

APPROVED 29-UNIT RESIDENTIAL PROJECT

# CAROLYN CIRCLE

3981 N REED ST & 415 E 40TH ST

GARDEN CITY, ID 83714



PRICE

**\$1,784,986**

**Kevin Hawk | 208 871 0328**

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# Offering Details

## PROPERTY ADDRESS

3981 N Reed St & 415 E 40th St  
Garden City, ID 83714

## SIZE

.88 Acres

## PROPERTY TYPE

Townhome/Single Family  
Multi Family Apartment

## APPROVED PROJECT

29 Total Units, 7 Townhome Lots, 22 Apartments  
Townhome | 2 Bed, 2.5 Bath 2-car garage  
Apartment | 1 Bed and 2 Bed each with their own attached garage

## PREPAID MATERIALS

Architecture & Landscape Plans (Designed by TKM Architecture)  
Civil Engineering Plans (Designed by Nasland Engineering)  
Soft Cost (CC&R Documents, HOA By-Laws)  
Idaho Power and ACHD  
Pre/Final Plat

## SALE PRICE

\$875,000 (\$125,000 per townhome lot)  
\$909,986 (\$41,363 per multifamily unit)  
\$1,784,986 Total Sales Price

## PROJECTED CONSTRUCTION COST

Horizontal improvement \$550,000 (\$14.35 per sqft)  
Per sqft cost to build \$3,308,250 (150 sqft x 22,055 sqft)

## PREPAIDS

Plans included in the sale

## TOTAL PRICE

**\$1,784,986**



- Prime Garden City infill site in a fast-growing urban corridor, one block from the Boise River and Greenbelt.
- A thoughtfully planned 29-unit townhome/multifamily concept with over 22,055 square feet designed for modern living and long-term appeal.
- The heavy lifting is already underway, with planning and entitlements completed by H2 Development Group and construction drawings next in line.
- Surrounded by established, high-performing nearby communities like Violets Crossing and The Boardwalk, reinforcing the area's staying power.
- Steps from Garden City's best energy: tasting rooms, breweries, live music, local favorites, and a walkable, neighborhood feel.
- Close to parks and open space like Esther Simplot Park and Mystic Cove, adding the kind of outdoor access that keeps demand steady.
- Positioned to ride the next wave of growth, with nearby catalysts including Athletic Club Boise (USL) activity near Expo Idaho, the upcoming CWI River District campus (2027), St. Luke's expansion, and the new Park at Expo Idaho opening by 2026.

## Offering Highlights

POSITIONED IN GARDEN CITY'S FAST-GROWING URBAN CORRIDOR



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ATHLETIC CLUB BOISE PRO SOCCER

THE BOARDWALK

VIOLETS CROSSING

SITE

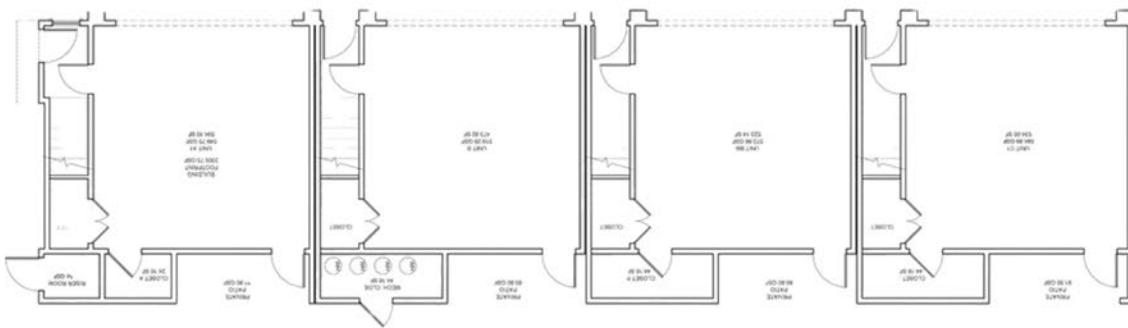


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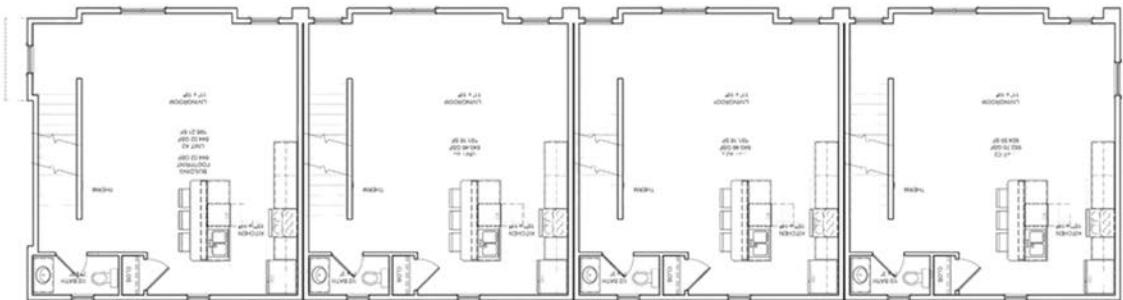


