

# BOISE

2020

THE ULTIMATE TREASURE VALLEY  
RELOCATION AND ACTIVITIES GUIDE

## NATIONAL RANKINGS

### **#10 Best City for Jobs**

*Yahoo Money* | January 2020

### **Most Affordable Mountain Towns**

*Sunset* | January 2020

### **#1 Moving Destination**

*National Movers Study* | January 2020

### **#5 Best City to Start a Business**

*Inc.* | January 2020

### **#6 Happiest State**

*Wallet Hub* | December 2019

### **#1 Market for Out of State Homebuyers**

*Realtor.com* | September 2019

### **Most Beautiful City in the U.S.**

*MyDomaine* | August 2019

### **#7 Cities with the Most Added Jobs**

*USA Today* | September 2019

### **# 1 Best Run City**

*WalletHub* | July 2019

### **10 Unique Destinations to Get Outdoors**

*USA Today* | June 2019

### **Most Innovative Metro**

*Verizon* | July 2019

### **Unexpectedly Awesome Coffee Cities**

*Livability* | June 2019

### **Best Rocky Mountain Towns**

*Outside Magazine* | June 2019

### **Top Biking Cities in the West**

*Sunset* | April 2019

### **Best Cities for Manufacturing**

*Kempler Industries* | March 2019



### **#1 Best Place to Live**

*Livability* | March 2019

### **#2 Most Relaxing Airport**

*Travel Channel* | May 2019

### **North America's Coolest Downtowns**

*Expedia* | April 2019

### **#5 Best Places to Retire**

*Forbes* | April 2019

### **Best Place to Buy a Home**

*Business Insider* | January 2019

### **#12 Best Places to Live**

*U.S. News & World Report* | February 2019

### **#2 Hipster City in America**

*Jetsetter* | January 2010

### **US Cities with Highest Economic Confidence**

*Yahoo Finance* | January 2019

### **Top 10 Safest Driving Cities During Wet Weather**

*Allstate* | December 2018

### **#2 Popular U.S. Growth Cities**

*U-Haul* | November 2018

### **#2 City for New Home Sales**

*Curbed* | December 2019

### **America's Best Run Cities**

*USA Today* | November 2018

## **OUTSIDE MAGAZINE, "BEST TOWN IN THE WESTERN U.S."**

"Boise, to put it mildly, has been on a roll. Government, education, and health care remain core industries, but dozens of high-tech startups have moved to town, joining behemoths like Hewlett-Packard and Micron Technology. And while its population has more than doubled in the past 30 years and jaded locals bemoan the sprawl, Boise has managed its growth impressively well: The city is home to nearly 2,000 acres of parks and a 25-mile greenbelt."

# BOISE



A place for people who want  
to embrace life.

## **LEISURE and RECREATION**

The Treasure Valley has so much to offer

## **RESEARCH TOOLS and INFORMATION**

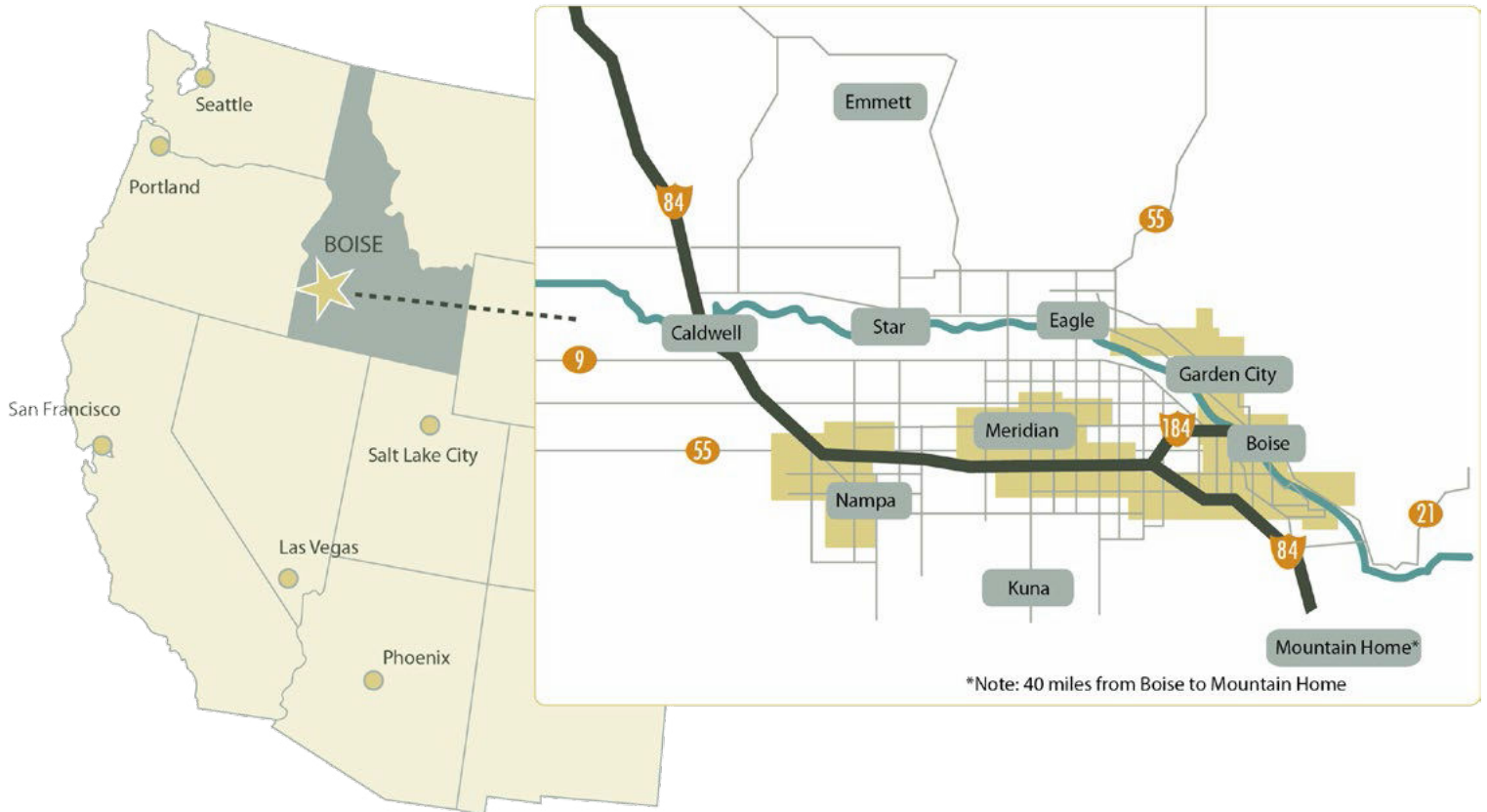
Learn why it's rated so highly

## **HOUSING and NEIGHBORHOODS**

Find the perfect place to call home



# Welcome to the Boise Area



## DEMOGRAPHICS

### Boise Area Stats

Population: 730,125

Unemployment Rate: 2.3%  
(January 2020)

Median Age: 34.2

Bachelors Degree or  
Higher: 19.9%

White Collar Workers: 36%

Blue Collar Workers: 63%

Median Hourly:  
\$15.98

Mean Hourly:  
\$22.76

### Household Income Distribution

Income	Total	%
<\$10k	12,629	5.45
\$10k-\$20k	22,775	9.83
\$20k-\$30k	26,371	11.38
\$30k-\$40k	25,737	11.11
\$40k-\$50k	23,087	9.97
\$50k-\$60k	22,393	9.67
\$60k-\$75k	27,622	11.92
\$75k-\$100	29,808	12.87
>\$100k	41,240	17.8

### Age Distribution

Age	Total	%
0-4	44,758	7.02
5-9	49,135	7.71
10-19	94,512	14.83
20-29	83,980	13.18
30-39	87,375	13.71
40-49	84,345	13.23
50-59	79,980	12.55
60-64	34,160	5.36
65+	79,091	12.41







# Welcome to Idaho

Idaho is blessed with unmatched geological diversity - stunning mountain peaks, deep river gorges, thundering whitewater rapids, pristine lakes, and more designated wilderness areas than you will find anywhere else in the lower 48 states.

Virtually every kind of outdoor recreation is imaginable, 18 ski resorts provide both winter and summer recreation; outstanding trails traverse the state for hiking, fishing, horseback riding or backpacking and rivers tumble through timbered canyons for rafting. (Idaho has the most whitewater in the lower 48 states.)

Idaho has 30 State Parks that span some dramatic landscape. There is something for everyone, whether you crave high adventure, a relaxing vacation, educational programs, family activities, or a history lesson. The fun continues year-round with cross-country skiing, snowshoeing and any other winter activity you can think of.



