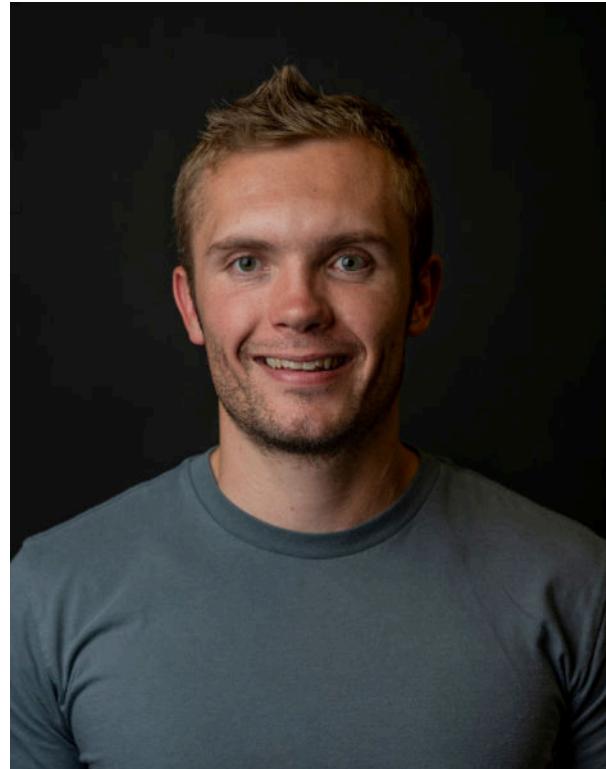


Jordan Dallas Pullman

BIO



I'm a versatile real estate professional known for creative solutions, strategic thinking, and a genuine commitment to helping clients succeed.

With a strong passion for problem-solving, I specialize in crafting unique real estate strategies that meet the needs of homeowners, buyers, and investors alike.

Adaptable and resourceful, I thrive in complex situations—whether that means structuring out-of-the-box deals, uncovering investment opportunities, or guiding clients through the twists and turns of today's market. I love working with investors and providing knowledgeable, value-driven support that helps them grow and protect their portfolios.

Above all, I'm dedicated to being a trusted resource. My clients rely on me not only for results, but for honest guidance, consistent communication, and a solutions-focused approach that makes the entire process feel manageable and rewarding.

If you're looking for someone who brings creativity, clarity, and confidence to every real estate experience, I'm here to help.

Born and raised in Boise, I've had the privilege of watching the Treasure Valley grow into the vibrant community it is today. A proud Capital Senior High School alum who continued his studies at Boise State University, my roots here run deep, and this valley has always been more than a place; it's home. In 2020, I purchased my residence in Old Town Meridian, and in February of 2025, I married my wife in an intimate celebration surrounded by our closest family and friends in Costa Rica.

Life at home is joyfully full, thanks in part to our two gentle giants—Carpathian Shepherds who each weigh in at 125 pounds and are every bit as loving as they are impressive. As the oldest of five siblings, family has shaped so much of who I am, and I look forward to creating a large, lively family of my own in the years ahead.

Jordan Dallas Pullman
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LIVING IN BOISE

Boise is a lively & vibrant capital city located in the Treasure Valley of western Idaho. Boise offers a perfect mixture of urban life and outdoor adventure. Known as the "City of Trees" the city is considered one of the best places to live in America. With Boise's unique mixture of historic architecture and eclectic culture, it is easy to see why it is one of the fastest growing cities in the US and easy to understand why this city is so loved by old and young alike.

*Boise offers a wide range of activities for all. In the downtown area you can find some of the tallest buildings in the state along with fine dining, summer street concerts, and outdoors activities. A short walk downtown could bring you in view of the **Capitol Building**, graffiti art at **Freak Alley**, or a number of unique restaurants.*

*The **Greenbelt** pathway along the **Boise River** is truly a gem that connects Boise to the **Boise State Campus** and over 6 parks and stretches 20 miles along the Boise River. Floating the Boise River, kayaking and paddle boarding are popular summer activities.*

*The pathway is the home to many exciting running and biking events. It links to many things mentioned in this guide. The **Old Idaho Penitentiary** and **Railroad Depot** offer a glimpse into Boise's history along with a variety of museums. There are also an abundance of wildlife areas including The **Boise Zoo** and bird sanctuary.*

*Another great advantage is the **Bogus Basin** ski resort. You can be in downtown Boise and in less than half an hour you can be on the lift skiing down the slopes of Bogus Basin.*

*Boise has so much to offer, but don't let that stop you from driving an hour or two to **McCall** or **Sun Valley** to stay in a cabin and enjoy the outdoors. In recent years Boise has become a place for relocation. With several different neighboring communities, there is something for everyone who comes looking to make Boise home.*



Northend

The north end of Boise has a population of just over 20,000. These neighborhoods are known for their unique older charm and tight-knit communities. Surrounded by well-established trees, each home is different and often well kept, making this a highly-desired area.

