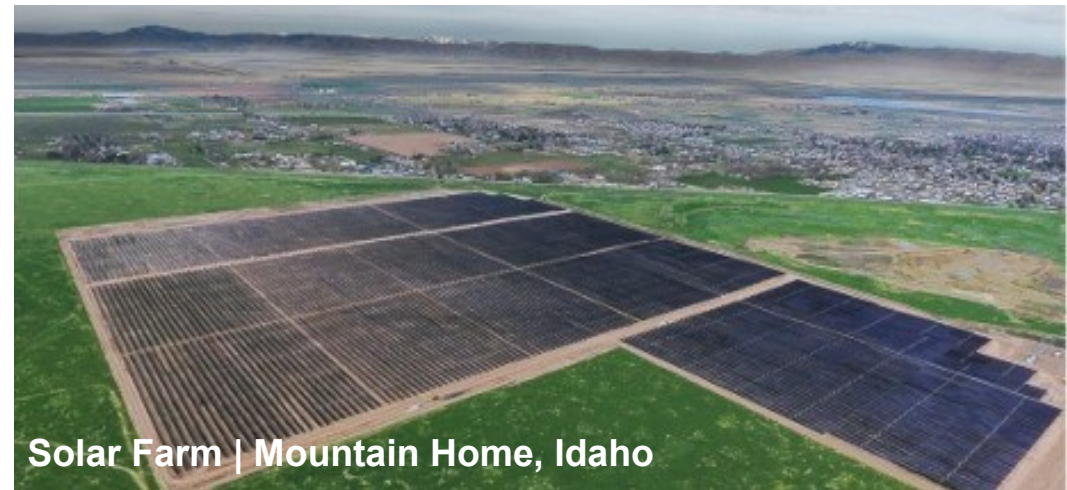
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SOLAR POSSIBILITIES

TBD Kuna Mora Road | Boise, ID 83716

- TBD Kuna Mora Road is in close proximity to several solar farms.
- ⇒ Solar One Project - located near Kuna, ID, is one of the largest Solar Farms in the northwest. This is a 40 megawatt project that covers 563 acres and includes over 174,000 solar panels. It generates electricity for the Idaho Power Grid.
- ⇒ ID Solar Project - 54.6 megawatt project is one of the largest solar installations in Idaho and was completed in 2016
- ⇒ Pleasant Valley Solar - This project is expected to be operational in late 2025 and will power Meta's data center in Kuna. This project will be the largest solar facility in Idaho.
- ⇒ There is also a large Solar Farm in Mountain Home, Idaho which is located in Elmore County and is approximately 30 minutes from TBD Kuna Mora Road.



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TBD Kuna Mora Road | 313.81 acres

The 313.81 acres located on Kuna Mora Road is located in Ada County. It's location is a prime area for Solar and Wind projects.

The property is located 25 minutes from Boise, Idaho, 25 minutes from Kuna, Idaho and 30 minutes from Mountain Home, Idaho which is located south of the area in Elmore County.

The property's location is minutes from the Boise Valley which is centrally located in the Mountain Time Zone and Southwestern Idaho. The Boise Valley provides easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa, Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access to communities across the Valley.



There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.



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