# Idaho

One visit and you'll want to stay. Idaho has the kind of enviable quality of life that makes it one of the best places in the world to live, work and play.

Your every day will involve panoramic views of rivers and mountains, a lower cost of living, and a temperate climate with four distinct seasons. It's no surprise that Boise and its nearby cities consistently top the superlatives in multiple categories for "Best" and "Top" in the United States.



Boise is a perfect balance. Urban and sophisticated, while at the same time rural and adventurous. Both invigorating and relaxing. Whether it's the vibrant cultural and recreational opportunities, the friendly people, or the great weather, Boise and the surrounding communities afford a superior quality of life. Low unemployment, affordable housing and safe, clean cities that all add up to one great place to live.

The Treasure Valley is a 50-mile wide plain between two mountain ranges. Consistent temperatures, low levels of humidity and abundant sunshine create an ideal climate. The Treasure Valley has on average over 225 days of deep blue sky and bright sunshine every year.



Boise metro is a gateway to exceptional recreational opportunities. Hiking, biking, rafting, and fishing are popular activities right in the downtown area itself, which is easily accessed by dozens of miles of manicured trails running along the Boise River. The nearby foothills provide some of the country's finest trails for hikers and mountain bikers of all abilities.



The Boise area has a semi-arid climate with four pronounced seasons. Boise experiences hot and dry summers (with July and August highs sometimes reaching 100°F). Winters are cool, with a December and January average around 32°F. Precipitation is infrequent and light, especially so during the summer months. Average annual precipitation averages around 18 inches. Boise gets less snow in a winter than Salt Lake City, Utah or Denver, Colorado.



The Boise area is a collection of distinctive cities and towns where the standard of living is enviable. Living here is easier on your budget than living in the majority of U.S. cities.

Idaho's focus on low taxes and low utility costs has kept the Boise area's cost of living below the national average. The median price for a home in Ada County averaged \$346,980 in 2020. There is plenty of water in Idaho thanks to our many rivers and reservoirs.

The Boise area's mild climate, abundance of water, and active lifestyle all combine to create an ideal place for year-round recreation. From city parks and riverwalk strolls to



*Bogus Basin at night*



resort-style skiing and mountain climbing, you will find it here. No matter where you look thousands of acres of open space dot the state giving our citizens a massive outdoor playground to hike, fish, raft, boat, birdwatch, snowmobile, motorcycle and much more with only a short drive from home.



Known as the “City of Trees”, Boise is the heart of an energetic metro area that embraces both newcomers and visitors alike. Boise is the capital and most populated city in Idaho.

The Boise Metropolitan Statistical Area (MSA) includes five cities with a combined population of just over 730,000 (the most populous metropolitan area in Idaho). The Boise MSA is the 63<sup>rd</sup> largest in the U.S. It contains the state's three largest cities; Boise, Meridian, and Nampa. Boise is the third most populous metropolitan area in the United States' *Pacific Northwest* region, behind Seattle, and Portland.

Treasure Valley Population  
730,025  
Median Household Income  
\$66,566  
Square Miles  
64  
Elevation  
2,730 ft.  
Pop. Density  
3,329 /sq mi.  
Cost of Living Index  
6.2% Lower  
Median Age  
37.3  
Unemployment  
2.3%  
Median Rent  
\$1107  
Average Home Listing Price  
\$367,590

#### For Population 25+ years old

High School or Higher  
94.7%  
Bachelor's Degree or Higher  
40.2%  
Graduate or Professional Degree  
15.3%

#### Sales Tax Information

State  
6.0%

No County or City Tax





## Culture

Culture abounds in the Boise area. First time visitors often comment on Boise's vibrancy, vitality, and energy. With an active arts community and lively downtown filled with shops, restaurants, and night spots, Boise is alive with entertainment options.



Boise is an active city. When in Boise, do as the locals do and "get moving". The city's indoor and outdoor amenities make it a haven for those looking to explore beyond the usual activities.



Boise is unforgettable and that is what makes Boise, with so many different events, sports and other exhilarating experiences, so beyond the ordinary.



Nationally-renowned theater and performing arts companies call Boise home, including *Ballet Idaho*, *Boise Contemporary Theater*, *Boise Philharmonic*, *Idaho Shakespeare Festival*, *LED*, Broadway shows at the *Velma Morrison Center*, *Boise Baroque*, *Boise Little Theatre*, *Boise Trolley Tours*, *Knock 'Em Dead Dinner Theater*, and many more.



## Healthcare

The Boise area is home to two highly-rated medical campuses. At 100 years old, St. Luke's is Idaho's largest health care provider. The downtown Boise location is the flagship hospital of St Luke's, which is known for its excellence in cancer, heart, women's and children's care. St Luke's is home to the *Mountain States Tumor Institute* and the *St. Luke's Children's Hospital* – the only children's hospital in the state of Idaho.



**St. Alphonsus Regional Medical Center, Boise**



**St. Luke's Regional Medical Center, Boise**

The Saint Alphonsus Health System is a four-location regional hospital and the only Level II Trauma Center in the state of Idaho. They provide experienced care to the most critically ill patients. Other specializations include cardiovascular, neuroscience, oncology, orthopedics, behavior science, trauma and emergency visits.





## Education

The Boise area's robust education system ensures that it is a community well equipped to provide lifelong learning opportunities. The residents of the Treasure Valley are served by three public school districts as well as a number of parochial, private, and charter schools. Numerous programs provide a variety of preschool and after-school programs for children of varying ages.

At the higher education level, both traditional and non-traditional students have an exceptional selection of colleges and universities from which to choose. Learners of all ages and types have access to Idaho's impressive library system, which offers a broad selection of programs. The Boise area boasts a high level of college graduates among its adult population.

## Higher Education



Boise State University is the largest University in Idaho. With 743 faculty members, more than 24,000 students, and a choice of nearly 236 degrees and certificate programs. Boise State University is also well known for its NCAA sports programs.

College/University	Estimated Enrollment	Type of Program
Boise State University	24,000	4-year: 7 colleges with nearly 200 degrees/certificate programs
University of Idaho	17,000	4-year: Main campus in Moscow, ID. Boise campus offers 60 different degrees, many U of I grads move to Boise
Northwest Nazarene University	3,064	4-year: 60 areas of study, 19 masters degrees, also serves 6,000 continuing education students and 2,300 concurrent credit high school students
College of Idaho	1,841	4-year: Idaho's oldest private college with 26 majors
Idaho State University	600	4-year: Main campus in Pocatello, ID with 280 programs and 14,500 students. Boise Valley campus (Meridian) offers 20 graduate and undergraduate programs.
Concordia University School of Law	175	Private Law School: Opened fall of 2012.
University of Phoenix	274	4-year
George Fox University	100	2-4 year & MBA programs
College of Western Idaho	11,000	2-year community college: Works closely with companies to create custom training programs.
Carrington College	600	2-4 year
Stevens Henager College	480	2-4 year
Treasure Valley Community College	1,785	2-year community college
Brown Mackie College	400	2-year
Broadview University	140	2-4 year





## Business

Boise is home to a thriving business climate with companies both large and small representing a sustainable cross-section of industries, including technology, agriculture, healthcare, utilities, app development, and financial services.

The area's economic engine and lifestyle attract a diverse and talented workforce, including many educated professionals. There are plenty of opportunities for employees to establish careers and keep skills fresh via a multitude of education resources and professional associations.

## Shopping & Dining

The Boise area features many shopping and dining options, including popular retail chains, trendy and unique specialty shops, and a variety of service establishments, as well as local flavors and a selection of national restaurant options. For shopping, *Boise Towne Square*, *The Village at Meridian*, and the *Nampa Gateway Center* are a few of the area's top tourist destinations offering over 260 stores and restaurants, including Nordstrom Rack, Cabela's, Macy's, and H&M.

Many national grocery and restaurant chains such as Whole Foods, Trader Joe's, Chipotle, Panera Bread, Kneaders, The Habit, Noodles & Company, Longhorn Steakhouse, Kona Grill, The Cheesecake Factory, Twigs, Chick-fil-A, Five Guys, Zuppa's, Café Rio, and The Yardhouse can be found here.

*The Village at Meridian*





## Golf

If golf is your game, you'll be happy in Boise. The valley features over 21 public and private courses within a short driving distance. You can play a course every day for three weeks straight and never see the same tee box twice.