*In the north end you will find many urban small shops and restaurants in the charming district of **Hyde Park** along with many stately homes renovated from the early 1900s. It is also where you will find **Boise High School** and several loved parks. The biggest park is in **Camel's Back** and offers a wonderful view of the city.*

Eastend

*Smaller in population the Eastend of Boise is close to downtown, and **Boise State University**. This district is famous for its historic homes along **Warm Spring Avenue** and offers a more suburban- residential feel. Here you will find a quieter community that still offers plenty of restaurants, shops and parks.*

With the university campus close, there are many events going on at the college. Many young professionals and young families call this area home. This makes it a perfect area to raise a family close to the heart of the city.

The Bench

*The "Bench" refers to a rise in elevation which overlooks part of the Boise valley. It lies in the middle of Boise and ranges in height. Neighborhoods in the central and West Bench are not as busy as the rest of Boise. It is often thought of as older homes with well established communities, however, there are areas of new construction and a range of housing and renting options. Near the bench you will find many freeway connections and the **Boise Towne Square Mall** with downtown shopping only minutes away.*

South Boise

South Boise has grown by leaps and bounds with new subdivisions and developments. It is a good mix of residential land but still lends its hand to a rural, country feel.

*Some of its most popular attractions are the **Outlet Malls**, **Idaho Ice World**, and the **Boise Airport**. Here you will also find the headquarters of the **Micron Campus**, one of the largest companies in Idaho. Additionally, this part of city has quick access to the freeway and any amenities that you may need. With all it has to offer, South Boise could be a great place to call home.*

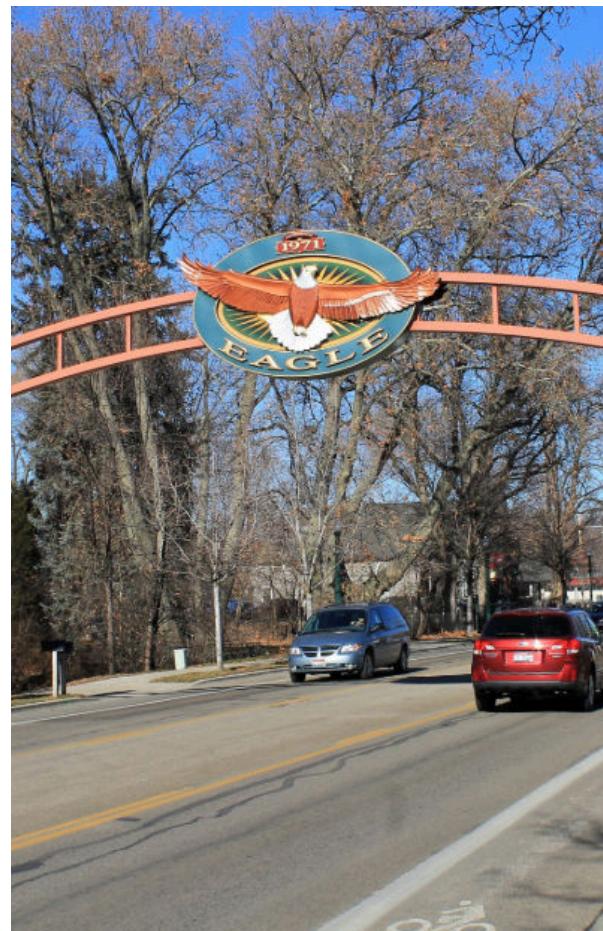
LIVING IN **EAGLE**

*Eagle is a charming city with a population of around 30,000. It is located northwest of Boise up against the **Foothills**. Many of the areas in Eagle offer homeowners the option of larger lots and larger homes while still being within a close distance of the Capital City. Eagle has become a popular suburb and many love living closer to the foothills and the recreation they provide. Residents enjoy the city's golf courses, bike park, hiking, and **Eagle Island State Park**. One of its main attractions is the well-maintained greenbelt bike path that connects Eagle to Boise along the Boise River. Additionally, you will find many families taking advantage of the kid-friendly parks, and spending time together outside. While Eagle's downtown is small, it has a historic feel. During the weekends, local people can be found downtown at the **Eagle Saturday Market** selling produce, crafts, and other home goods at **Heritage Park**.*

The town also has several well-loved restaurants and coffee shops intermixed with boutiques and sweet shops that are all within walking distance. There are several larger neighborhoods on the edge of Eagle which are currently growing and offer the perfect opportunity to build or buy with new construction. Many of these areas are upscale neighborhoods and have become popular, well-loved places to grow a family and find a forever home.

