LUXURY WELLNESS RETREAT.

A luxury wellness retreat property for sale in Boise, Idaho — boutique residential behavioral health at estate scale.

THE THESIS

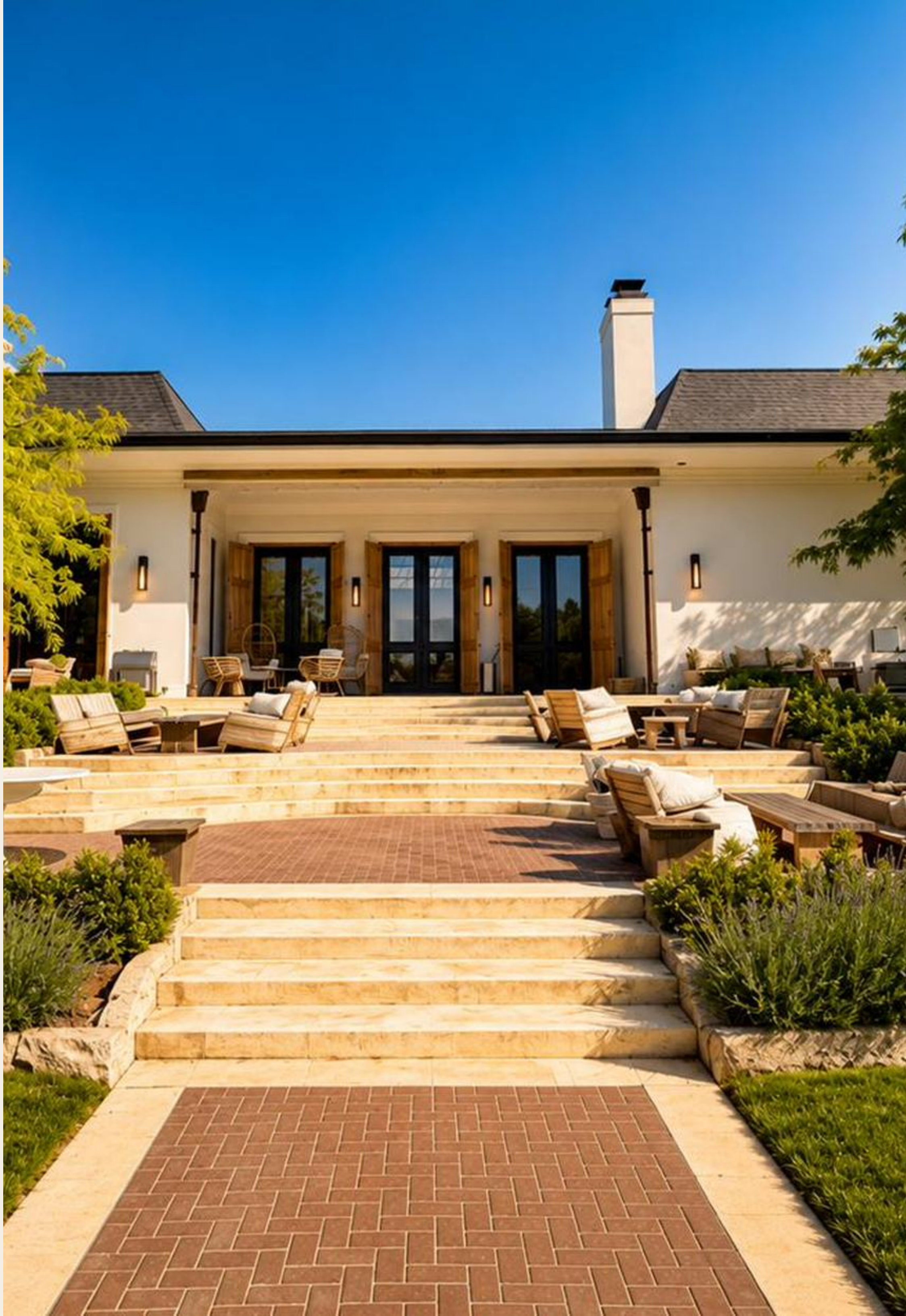
BURNOUT IS AN EPIDEMIC. PRIVACY IS THE TREATMENT SETTING.