*The Club at Spurwing*

Pristine greens with elevated tees and dramatic valley and mountain views are the norm. Fairways that weave through narrow canyons and beautiful riverfront vistas shaded with towering Ponderosa Pines will charm your senses. A number of private golf clubs exist within a 15-minute drive of downtown including *Hillcrest Country Club*, *Crane Creek Country Club*, *Plantation Country Club* and *The Club at Spurwing*.

The Boise metro is a place where big ideas come to life as evidenced by a history of great American success stories with names like Albertsons, J.R. Simplot, Bodybuilding.com, Morrison Knudson, WinCo, Scentsy, T-Sheets, Clickfunnels and Micron. It is an ideal place for business people looking for an affordable, “pro-commerce” environment and a superior quality of life for employees and prospective employees.

Boise truly stands out from the other mid-sized metro areas in the United States. The city keeps its costs and taxes low, and they remove the burdensome regulations that get in the way of success. The city leaders work hard and smart, and the infrastructure is efficient and reliable.

It's no wonder Idaho's entrepreneurial spirit has, and always will, soar high.







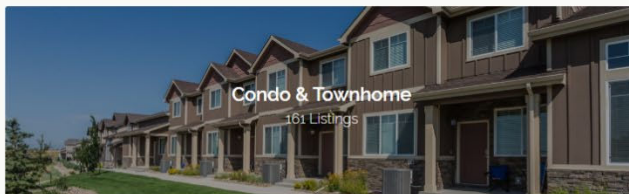
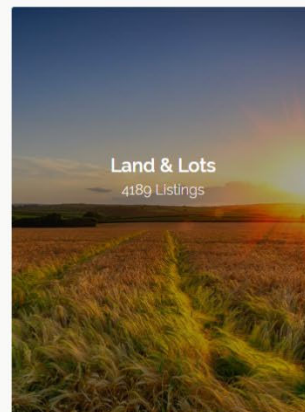
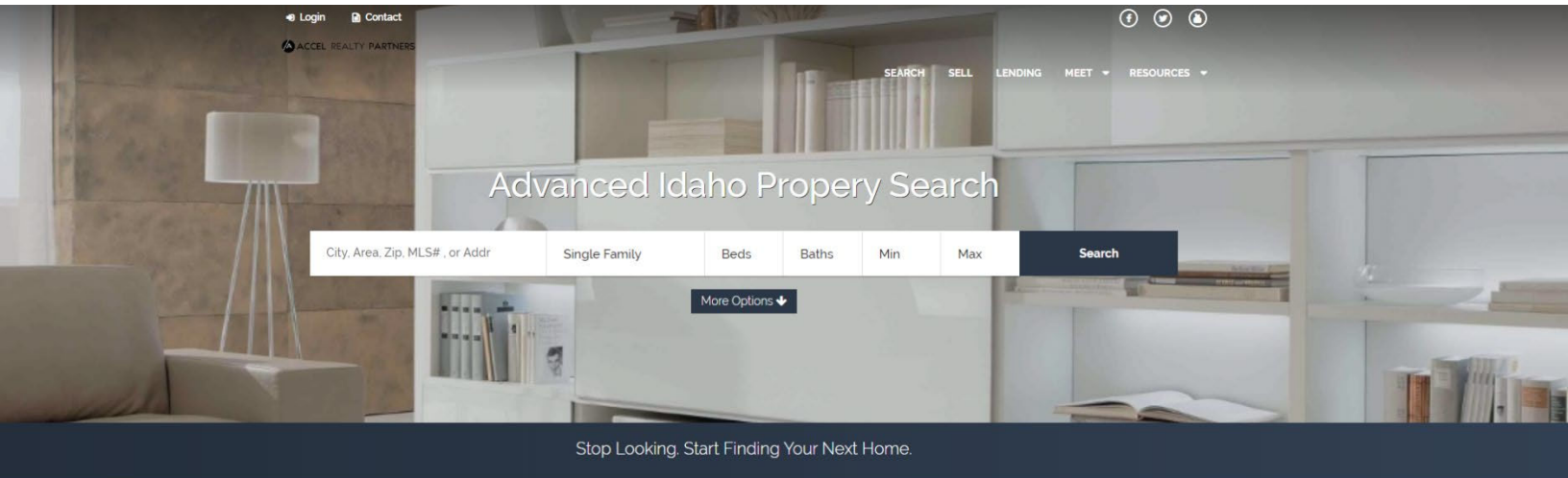
## Welcome Home

As you read this guide, you'll discover that Idaho is not only an unforgettable place to visit, but also a great place to raise a family. The area has not rested on its laurels or been satisfied with the successes of the past. Boise and the surrounding cities consistently rank among the Top-10 locations for business and family in the U.S. by notable publications such as the *Wall Street Journal*, *Kiplinger's*, *Forbes*, *Money*, among dozens of others.

There's no question that the residents of the Boise area have a great life. The Treasure Valley is one of the best places to live. If you are interested in learning more, take the next step and call **208-450-3000** with any questions.

**It came on the market last night. You may not find it on Zillow.**

**But you will on IdahoRealEstateSearch.com**



When you want the most accurate, up-to-the-minute, Boise MLS real estate information, you may not find it on a “yesterday” national site.

**IdahoRealEstateSearch.com**, powered by immediate local data, is the first place that local real estate information is updated. In addition to finding every home currently on the market, you can:

- **Find the perfect Realtor**
- **Search for Open Houses**
- **Learn what your current home is worth**



# Float the River



Very few things are unequivocally “Boise” as floating the Boise River. Imagine spending a summer afternoon on a tube or raft as you drift under bridges, trees, and slow-moving rapids. The float does not cost money and the most common stretch of the river to raft is from Barber Park to Ann Morrison Park. The float is so simple that even a young child can enjoy it. Many who float the river love the fact of being in the middle of a city yet being able to enjoy the scenery of a pristine and beautiful river.

Opened in 2016, the *Boise River Park* challenges kayakers and paddle boarders with two state of the art “wavershapers” and a technical training course. While summertime rafting and floating is most popular, both the Boise River and the *Boise River Park* are open year-round.



## The Greenbelt

One of the Boise area's most popular parks is the "Greenbelt". This concrete path meanders along the Boise River and over multiple bridges for 25 miles. The pathway stretches west all the way past Eagle, Idaho. It links Lucky Peak with more than a dozen major parks (with over 2000 acres of greenspace) providing openness and wildlife habitats.

While it is hard to know exactly how many people use the Greenbelt any given day, there is no question it is one of the most widely used amenities in the Treasure Valley. A favorite of bikers, walkers, and runners. It also works to accommodate commuters who see it as an alternative transportation route. The Greenbelt is a wildlife watcher's dream. Over 150 different kinds of birds live in the riparian habitat along the Boise River.



Boise River Greenbelt



# Things to Do on a Visit to the Boise Area



## **Idaho Botanical Gardens**

A true living museum of specialty gardens that educate, uplift and inspire. Do not just think of it as a summer activity. The “Garden” plays host to a number of special events and exhibits year-round catered to all ages and interests.



## **The Village at Meridian**

The Village at Meridian has it all. Specialty and apparel shops, state-of-the-art cinema, enviable restaurants, and a multi-acre park with children’s play area, a concert and outdoor event space, seasonal ice skating, and an outdoor amphitheater.



## **Roaring Springs**

Welcome to a sprawling water park with a wave pool, lazy river, rafting and lots and lots of waterslides, food and drink. Get wet and wild. Roaring Springs Waterpark has something for people of all ages.



## **Zoo Boise**

Giraffes, tigers and exotic reptiles are in natural habitats. Zoo Boise is a charming attraction right in the middle of the city at Julia Davis Park. From its African exhibit to its penguin pavilion there are all kinds of scenery to keep everyone interested.

## **Discovery Center**

Science comes alive at the Discovery Center. This hands-on, experiential museum provides a host of opportunities for kids and adults to learn, explore and discover more about the world we live in.



## **MK Nature Center**

Explore the biology of our northwest forests in this interactive exhibition and nature trail. For no cost you can wander through meadows and woodlands, peer into the underwater workings of a mountain stream and much more.



## **Natatorium Pool and Hydrotube**

Originally the site of a geothermally heated water park, this public pool in East Boise provides hours of entertainment with stunning views of Table Rock mountain.

## **Camel’s Back Park**

Voted consistently as one of Boise’s favorite Parks, Camel’s Back is the gateway to the Halls Gulch Reserve and hundreds of miles of hiking and biking trails. It sits in the charming and historical part of Boise called Hyde Park.



## **Idaho Aquarium**

A 10,000 square foot facility with over 250 different species of animals and marine life. Their collection includes animals that do not live in the ocean like iguanas, freshwater turtles and fish, snakes and lizards.