If you are looking for a more established home and yard, downtown Eagle is the perfect spot. These homes are smaller in size, but offer land with mature yards and community. These older communities have become especially tight-knit and are great for all ages and stages of life.

No matter where you end up in Eagle, it is definitely the perfect place to call home.





LIVING IN

MERIDIAN

Meridian is an up and coming, family oriented and well-loved city, and has seen some incredible growth in the past few years. It is one of the fastest growing cities in the United States and has now become the largest city in Idaho after Boise.

Meridian is located south of Eagle and west of Boise. It is known for its family-friendly atmosphere, with parks, activities, and stores throughout.

One local favorite is the **Village at Meridian**. The Village is an upscale outdoor mall with restaurants, a theater, and live music. It is also a fun area of the city to see holiday decorations and has a fountain light show each night.

The majority of people who move to Meridian love it because of its good job opportunities, highly recommended hospitals, excellent health care, and schools that rank above the national average and well maintained sub-divisions. In addition to these qualities, Meridian has a low crime rate and is considered a safe community. With the significant growth, there are many options for homes. If you are considering relocating, Meridian might be for you.

EAGLE

Population | 32,708
Median Rent | \$1,809
Median Home Value | \$788,730
Median Household Income | \$118,037

MERIDIAN

Population | 139,740
Median Rent | \$1,738
Median Home Value | \$527,127
Median Household Income | \$100,307



LIVING IN **STAR**

Star is a city that provides a mix of suburbs and has its roots in the rural community feel. It is located west of Eagle and is removed from Boise enough that it is quiet and slower-paced, however, much like Meridian, Star is quickly growing. That growth has led to many new neighborhoods and businesses entering the area.

Many locals love the option for greater amounts of land with the city not too far away. Despite being a little distant from Boise, Star has a number of local stores and places to eat. The downtown is small, but quickly adding many more local businesses. Neighborhoods are quiet and with the majority of people traveling into the city for activities, If you are looking for the perfect place to raise a family that still has access to Boise, Star may be the place you have been looking for.



STAR

*Population | 11,117
Median Rent | \$1,622
Median Home Value | \$562,160
Median Household Income | \$91,318*

MIDDLETON

*Population | 11,730
Median Rent | \$1,900
Median Home Value | \$496,106
Median Household Income | \$83,681*



LIVING IN

MIDDLETON

Middleton is a peaceful city that offers the perfect rural lifestyle in the Treasure Valley. It is located west of Star and, like Star, many choose this location to remove themselves a bit more from the city life of Boise. The rural communities offer inexpensive land and a slower pace of life than many of the other cities near Boise.

*Middleton is known for its fields, open spaces, close community, and festivals. Throughout the year, the city hosts many different events including **rodeos** and **car shows**. The community is also known for supporting the schools and neighborhoods. Middleton has a low crime rate making it a great safe place for young families and families with school-aged children.*

For those looking for outdoor fun, Middleton has many parks and outdoor spaces. Hiking, 4-wheeling, and snowmobiling are all easily accessible. Within a short drive you can also be at a foothills. Just a few hours drive from Middleton, is McCall which is a great place for camping, hiking, and the river that many come from great distances to see.

If you have come to Idaho looking for land, a quiet community, and outdoor fun then Middleton is a great option. For many, this is the place to call home.





LIVING IN **KUNA**

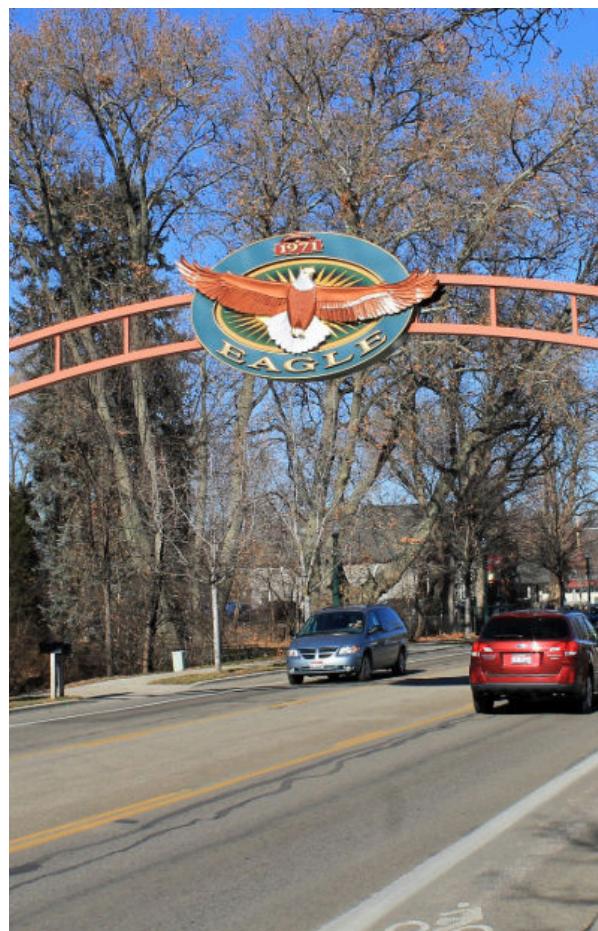
Kuna is an outdoors-man's paradise located directly south of Meridian. Lacking the population of Meridian, Kuna remains a smaller town with large open areas. Yet, this may not be the case for long. In the last few years, people have flooded into Kuna and tripled the population.