Workplace burnout has reached a six-year high among American workers, nearly half of adults say they plan to seek therapy within the year, and behavioral health claims are projected to rise 10 to 20 percent in 2026 alone. More than one in five U.S. adults lives with a mental health condition.

The clientele this luxury wellness retreat serves — executives facing burnout, anxiety, trauma, and addiction — pays for two things above all: clinical excellence and absolute discretion. This estate was built for the second: a walled perimeter, two gates, single-level suites around a skylit commons, twenty minutes from a fly-in airport.

True luxury, mental-health-exclusive residential programs remain rare nationally — and the region's executive population is expanding with a $50B semiconductor buildout next door.

PHASE 1 OPENS IN THE EXISTING STRUCTURES. PHASE 2 SCALES BY DESIGN, NOT NECESSITY.



THE OPPORTUNITY

A $118 BILLION MARKET. BOUTIQUE SCALE, INSTITUTIONAL ECONOMICS.

U.S. residential substance abuse and mental health facilities are a $118 billion market in 2026, projected to reach roughly $155 billion by 2030 at a seven percent annual growth rate — and the private-pay executive segment sits at its most defensible edge, insulated from reimbursement pressure.

Phase 1 operates eight licensed suites in the residence, with the guest house as a family lodge and an accessory cottage — “Cottage Zero” — permitted by right. Phase 2, under a Conditional Use Permit, contemplates approximately ten treatment cottages and 20–24 licensed beds. At stabilized full build, illustrative modeling frames roughly $13M in annual revenue and $3.4–4.0M of EBITDA — illustrative assumptions, not projections, with the CUP disclosed as a discretionary approval.

$118B → $155B	**6-Yr High**	**8 → 20–24**	**20 Min**
U.S. RESIDENTIAL BH MARKET, 2026–30	U.S. WORKER BURNOUT (2026)	LICENSED BEDS, PHASE 1 → PHASE 2	TO BOI FOR FLY-IN ADMISSIONS

Sources: The Business Research Company (2026); UnitedHealthcare behavioral health trends (2026); Marketdata LLC (2026). Illustrative economics assume full Phase 2 build, stabilized census, and premium private-pay rates; purchaser feasibility and rate study required. CUP approval is discretionary and not assured.

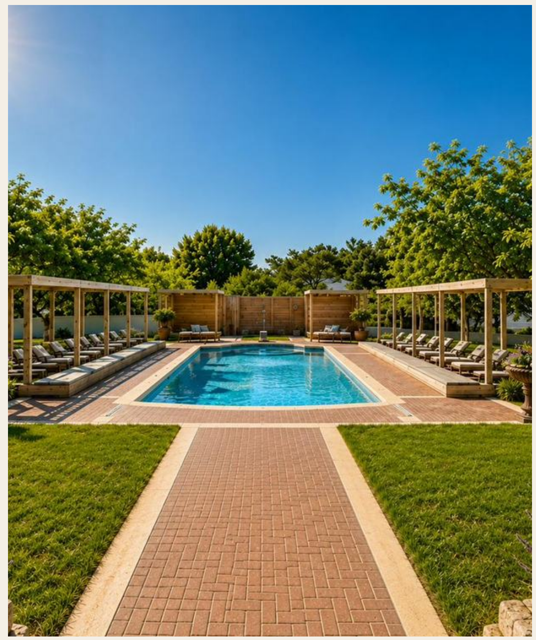
THE SETTING

A CAMPUS THAT NEVER SAYS CLINIC.