## Wineries

The Boise area is home to the *SNAKE RIVER VALLEY REGION*, a growing AVA designated area, located 40-minutes west of downtown Boise. With the first grapes planted in 1864, Idaho is in many ways in the infancy of its wine producing history, however the industry is becoming more well known with each passing year. A combination of cool nights and hot days make the Snake River climate ideal to produce world-class grapes of all varieties. Many award-winning wines are made here in Idaho in one of over 50 wineries owning 1,950 acres of vineyards.







## Breweries

There is no shortage of craft brewery options in Idaho. As a state there are over 35 commercial breweries. The Boise area is home to a bustling community of brewers and “beeristas” who believe in crafting perfect drafts.

There are currently 15 commercial breweries in the Treasure Valley. Idaho is the 3rd largest hop producer in the U.S. and *Livability.com* ranks Boise as #7 in the “Top-10 Beer Cities in the U.S.”

# Largest Employers in the Boise Valley

	Rank	Name	Employment Range
	#1	St. Lukes Regional Medical Centers	7400-7500
	#2	Micron Technology	5900-6000
	#3	West Ada School District	4000-4100
	#4	Boise School District	3600-3700
	#5	Boise State University	3500-3600
	#6	St. Alphonsus Regional Medical Centers	3400-3500
	#7	Wal-Mart	2800-2900
	#8	City of Boise	1900-2000
	#9	Hewlett-Packard Co	1800-1900
	#10	J.R. Simplot Company	1800-1900
	#11	Albertsons	1800-1900
	#12	ADA County	1600-1700
	#13	Nampa School District	1500-1600
	#14	Department of Health & Welfare	1400-1500
	#15	Department of Corrections	1400-1500
	#16	Winco	1400-1500
	#17	Wells Fargo Bank	1400-1500
	#18	McDonalds	1300-1400
	#19	Veterans Administration Service	1200-1300
	#20	USPS	1000-1100



# Thinking About Moving to the Treasure Valley?

Let **Accel Realty Partners** handle all the details of your relocation to Boise. Our team of neighborhood experts service the entire Treasure Valley with decades of combined experience to better serve you. Let us show you the different “hot spots” around town, our favorite restaurants, and point out what school districts and programs might make your little ones feel right at home.

Visit **[IdahoRealEstateSearch.com](http://IdahoRealEstateSearch.com)** and start looking for properties from your computer or phone, with new listings coming on every few minutes. Call us at 208-450-3000.

We can't wait to show you what makes the Boise area one of the most amazing places in the world to live and play...**Welcome to Boise!**





The Boise Airport (BOI) is located less than five miles from downtown Boise and handles more than three million travelers each year.

There are 27 non-stop flights daily connecting Boise to the world. The Boise Airport surprises visitors with the same ease that attracts them to the rest of the area. It is another unanticipated, but very appreciated benefit of our city. When compared to similar airports, Boise ranks second for “most available seats per capita” and “lowest average airline fare”.

NON-STOP TIME BOISE	FLIGHT
Chicago, IL	3 hrs 19 mins
Dallas, TX	3 hrs 5 mins
Denver, CO	1 hr 45 mins
Houston, TX	3 hr 7 mins
Las Vegas, NV	1 hr 45 mins
Los Angeles, CA	2 hrs 10 mins
Minneapolis, MN	2 hrs 47 mins
Oakland, CA	1 hr 40 mins
Phoenix, AZ	1 hr 54 mins
Portland, OR	1 hr 10 mins
Reno, NV	52 mins
Sacramento, CA	1 hr 36 mins
San Diego, CA	2 hr 0 mins
San Jose, CA	1 hr 55 mins
San Francisco, CA	1 hr 48 mins
Salt Lake City, UT	1 hr 2 mins
Seattle, WA	1 hr 20 mins
Spokane, WA	59 mins

There are 50 freight companies and more than 1,600 miles of rail line through Union Pacific and others provide connection points to Canada, Mexico and the rest of the U.S. They are aided by the state’s regional short line railroads. Annually, the Idaho rail system transports over 11 million tons of freight.



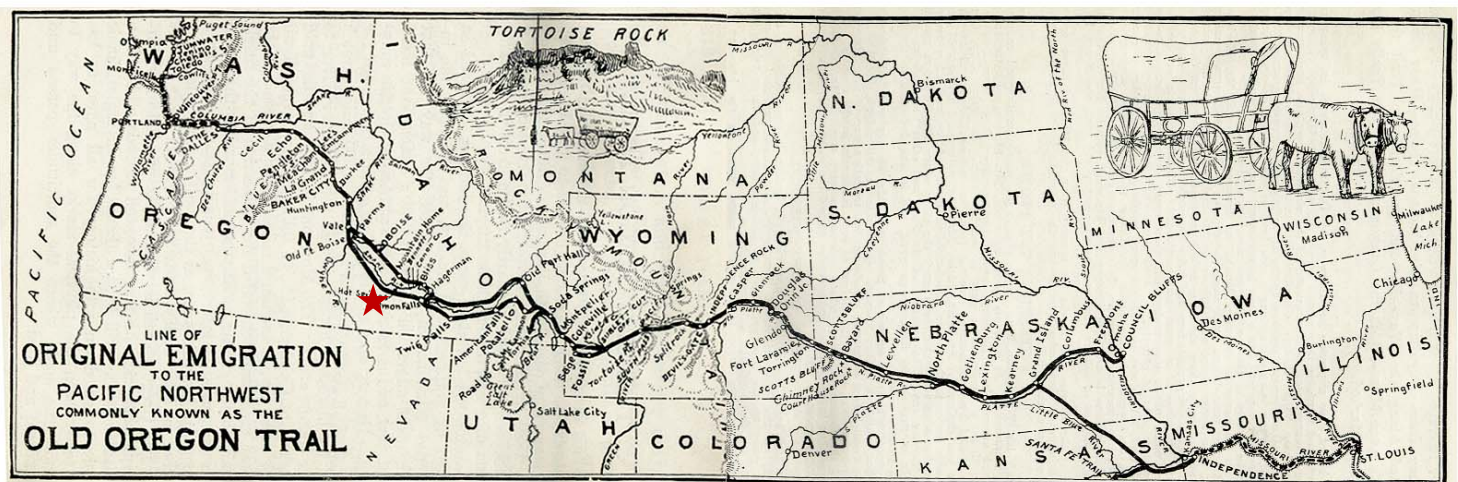


# History of Boise

Back in 1834, Fort Boise, owned by the Hudson Bay Company was established by fur traders and traders in the area. The structure was located at the mouth of the Boise River, 40 miles to the west from present-day downtown Boise. In 1854, due to frequent native conflicts and flooding, the fort was abandoned.

In 1862 Gold was discovered in the Boise River Valley and this started heavy migration and settling to the Treasure Valley. In 1863, the U.S. Military chose a location for a new Fort Boise and construction began immediately. A town site was located and platted next to the fort and with the protection of the military the town started expanding.

Another contributing factor for Boise's early growth was its desirable location along the Old Oregon Trail.