*When people think of Kuna, they often will remark on the great views of the **Snake River** at **Dedication Point Overlook** and **Snake River Canyon Overlook** and **Snake River Birds of Prey Conservation area**. Additionally, Kuna has Idaho's first archaeological park, **Celebration park** and several caves you can hike inside. There are several wineries and vineyards, as well as, many great places to eat or grab coffee.*

Home prices in Kuna are relatively inexpensive and great for those looking to buy a bigger house on a smaller budget. When it comes to community life, this city is a good place to become part of the neighborhood and get involved. There are many city events to celebrate holidays, seasons, and cultures.

Additionally, many local community members love the safe environment and the support from schools in raising their families here.

For those without children, Kuna also represents a slower pace of life with the ability to quickly reach the city or outdoor resorts with a short drive. Whatever your reason is for coming to Kuna, you can be sure to find something you will love. It is the perfect mixture of living in a rural area on the edge of city life. It is well worth a visit if you are considering relocating to the Treasure Valley. It may just be perfect for your next home.



LIVING IN **NAMPA**

Nampa/Caldwell are two dynamic cities located west of Meridian. Locals will often refer to Nampa and Caldwell as the same area, however, they are two separate cities.

Despite being a little distance from Boise, Nampa is well populated and has grown to around 100,000 residents. This makes it similar to Meridian in population and a large city by Idaho standards. Nampa is known for the **Deer Flat National Wildlife Refuge, Warhawk Air Museum, and shopping.**

Surrounding smaller city residents will often choose to drive into the Nampa area for the large shopping and activity options. There are also a number of lakes and outdoor activities for boating, fishing, and swimming. **Lowell Lake** is a great place to boat, water ski and recreate and is less than a half hour from the city limits.

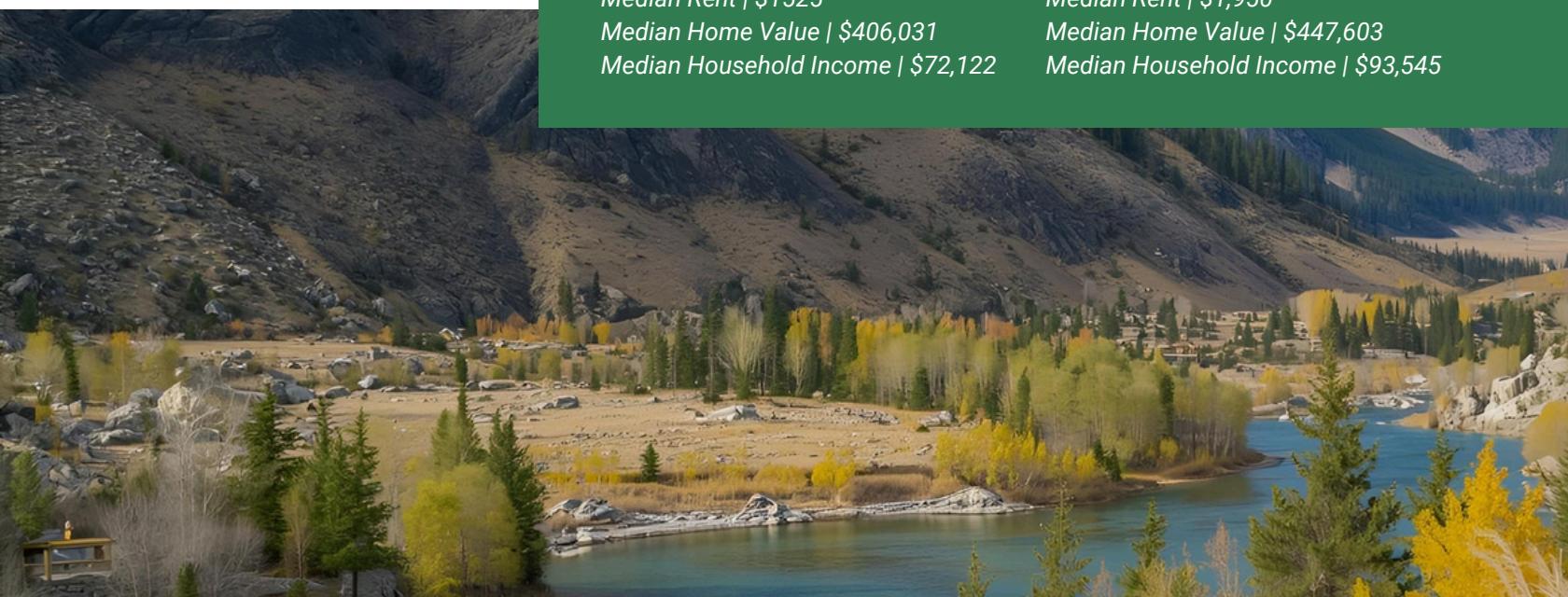
In the Nampa city limits you will find open spaces and the opportunity to buy more for your money when it comes to homes. There are a variety of homes that range in different sizes and prices throughout the different neighborhoods. If you are looking for an affordable place, or a larger, active city, Nampa may be for you!