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FIRST FLOOR PLAN

SECOND FLOOR PLAN



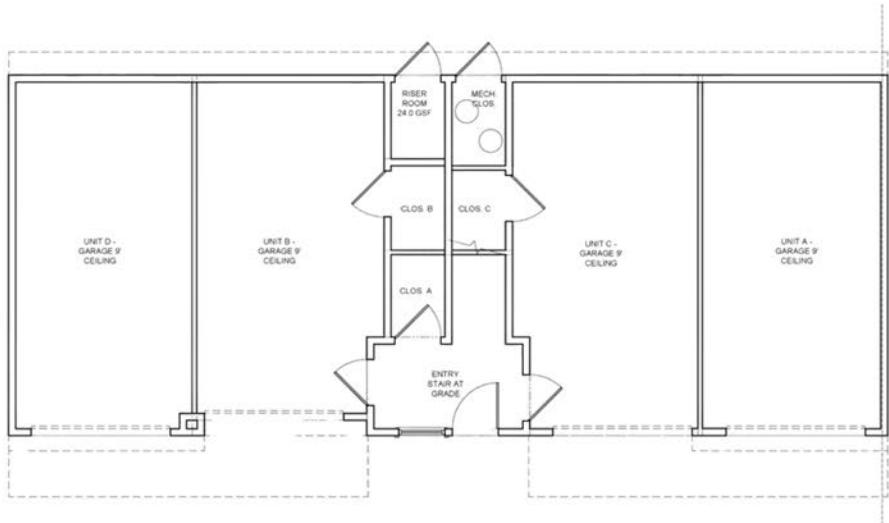
THIRD FLOOR PLAN

# Building 1 & 6

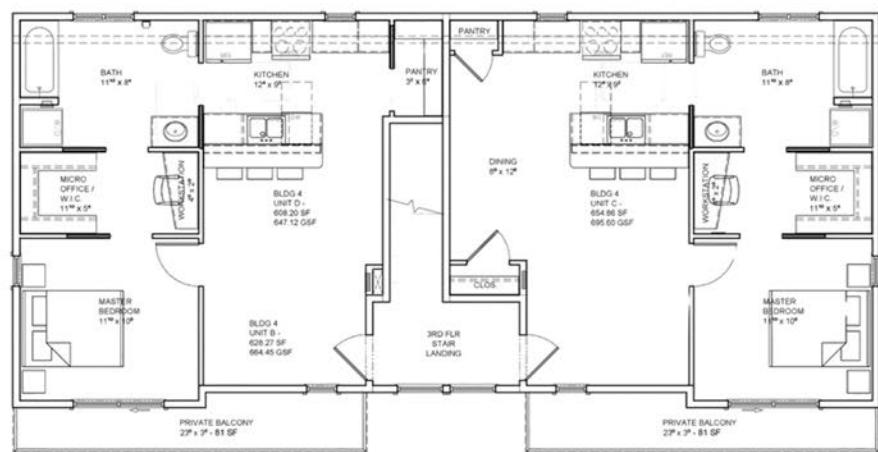
## TOWNHOMES | FLOOR PLAN

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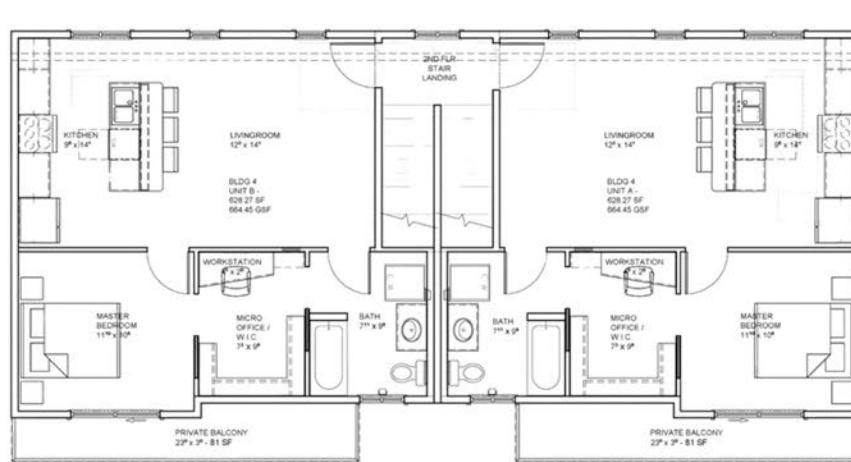
CAROLYN CIRCLE