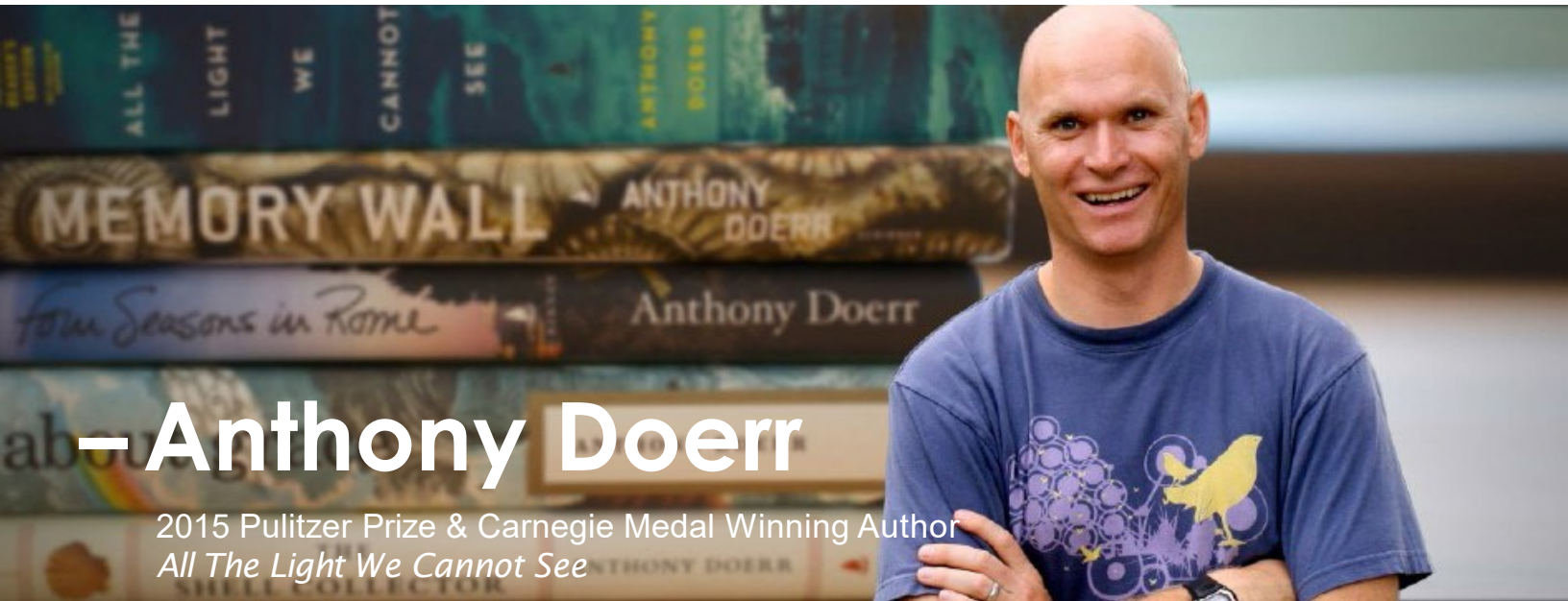
The Oregon Trail, at over 2000 miles long, was a thoroughfare for tens of thousands of travelers heading for the Oregon Territory. Its route in Idaho began at the Wyoming border, crossed through the beautiful Bear Valley, turned north toward what was then Fort Hall and then followed the Snake River to the Boise River. The route followed the south side of the Boise River winding through what is now the southern part of the Treasure Valley. To this day, wagon routes can still be seen in Southeast Boise coming off the plain into the river valley.

In 1864, Boise was incorporated as a city and proclaimed the capital of the Idaho Territory. New construction included a territorial prison in 1869 and the U.S. Assay Office in 1872. The state capitol building (shown below) was completed in 1886 and in 1887 Boise built a streetcar system. Idaho became an official state in 1890.





# SAYING IT BEST



## —Anthony Doerr

2015 Pulitzer Prize & Carnegie Medal Winning Author  
*All The Light We Cannot See*

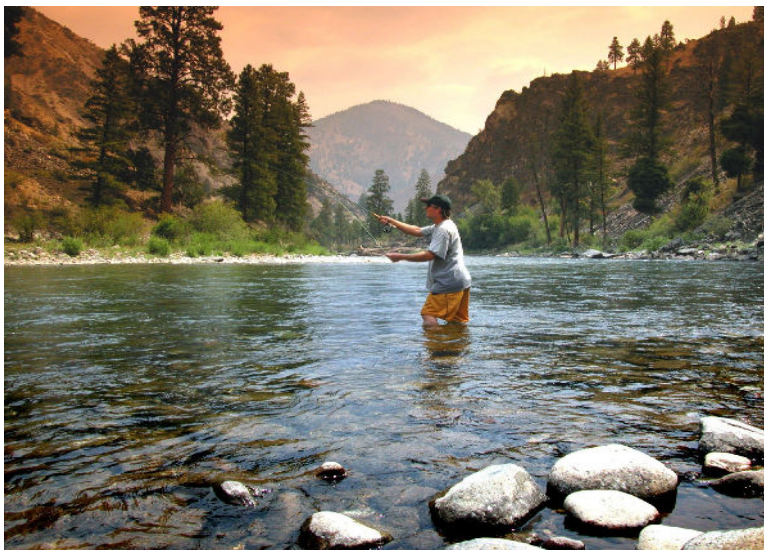
*Excerpts from Smithsonian Magazine,*

”...Boise strikes deeply and keenly: it is a place both rural and metropolitan, civilized and feral. It's a town full of settlers and wanderers, conservationists and conservatives, hippies and hunters, folks who value both snowmobiles and tiramisu, who clean their shotguns one evening and donate to the Shakespeare Festival the next....”

“Boise is still so young and new—changing almost every day—and I don't think it's overstatement to suggest that our town represents everything that remains great about America: potential, youth, natural beauty, quality of life. Some 100 parks, 14 museums, playgrounds everywhere you turn: our skies are huge; our houses affordable. Hikers can still drink from a secret spring in the hills; paddlers can still go kayaking in the morning and meet with their accountants by noon. When we visit friends who live elsewhere, they ask, “Boise? Really? Why do you live there?”

But when friends visit us, they say, “*Oh, wow, now I see.*”

# LIFESTYLE & CULTURE



The Boise Area offers both enviable access to amazing recreational amenities as well as affordable housing



## BOGUS BASIN

Season pass cost:  
\$229/Adult \$59/Child



## RIDGE TO RIVERS

130 miles of hiking trails and single track



## BOISE RIVER

Fish for trout and steelhead on your lunchbreak



## WHITewater PARK

A whitewater playground in the center of downtown providing surf for kayakers and paddle boarders



## BOISE GREENBELT

25 miles of paths linking 2000 acres of parks



## COUNTRY CLUBS

\$200/month for full access



## COST OF HOUSING

Average cost of a home in 2017 is 83% of the national average (ACCRA Cost of Living Index)



# It's Time to Consider the Boise Area

**#1**

**MOST SECURE LARGE METRO  
AREA IN THE US**

SOURCE: FARMERS' INSURANCE STUDY

**91.4%**

**NATIONAL AVERAGE COST OF  
LIVING**

SOURCE: COST OF LIVING INDEX

**81.5%**

**NATIONAL AVERAGE FOR COST OF  
HOUSING**

SOURCE: COST OF LIVING INDEX

**19 Minute**  
**COMMUTE TIME**

**32% LOWER THAN US AVERAGE**

SOURCE: US TRAFFIC DATA



# HOUSING



## Where to go from here

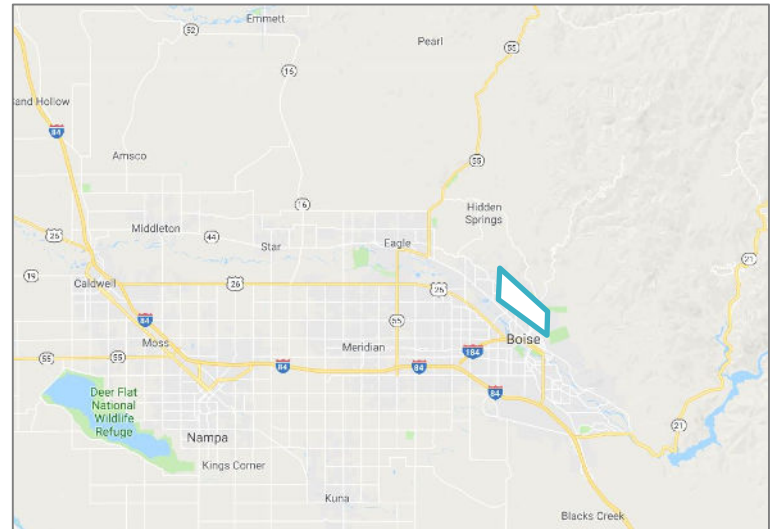
You're ready to take the plunge and have decided to move to the Boise area. *But, where do you want to live, exactly?* The area has it all, from hip urban neighborhoods to charming rural towns. Read on to learn about some of the area's residential options. And, when you are ready to, your Accel Agent will be there every step of the way. Visit [AccelRealtyPartners.com](https://www.AccelRealtyPartners.com)



# BOISE'S ICONIC LIVING AREAS

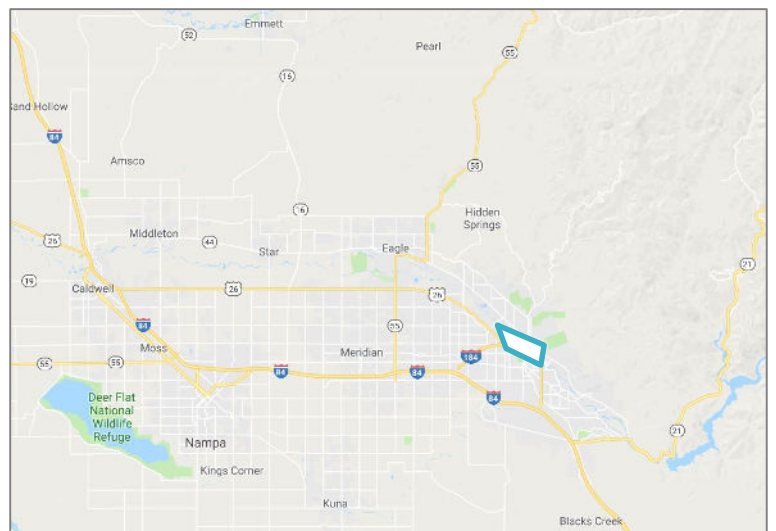
## The North End

The "North End", contains many of the city's older and historic homes. It is known for its tree-lined drives such as Harrison Boulevard and for its quiet neighborhoods near the downtown and mountain trail areas - walking distance for most residents. The North End is a gateway to the Boise foothills and home to Camel's Back Park and the historic Hyde Park. If you are looking for charming and convenient, this is the place to be.