NAMPA

Population | 105,400
Median Rent | \$1525
Median Home Value | \$406,031
Median Household Income | \$72,122

KUNA

Population | 29,127
Median Rent | \$1,950
Median Home Value | \$447,603
Median Household Income | \$93,545





LIVING IN McCALL

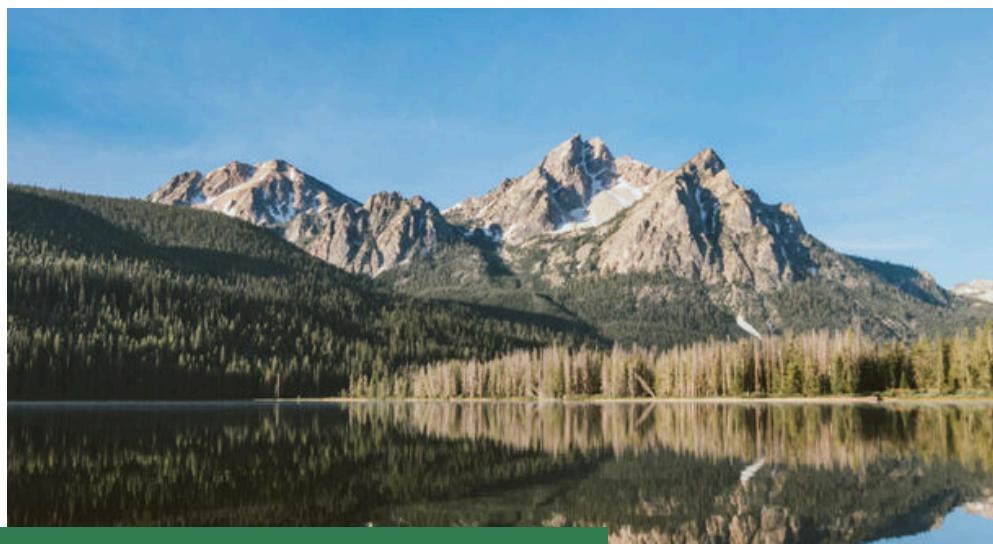
*McCall is a mountain town that is in the heart of the Idaho mountains. The picturesque setting of high mountain peaks and a beautiful blue lake have made this a resort town that is now turning into a great place to live. With a population of just over 4,000, the town tucked inside the **Payette National Forest** next to the **Payette Lake**. McCall is known for its small town feel, yet there are plenty of souvenir shops, bars, and restaurants. Around the lake, there are cabins where residents can be seen boating, fishing, and swimming. Rivers close to the lake offer canoeing, kayaking, and the chance to spot wildlife. Birds, elk, deer and even moose, are common in this part of Idaho.*

Off the water, many people enjoy hiking, 4-wheeling, and horseback riding. While the summers are perfect in McCall, the winters in this town can bring a lot of snow. This snow brings skiers to the ski resort and snowmobiles to explore off road. With beautiful summers and winters, it can be a year round vacation spot.

If you are looking to buy in McCall, many of the houses are cabins. There are options to buy near the water or set back into the trees. Both options offer gorgeous views of McCall and its natural setting.

Set in the outback of Idaho, McCall is one of the many gem towns of the state. Whether or not you go to stay or just to play. McCall is the perfect city to relax and enjoy nature.