FIRST FLOOR PLAN



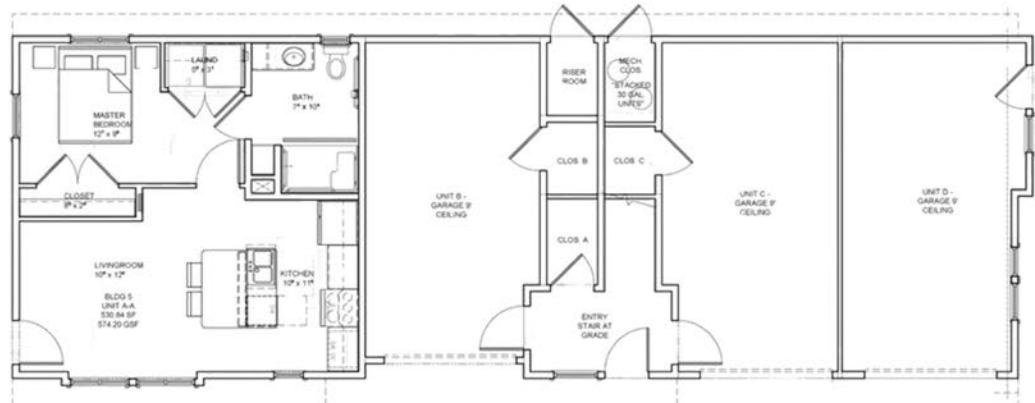
SECOND FLOOR PLAN



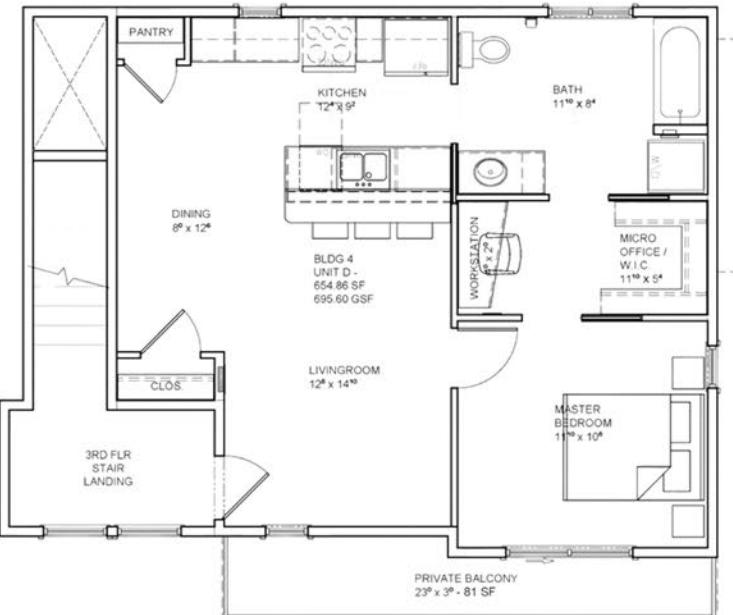
THIRD FLOOR PLAN

# Building 2, 3, 4 & 5

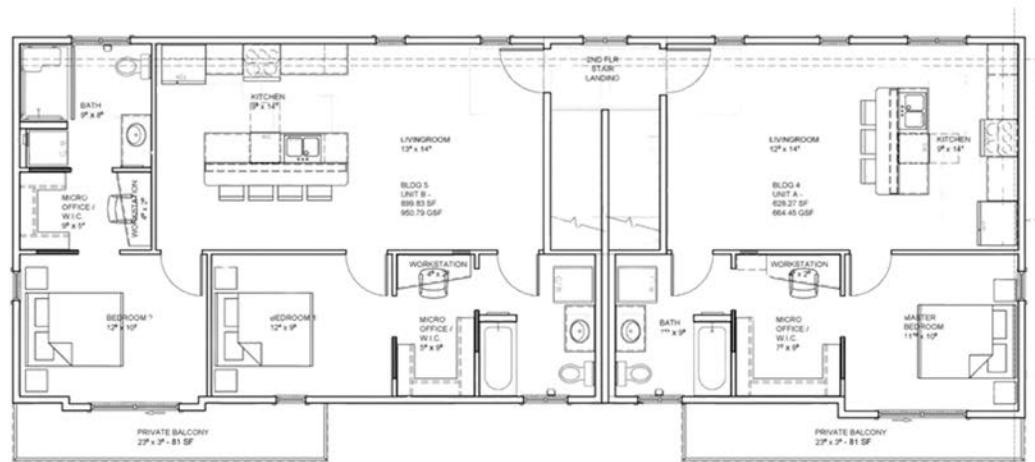
## MULTIFAMILY | FLOOR PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN