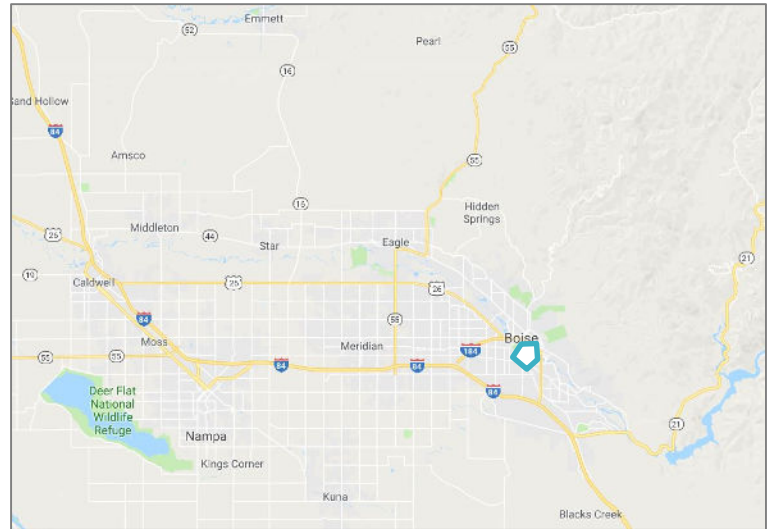
## Downtown Boise

"Downtown Boise" is where you'll see the tallest buildings in Idaho in addition to a collection of upscale shops, restaurants and hotels. It is the cultural center of the Treasure Valley and where you'll find the state capital building, the Basque Block, the Egyptian Theatre, the Boise Art Museum, Julia Davis Park, the Boise Transportation Center and Zoo Boise. The Boise River flows through downtown so there is easy Greenbelt access.



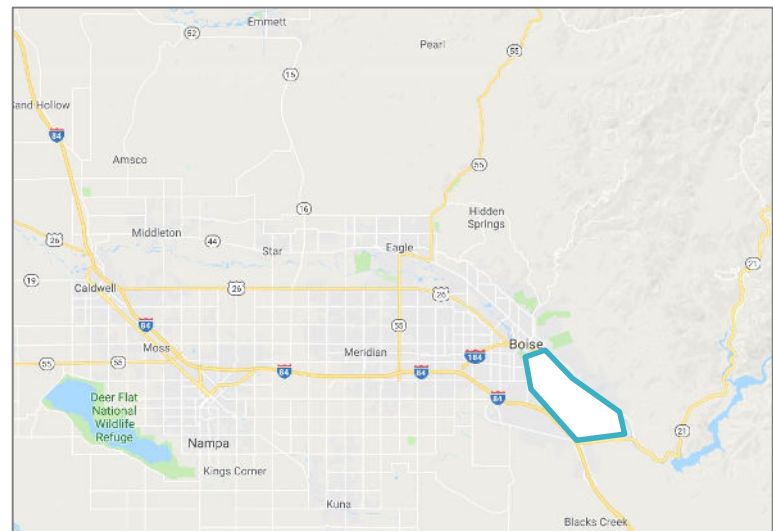
Directly south of downtown Boise is Boise State University. This is where residential neighborhoods and businesses catering to the college student population are found. A familiar landmark is the 37,000-seat Albertsons Stadium on the BSU campus. Other cultural and sports centers in the area include the Velma Morrison Center for the Performing Arts and the Taco Bell Arena. The Greenbelt and Ann Morrison park are a 2-minute walk.

## Boise State University



“Southeast Boise” is one of the most desired areas in the city due to its proximity to the Boise River, the foothills, and Lucky Peak Reservoir. It is located with easy access to Interstate 84, Idaho 21, and Federal Way (former U.S. Highway), which are all major arteries to get anywhere in Boise. One of the area’s largest employers, Micron Technology, is in Southeast Boise and was responsible for much of the area’s growth. Harris Ranch is located in Southeast Boise.

## Southeast Boise

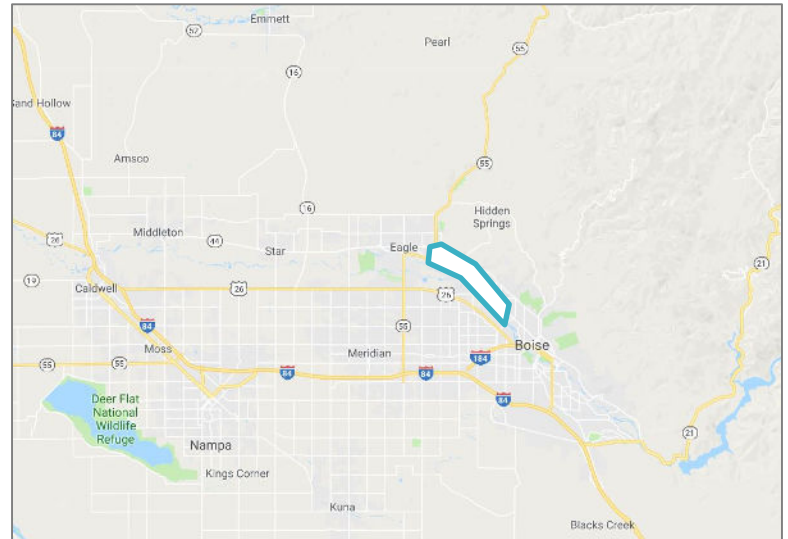




# BOISE'S ICONIC LIVING AREAS

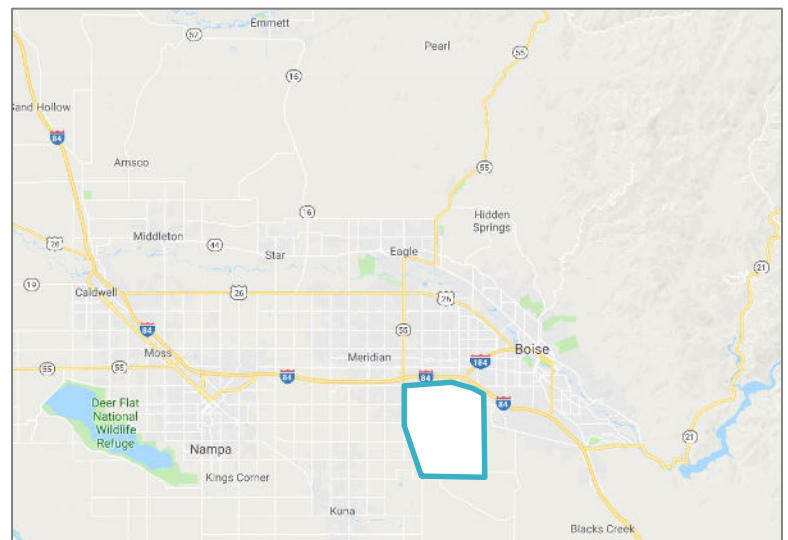
"Northwest Boise" lies between the Boise foothills and the Boise River. It is a combination of homes built in the valley and in the foothills. State Street, containing every kind of commercial convenience you could want, is a major artery through the area. Residents like the convenience to the new whitewater park and Quinn's pond. Downtown Boise is minutes away one direction and downtown Eagle is minutes away the other.