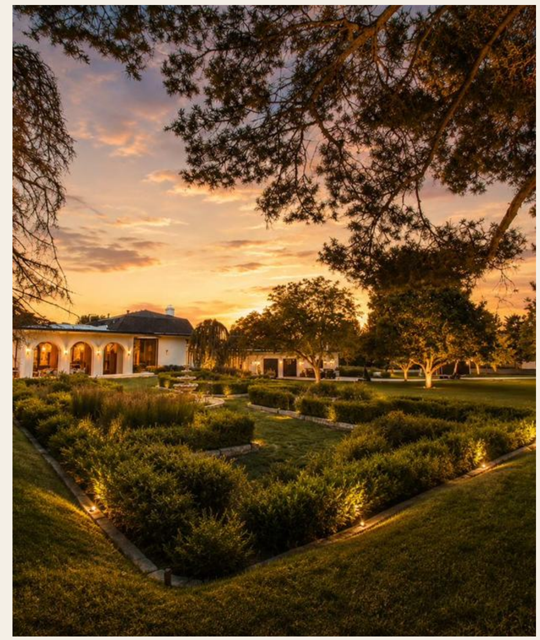
3.579±	8,959± SF	864 SF	R-1B · 4.8/AC	East End
WALLED & GATED ACRES	SINGLE-LEVEL MAIN RESIDENCE	GUEST HOUSE	ZONING & ALLOWED DENSITY	BOISE'S ORIGINAL ESTATE QUARTER

SUITES AROUND THE COMMONS

COMMUNAL TABLE



THE POOL TERRACE



CONTEMPLATIVE GARDENS

Eight private suites on one level; a family lodge for multi-day intensives; gardens, lawns, and a pool terrace for movement and somatic work — all behind a wall that makes discretion structural rather than procedural.

THE PLAN

TWO PHASES. ONE STANDARD.

The luxury wellness retreat opens on rights that already exist and scales through one defined discretionary step — each stage separately financeable.

PHASE 1 — BY RIGHT

Eight licensed suites in the residence under Idaho Code §§67-6531–32 and IDAPA 16.03.22; guest house family lodge; accessory cottage of up to 900 SF permitted by right (the existing 864 SF guest structure sits under the cap).

PHASE 2 — BY DESIGN (CUP)

Approximately ten treatment cottages and 20–24 licensed beds under a Conditional Use Permit — a discretionary approval, pursued only when census proves demand.

CLINICAL PROGRAM

Executive burnout and performance recovery, anxiety, trauma/PTSD, addiction, and family healing — boutique census, high clinician ratios, full discretion protocols.

DOWNSIDE PROTECTION

Independent of any care use, the parcel's ~17-unit residential capacity under R-1B stands behind the asset — the exit is never the license.

Entitlement basis: Boise City Code Title 11, in effect as of April 2026 (through Ord. 11-26). R-1B, Table 11-02.5: 9,000 SF minimum lot, 50 ft average width, 20 ft minimum frontage, 4.8 units/acre, 35 ft height — a base capacity of approximately 17 dwelling units on 3.579± acres. Code-derived maximum; realized yield is design-dependent. Hillside/WUI overlay status and access design to be confirmed; buyer to verify. Cottage count under a CUP is a facility-design determination, not a lot-count entitlement; licensure per IDAPA 16.03.22.

THE OPERATOR'S ADVANTAGE

WHY THE SETTING IS THE STRATEGY.

For a behavioral health operator or investor, this wellness retreat property converts the category's scarcest inputs into owned advantages.

THE SETTING IS CLINICAL INFRASTRUCTURE

In executive treatment, the environment does therapeutic work no purpose-built facility replicates — a residence, not an institution, is the product families are choosing and paying premium private-pay rates to access.

PRIVATE-PAY INSULATION

An all-private-pay census sidesteps reimbursement compression entirely, in a national market growing seven percent annually with rising employer-funded behavioral spend.

REFERRAL GEOGRAPHY

Twenty minutes from BOI with nonstop reach to the West Coast wealth corridors sending clients — and a growing on-shore executive base as the semiconductor expansion staffs up next door.

RISK-STAGED GROWTH

Open on existing rights, prove census, then pursue the CUP with operating history in hand — while the ~17-unit residential entitlement protects the downside at every stage.

THE OFFERING

AVAILABLE FOR ACQUISITION.

This luxury wellness retreat is offered with its market research, two-phase regulatory framework, and illustrative operating model. The Option OM and full diligence file are released under NDA.

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