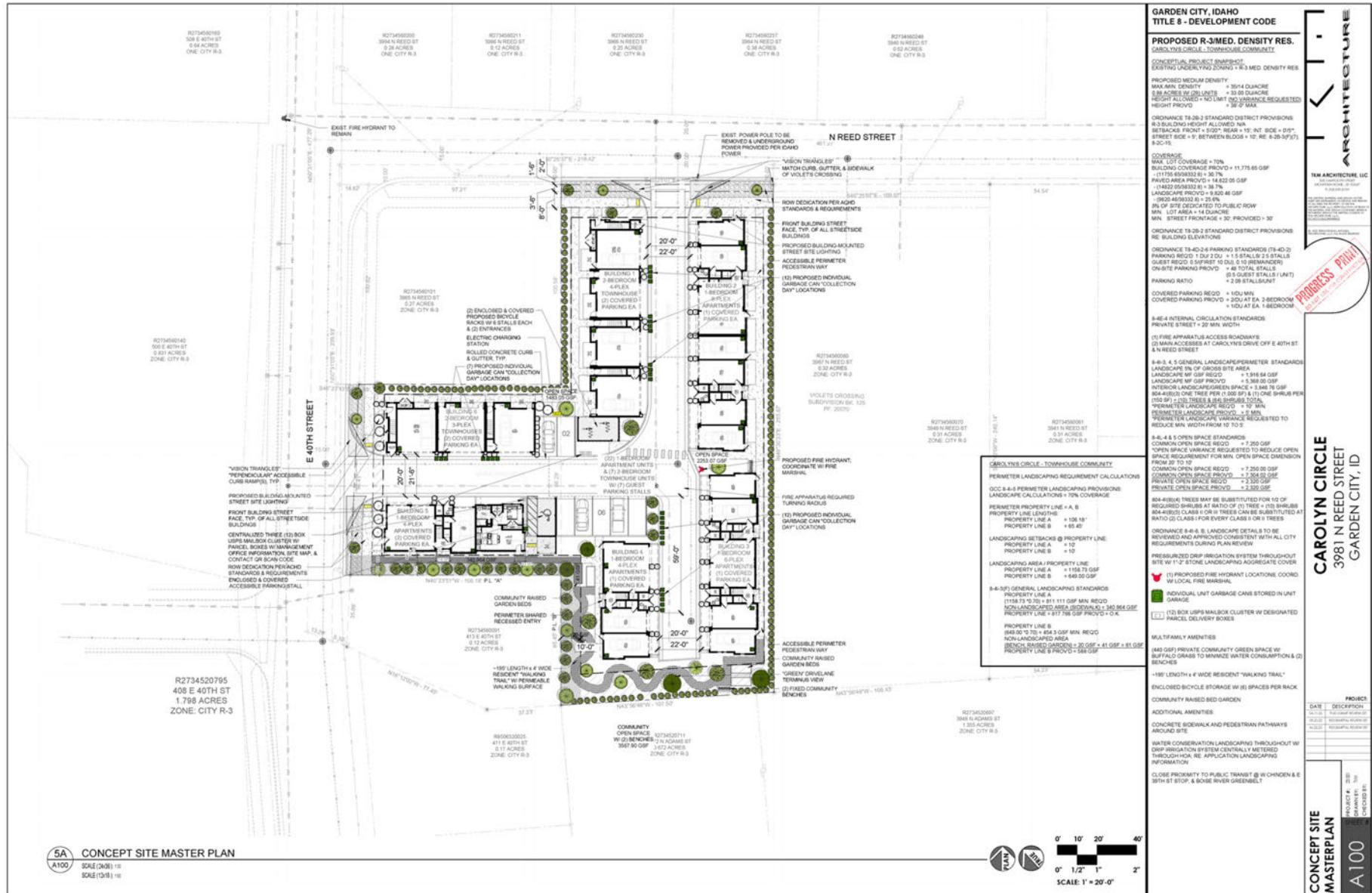
SECOND FLOOR PLAN

# Building 2, 3, 4 & 5

## MULTIFAMILY | FLOOR PLAN

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## SITE PLAN

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# Renderings

## EXTERIOR

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### 1 MILE RADIUS



HISTORIC ANN. GROWTH  
**0.7%**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$93,285**  
1 MI. RADIUS



POPULATION 105,621 HISTORIC ANN. GROWTH 1.4%  
3 MI. RADIUS 3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$104,676**  
3 MI. RADIUS



POPULATION  
**212,159**  
5 MI. RADIUS

HISTORIC ANN. GROWTH  
**1.0%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$107,926**  
5 MI. RADIUS



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