## Northwest Boise



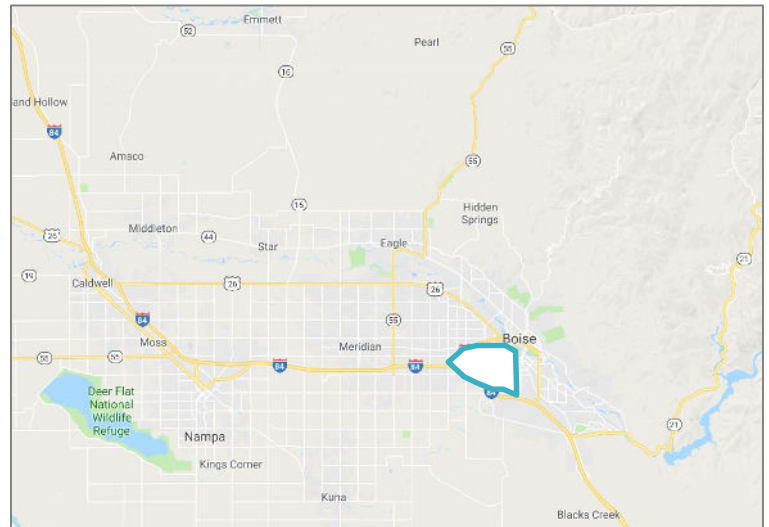
"Southwest Boise" is home to the Edwards Entertainment Complex and has easy access to I-84, the downtown connector, and the Boise Airport. Many of the neighborhoods in this area were built in the 1960s to 1980s. Recent planned development changes have brought in a good number of master planned communities and new construction homes. Commercial amenities are following closely behind.

## Southwest Boise



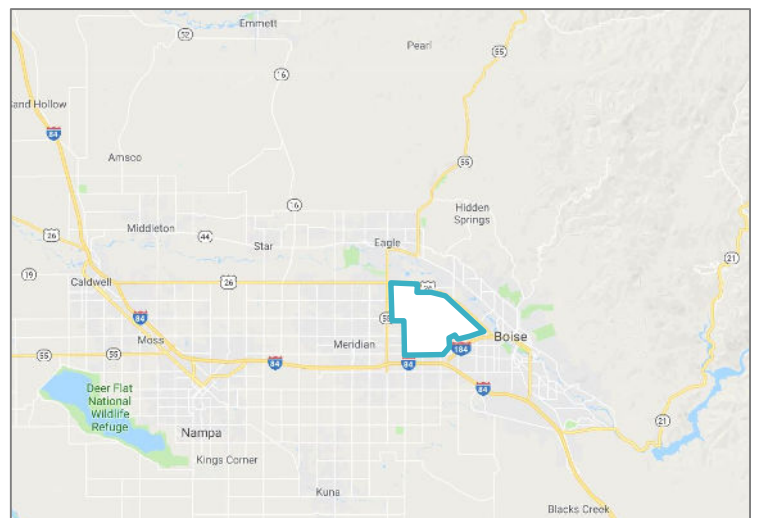
“The Bench” is exactly that. It sits on a bench above the Boise River that is 40-60 feet higher than downtown or the North End. This is an ancient shoreline from when the river had a different channel. The Bench is home to the Boise Depot and Platt Gardens, and Morris Hill cemetery, where many famous Idaho Governors and other statesmen are buried. The Bench is centrally located making access in any direction easy.

## Boise Bench



“West Boise” is home to Boise Towne Square Mall, the largest in the state, as well as numerous restaurants, strip malls, and residential developments ranging from new subdivisions to apartment complexes. The Ada County complex and Hewlett Packard's printing division are also located here. The major thoroughfare is Fairview Ave, which connects downtown with central Meridian.

## West Boise

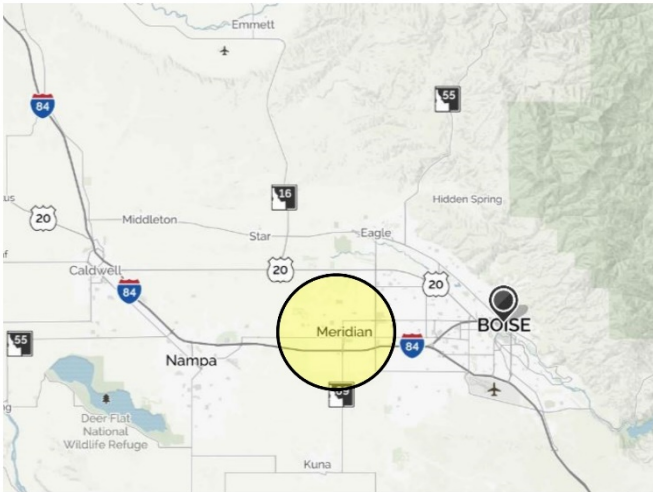




# Cities of the Treasure Valley

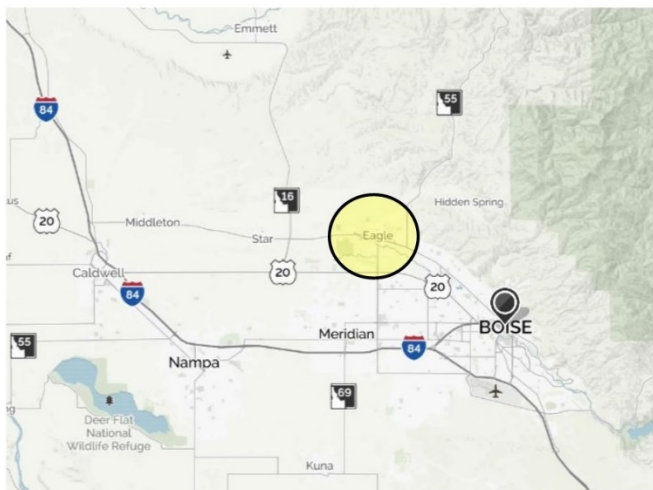
The Treasure Valley continues to grow every year. Something unique about the area is that each city has its own distinct personality and attractions.

## MERIDIAN



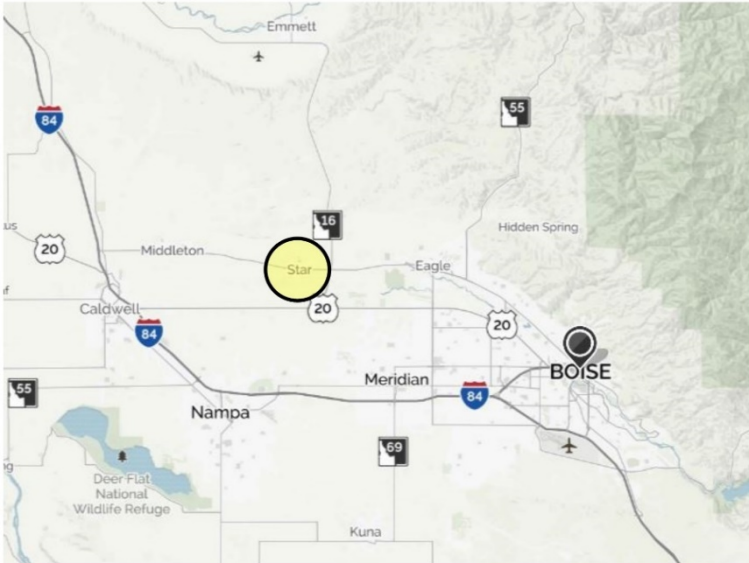
Often praised as “*No. 1 Best City to Live*” by 24/7 Wall St. which reviewed 550 cities with populations of 65,000 or more using crime rates, employment growth, access to restaurants and attractions, education levels, and housing affordability to make its decision. This city just west of Boise has surpassed Nampa as the 2<sup>nd</sup> largest in the state (with over 105,000 people). Meridian has grown by 28% since 2010 and is home to many businesses. The city is currently revitalizing its downtown, to include a performance center.

## EAGLE



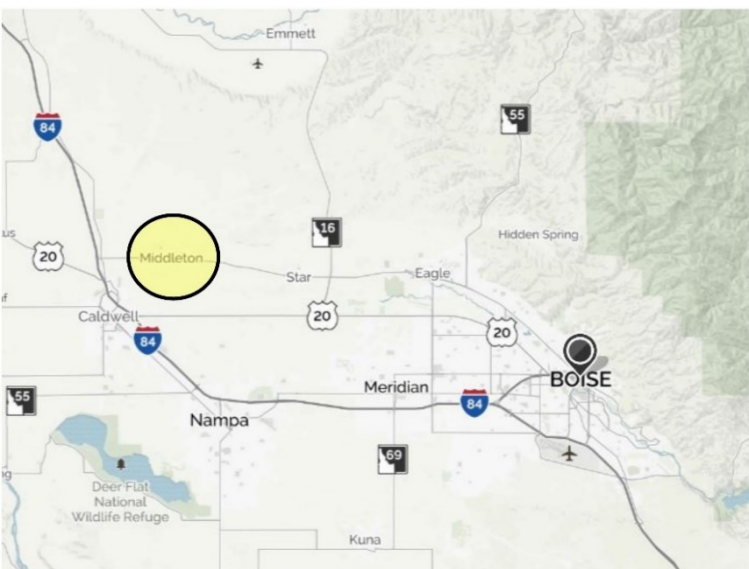
This booming city between the Boise River and the foothills has grown by almost 70 percent in the last 15 years. With a current population of 29,000, Eagle was recently lauded as the “*Happiest Place in Idaho*”. This is where you will find the well-known Eagle Island State Park and a quaint historical downtown with shops and restaurants. The city has easy access to McCall and all the recreational opportunities of the Idaho mountains. Eagle is well funded and makes continuous improvements to its portion of the Boise River Greenbelt and its parks and public water features.