*Also worth noting, the **Brundage Ski Resort** is located 8 miles north of McCall for the winter activity enthusiasts*



MCCALL

*Population | 4,104
Median Rent | \$1,950
Median Home Value | \$762,695
Median Household Income | \$70,000*

SUN VALLEY

*Population | 1,766
Median Rent | \$1,734
Median Home Value | \$1,161,329
Median Household Income | \$82,045*

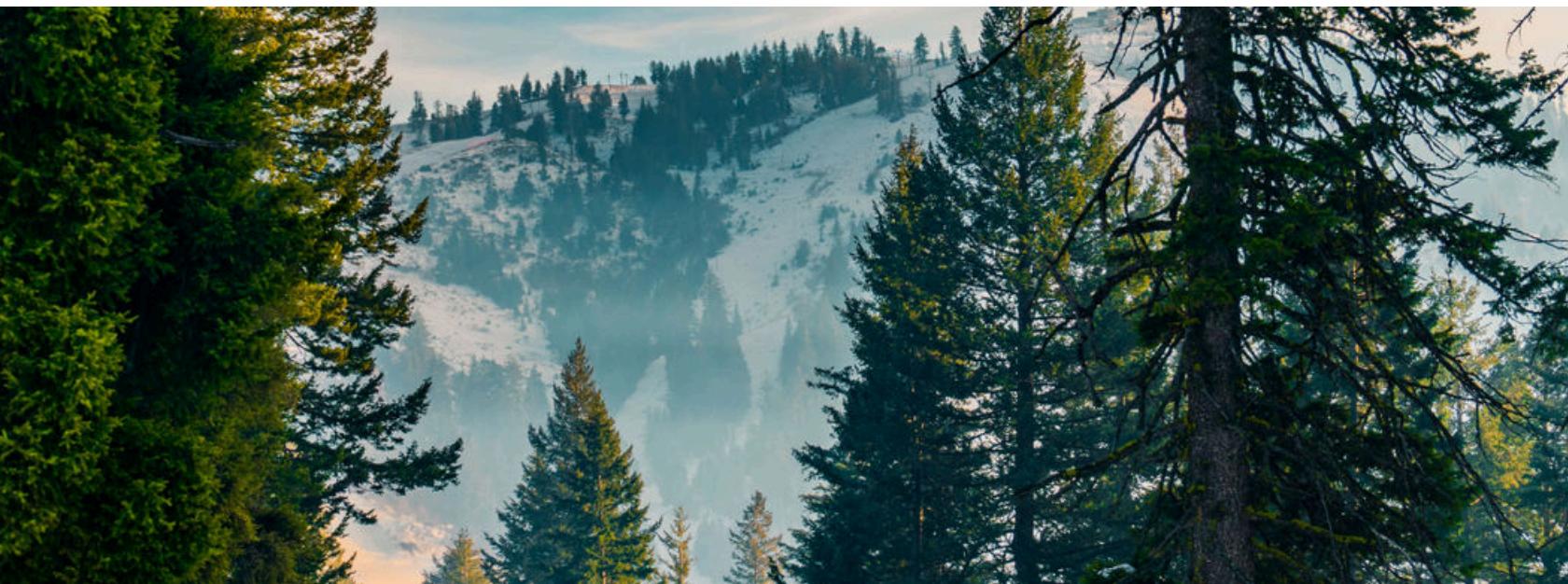
LIVING IN

SUN VALLEY

Sun Valley is a city located east of McCall and Boise and is known for the many celebrities that call it home. It takes just over two hours to drive from downtown Boise to Sun Valley. Like McCall, Sun Valley is a resort town that is quite breathtaking in the winter when the mountains that surround it are covered in snow. The town, however, does have a few full-time residents. Yet, many people make the trip into the valley seasonally for working or visiting.

*Often thought of as a winter resort town, Sun Valley is known for its great ski areas at **Bald Mountain** and the internationally famous **Sun Valley Resort Hotel**. In addition to skiing, snowmobiling, snowshoeing, other winter activities are easy to come by.*

However, it is not only popular in the winter, but it is remarkable to see the valley fill with early sun as the weather starts to warm up, rightly earning its name, Sun Valley. During the summer months the ski slopes offer trails for hiking, photographs and horseback riding. Sun Valley is also known for its amazing views and fields of flowers. For such a small town, home and cabin prices are remarkably high. The median home price is \$900,000. In large part, this is due to its popularity among the rich and famous and accordingly there are high end art, jewelry and eating establishments. However, if the price tag does not scare you, Sun Valley is an incredible little town with so much to offer. Check it out for yourself!



