

TABLE ROCK ESTATES · BOISE, IDAHO

EXECUTIVE GUEST HOUSING.

Executive guest housing at estate standard — a corporate hospitality property for sale minutes from Boise's semiconductor corridor.

THE CASE FOR OWNERSHIP

SOME CONVERSATIONS SHOULD NOT HAPPEN IN A HOTEL.

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The expansion era has changed who comes to Boise. Board members, federal delegations, and the customers defining the AI decade now arrive on a permanent cadence — one that accelerates with every tool that lands on Federal Way. Corporate housing's own trade association names semiconductor manufacturing a defining demand driver of the next three years.

A hotel block can **house** them. It cannot **host** them — or hold them. Privacy is negotiated floor by floor, security is borrowed, and the setting says nothing at all. The average corporate housing stay now runs roughly 83 nights — a residence-length need hotels were never built to serve.

Executive guest housing behind two gates answers differently: one walled perimeter, one standard — minutes door-to-door from Federal Way, five from downtown Boise.

OFFERED FOR ACQUISITION — IN
WHOLE, IN CONFIDENCE.



THE DEMAND ERA

A \$50B CAMPUS BRINGS THE WORLD TO BOISE.

Two leading-edge fabs are rising at the Federal Way campus — roughly \$50 billion of investment projected to create more than 17,000 Idaho jobs, including 3,500–4,000 direct positions — with first output targeted for 2027 and the second fab operating by late 2028. The ecosystem follows: toolmaker offices, rotating install leadership, construction executives, and a steady protocol calendar of government and customer delegations.

The macro runs the same direction: extended-stay lodging is a \$66 billion market growing near eight percent annually, and the corporate housing industry identifies project-driven mobility — led by semiconductor manufacturing — as its fastest-growing demand source through 2028. The visitor cadence is not an event; it is the new baseline.

\$50B

TWO-FAB CAMPUS
INVESTMENT

17,000+

PROJECTED IDAHO JOBS

~83 Nights

AVERAGE CORPORATE
HOUSING STAY

5 Min

ESTATE TO DOWNTOWN
BOISE

Sources: company public materials and regional press (2026); Corporate Housing Providers Association outlook (Apr. 2026); The Business Research Company extended-stay report (2026); industry stay-length data. Employment and timeline figures as publicly reported; buyer to verify.

THE ESTATE

TWO GATES. TOTAL DISCRETION.

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



FORMAL DINING



THE POOL TERRACE



THE FORMAL GARDEN

Single-level throughout, with a separate guest house for staff or a security detail. R-1B zoning and open southern acreage carry capacity for additional guest cottages or residences — the estate grows as the guest cadence does. Grounds walled and screened from every approach.

POSITION & PURPOSE

MINUTES FROM THE FAB. A WORLD AWAY.

One controlled environment for the meetings, stays, and visits that define a company's most consequential relationships.

BOARD & INVESTOR HOSTING

Closed-door clarity behind a walled perimeter — close enough to tour the fab between sessions.

GOVERNMENT & PROTOCOL

A secure, dignified venue for the delegations the CHIPS era brings — a perimeter a detail can actually hold.

CUSTOMER SUMMITS

Receive the partners of the AI decade privately — gated entry, no lobby, no audience.

EXECUTIVE RESIDENCY & OFFSITES

A single-level residence and guest house for visiting leadership — with by-right capacity for a first dedicated guest cottage, and zoning capacity for more.

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.

WHAT OWNERSHIP RETURNS TO THE ENTERPRISE.

For a corporate acquirer, executive guest housing owned outright converts a permanent, rising travel expense into a controlled, appreciating asset.

CONTROL, NOT NEGOTIATION

Security posture, guest experience, staffing, and calendar are set by the company — not renegotiated with a hotel for every visit, at any occupancy, on any date.

A RECRUITING & RELATIONSHIP WEAPON

Candidates, board members, and customers remember how they were received; a private estate reception is a statement no per-diem policy produces.

THE ECONOMICS OF 83 NIGHTS

At residence-length stay durations, owned estate housing replaces suite blocks, event buyouts, and venue rentals with a fixed asset — while the underlying real estate sits in America's fastest-growing luxury market.

GROWS WITH THE CADENCE

A first guest cottage is permitted by right; further cottages or residences follow by subdivision within the ~17-unit entitlement — the compound scales as the visitor baseline does.

THE OFFERING

AVAILABLE FOR ACQUISITION.

This executive guest housing estate is offered for purchase in whole — quietly, directly from ownership, without a listing process or an audience. Offering terms, floor plans, survey, and entitlement detail are released under NDA.

REQUEST THE OFFERING

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ARRANGE A PRIVATE
WALKTHROUGH

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THE ESTATE ONLINE

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