# STAR



This small town has recently grown to 9300 people. With the completion of a new interchange from Highway 16 (that is going to eventually connect with Interstate 84) this town is on the verge of becoming the next boom town of the Treasure Valley. Big companies like Target and Albertson have recently purchased land in Star to bring bigger-scale commercial to the area. Like Eagle, the city of Star is between the Boise River and the foothills. Its name comes from 1800s travelers on their way to Middleton or Boise who used the “star” on the school house to find east and west. The name stuck.

# MIDDLETON

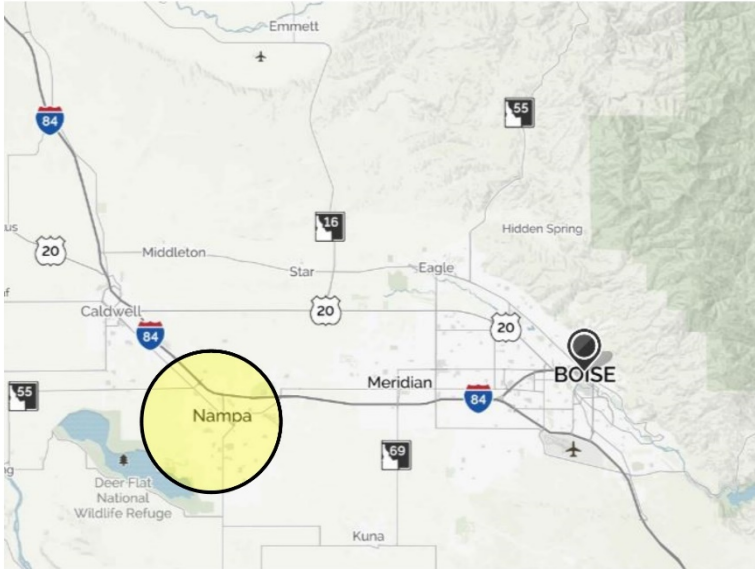


Once a stage coach station and the site of a famous skirmish this town of almost 7,000 sits on the Old Oregon Trail. (It had its own post office as early as 1866.) It's the oldest town in Canyon County and was given its name by being located halfway between the Boise and Snake River ferries. The city has added a park, Trolley Station museum, and event center recently. Middleton has all the conveniences of a modern town, but it has kept its agriculture look and feel. There are a number of new home developments in the area and a new state of the art Middle and High School.



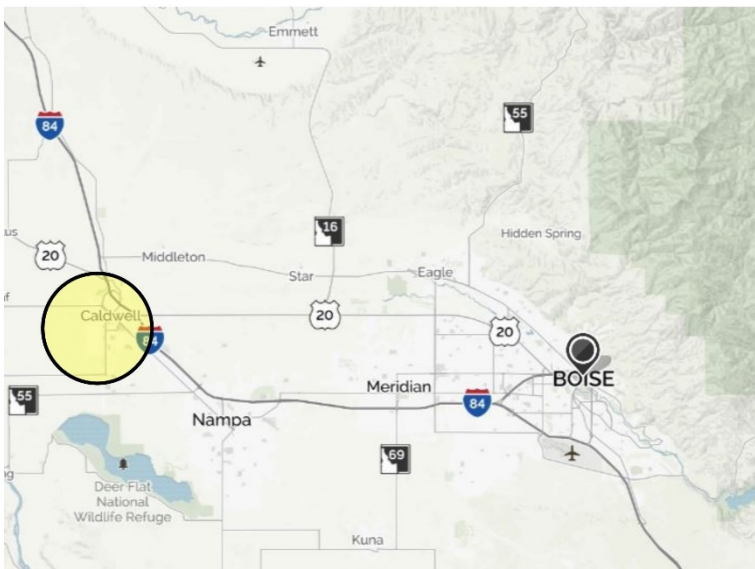
# Cities of the Treasure Valley

## NAMPA



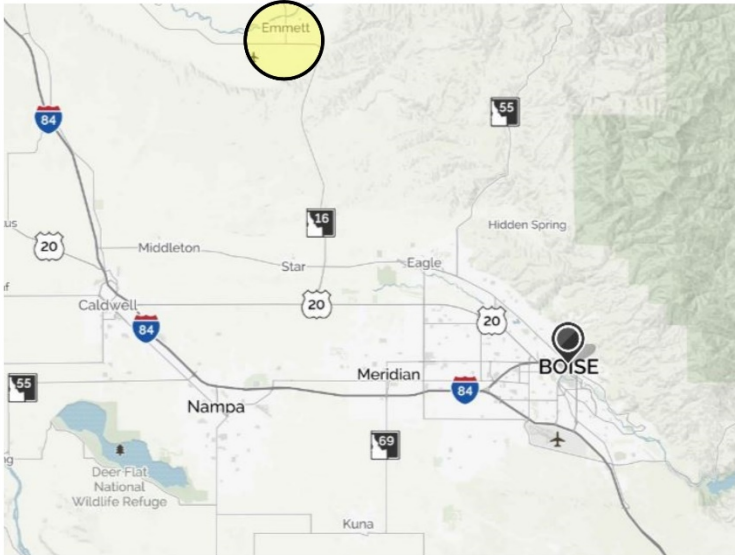
With almost 98,000 residents, this city has seen its population double since 2000. Nampa is home to two colleges – *Northwest Nazarene University* and the *College of Western Idaho*. The city offers easy access to Interstate 84 and the recreational amenities of the Owyhee mountains to the south. The city recently opened a new 62,000 sf public library and is currently under construction on two new large acreage city parks. Downtown Nampa is a trip back in time with brick buildings and its own historic train depot.

## CALDWELL



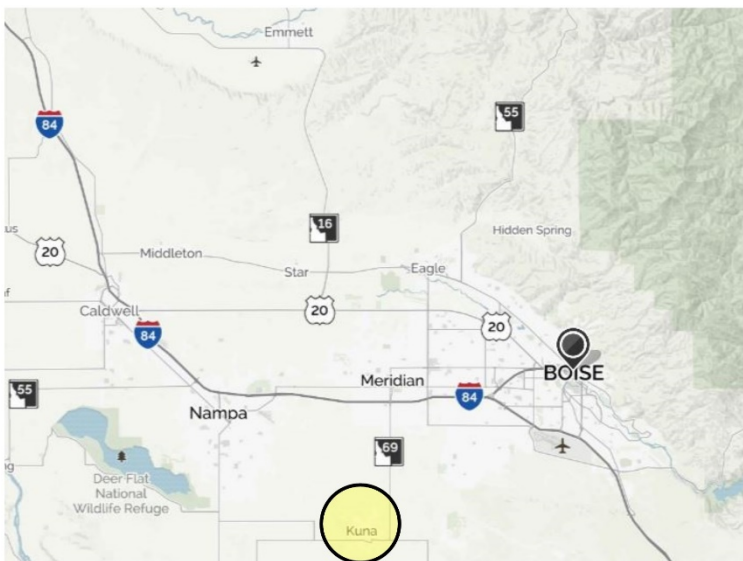
To the west of Nampa sits this town of 63,000, located in Idaho's wine country and the state's sixth largest city. Caldwell is home to the state's oldest institution of higher education, the *College of Idaho* (which celebrated its 125<sup>th</sup> year in 2016). Caldwell is the only place in the U.S.A. to boast two "Top-25 Rodeos". The city is in the early stages of revitalizing its downtown area that has Indian Creek flowing through the middle of it. The multi-million dollar project will include a water fountain, space for festivals, an ice skating rink and outdoor gardens.

# EMMETT



This charming town of 7,700 people sits in one of the most scenic valleys in the Northwest. The town is famous for its annual “Cherry Festival” that often attracts over 40,000 people. The majestic Payette River runs through Emmett and the downtown is only 10 minutes to Black Canyon Reservoir, well known for boating and water sports. Downtown Emmett is a charming collection of brick buildings that look like a scene from a 1950s movie set.

# KUNA



This is another small city ready to boom. A new City Hall and other public improvements are in the works (including a multi-screen theater). Kuna is a family-focused community with almost half its population under the age of 18. The town is 150 years old and has a population of nearly 23,000. It is minutes from the Snake River Birds of Prey National Conservation Area. The *Western Heritage Historic Byway*, travels around a number of historic sites in the Kuna area.



# Live in Boise



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