THE

IDAHO EXPERIENCE

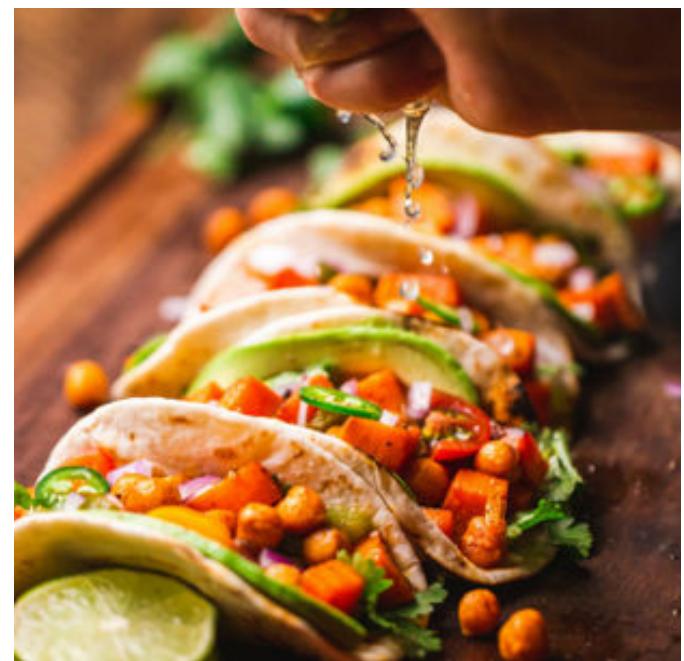
THE RESTAURANT SCENE

#	Restaurant	Address
1	Fork Restaurant	199 N 8th St, Boise, ID 83702 (Boise)
2	Kibrom's Ethiopian & Eritrean Food	3506 W State St, Boise, ID 83703 (Fork)
3	Bardenay Restaurant & Distillery	610 W Grove St, Boise, ID 83702 (Compete)
4	Cottonwood Grille	913 W River St, Boise, ID 83702 (Cottonwood Grille)
5	Bittercreek Alehouse	246 N 8th St, Boise, ID 83702 (Stacker)
6	Bar Gernika	202 S Capitol Blvd, Boise, ID 83702 (Compete)
7	Blue Sky Bagels	407 W Main St, Boise, ID 83702 (Restaurant Menu Price)
8	The Brickyard	601 W Main St, Boise, ID 83702 (Restaurant Menu Price)
9	Wylder	501 W Broad St, Boise, ID 83702 (Restaurant Menu Price)
10	Saint Lawrence Gridiron	705 W Bannock St, Boise, ID 83702 (Fork)
11	Alavita	807 W Idaho St, Boise, ID 83702 (Compete)
12	Goldy's Breakfast Bistro	108 S Capitol Blvd, Boise, ID 83702 (Restaurant Menu Price)
13	Bodovino	404 S 8th St, Boise, ID 83702 (Compete)
14	Boise Fry Company	204 N Capitol Blvd, Boise, ID 83702 (as listed in directories) (Compete)
15	Bombay Grill	928 W Main St, Boise, ID 83702 (Stacker)
16	Diablo & Sons Saloon	246 N 8th St, Boise, ID 83702 (Fork)

THE IDAHO EXPERIENCE

THE RESTAURANT SCENE

#	Restaurant	Address
17	Rustica	211 N 8th St, Boise, ID 83702 (DowntownBoise.org)
18	Luciano's Italian Restaurant	11 N Orchard St, Boise, ID 83706 (Boise Metro Chamber of Commerce)
19	The Lively	505 W Bannock St, Boise, ID 83702 (DowntownBoise.org)
20	Matador Boise	215 N 8th St, Boise, ID 83702 (mountainluxury.com)
21	Acero Boards & Bottles	801 W Main St, Boise, ID 83702 (DowntownBoise.org)
22	The Warehouse Food Hall	370 S 8th St, Boise, ID 83702 (DowntownBoise.org)
23	Saltbrush	506 W Grove St, Boise, ID 83702 (Local News 8)
24	Gin za Sushi (recent-opening local sushi spot)	205 N 10th St #110, Boise, ID 83702 (Local News 8)



THE

IDAHO EXPERIENCE

A city full of life and culture all year long. We invite you to experience the best of Boise entertainment. Enjoy!

ALIVE AFTER FIVE

June - August | 5pm - 8pm

Where: The Grove Plaza | Downtown, Boise

Visit: downtownboise.org/events/alive-after-five

AAF will be celebrating 32 years of Boise's favorite Summer Concert Series. Every Wednesday night! This family friendly event showcases local musicians, food, beer, & wine. Come rock-out with the city!

BOTANICAL GARDENS

Monday - Friday | 9am - 5pm

Where: 2355 Old Penitentiary Road Boise, Idaho 83712

Visit: idahobotanicalgarden.org

The Idaho Botanical Garden, one of the first and oldest botanical gardens in Idaho, is a lush 15-acre tapestry of dappled shade and vibrant splashes of color. Nestled in the Boise Foothills, it is a sanctuary in the heart of the Old Penitentiary Historic District. The garden promotes horticulture in the treasure valley using native and domestic plants adapted to the inter mountain region.

DISCOVERY CENTER

Monday - Saturday | 10am - 5pm

Sunday | 12pm - 5pm

Where: 131 W Myrtle St | Boise, ID 83702

Visit: dcidaho.org

Discovery Center of Idaho is Idaho's only hands-on science center. We provide fun, interactive STEM learning by bringing the community over 150 hands on exhibits, non-traditional educational programming for all ages, and a safe space for all to explore.

SHAKESPEARE FESTIVAL

May - September

Visit: idahoshakespeare.org

The Idaho Shakespeare Festival provides quality educational theater for the state of Idaho and its neighboring regions.

CAPITAL CITY PUBLIC MARKET

April - October | 9:30am - 1:30pm

November - December | 10:30am - 2:30pm

Where: The Grove Plaza | Downtown, Boise

Visit: capitalcitypublicmarket.com

BOISE FARMERS MARKET

April - October | 9am - 1pm

November - December | 9am - 2pm

Where: South 8th St. and West Fulton Street

Visit: boisefarmersmarket.com

AQUARIUM

Monday - Saturday | 10am - 5pm

Sunday | 12pm - 5pm

Where: 64 N Cole Road | Boise, ID 83704

Visit: aquariemboise.net



THE

IDAHO OUTDOOR EXPERIENCE

A city full of life and culture all year long. We invite you to experience the best of Boise entertainment. Enjoy!

Boise River Green Belt Walk/Run/Ride

29 Miles of tree-lined pathways, perfect for bikers, runners, skaters, bladers, and walkers. The greenbelt takes you through the heart of the city, along the **Boise State University Campus**, through multiple parks, multiple golf courses, the **MK nature center**, and much more.

Table Rock Hike

Situated on the East side of the city, in the **Boise foothills**, it is marked by a 60-foot illuminated cross that can be seen across the valley. This 3.7-mile round-trip hike is a must-do; the sandstone plateau towers over the city and gives you one of the best views in all of Idaho. Located just minutes from downtown, the main trail starts right next to the **Historic Old Idaho Penitentiary**.

Boise River Float

Floating the boise river is one the city's signature summer experiences- an easy relaxing adventure that feels like a mini-vacation right in the heart of town. The float starts at **Barber Park**, where you can rent rafts, tubes, or inflatable kayaks, and ends 6 miles downstream at **Ann Morrison Park**. It's a family friendly float that takes about 2-3 hours.

Bogus Basin Ski Resort

Bogus Basin is Boise's backyard playground- a four-season mountain resort just 16 miles from downtown offering everything from snowboarding in the winter to world-class mountain biking in the summer. In the colder months, Bogus transforms into a snowy wonderland with 2,600 acres of terrain, night skiing, snowboarding and tubing. There are runs for all levels of experience. When the snow melts, the mountain switches gears and becomes one of Idaho's top mountain biking destinations. Riders get access to dozens of miles of trails from smooth cross-country loops to fast downhill lines, and you can even take the chairlift for lift-served riding.

Lucky Peak State Park

Boise's go-to spot for sun, water, and laid-back lake vibes. Just a quick 15 minutes from downtown. It's made up of three main areas: **Sandy Point**, the big grassy beach where families swim and relax. **Discovery Park**, perfect for picnics and wading in the river. **Spring Shores Marina**, where you can rent boats, jet skis, paddleboards, and spend the day exploring miles of open water.

Natural Hot Springs Adventures

With 340 natural hot springs in the state, Idaho has the most natural hot springs in the PNW. Some of the closest to town include **Pine Flats**, **Kirkham**, **Givens** and **The Springs**.

Zoo Boise

A must-visit attraction for animal lovers. Located along the **Boise River Greenbelt**, it's home to over 200 animals from around the world, including tigers, red pandas, meerkats, and native Idaho species. The zoo offers interactive exhibits, educational programs, and seasonal events, making it perfect for kids and adults alike.



THE IDAHO EXPERIENCE

SLEIGH RIDES

December - March

Where: 1099 Banks Lowman Road | Garden Valley, ID 83702

Visit: idahosleighrides.com

Glide peacefully through the winter wilderness of garden valley, Idaho in an old fashion sleigh pulled by gorgeous spotted draft horses. Listen to the jingle bells and join in on the laughter and holiday fun!

JUMP

Tuesday - Friday | 8am - 6pm

Saturday | 10pm - 5pm

Where: 1000 W Myrtle St | Boise, ID 83702

Visit: jumpboise.org

JUMP or Jack's Urban Meeting Place is a not-for-profit, interactive creative center and community gathering place in the heart of downtown Boise. Whether your doing yoga, learning how to dance or learning a new craft, JUMP has it all.

BOGUS BASIN

Winter Season | November - April

Summer Season | Check online

Visit: bogusbasin.org

Winter:

Ski, snowboard, glade runner mountain coaster, winter tubing

Summer:

Glade runner mountain coaster, summer tubing, climbing wall, bungee trampoline, mountain biking scenic chairlift rides, hiking, horse back riding and disc golf.

