

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

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POSITIONED IN GARDEN CITY'S FAST-GROWING URBAN CORRIDOR

FOOTHILL TRAIL SYSTEM

BOISE RIVER

BOISE GREENBELT

VIOLETS CROSSING

SITE

Downtown Boise

5 mins | 2 mi away



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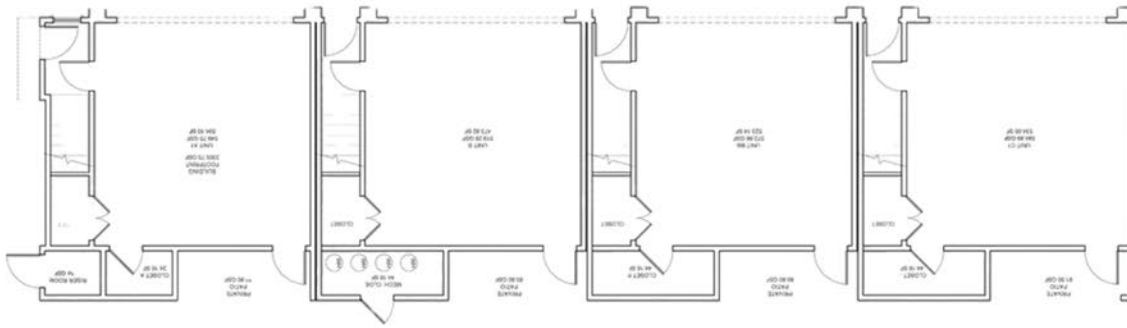




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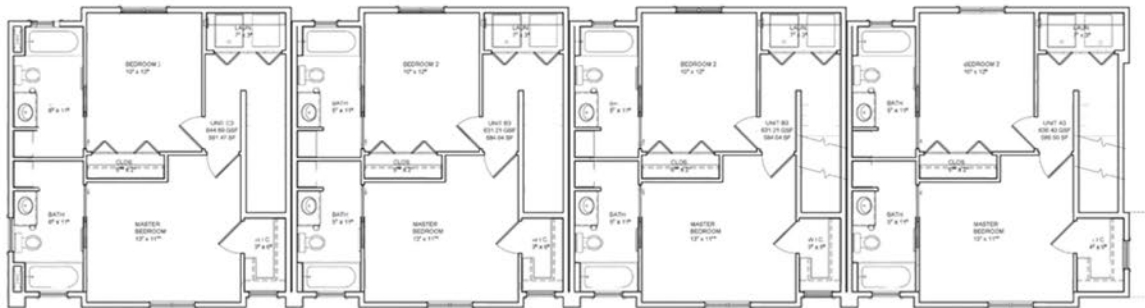
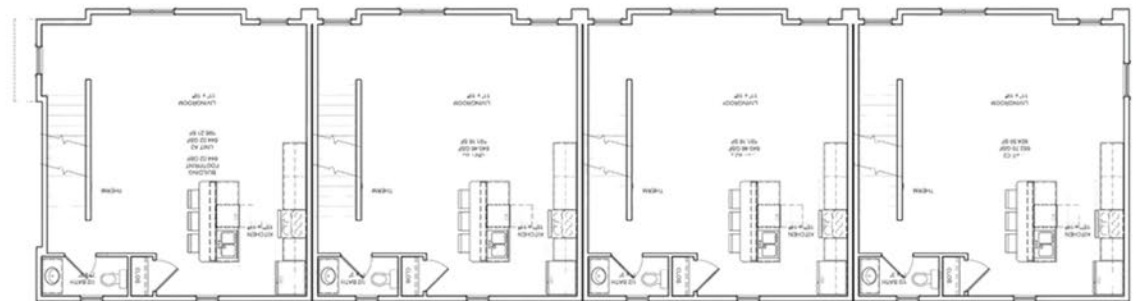
CAROLYN CIRCLE





FIRST FLOOR PLAN

SECOND FLOOR PLAN



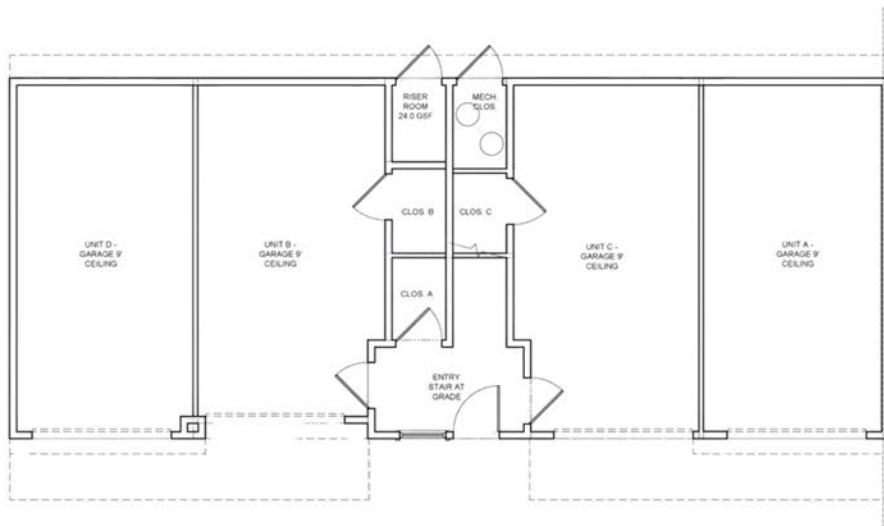
THIRD FLOOR PLAN

# Building 1 & 6

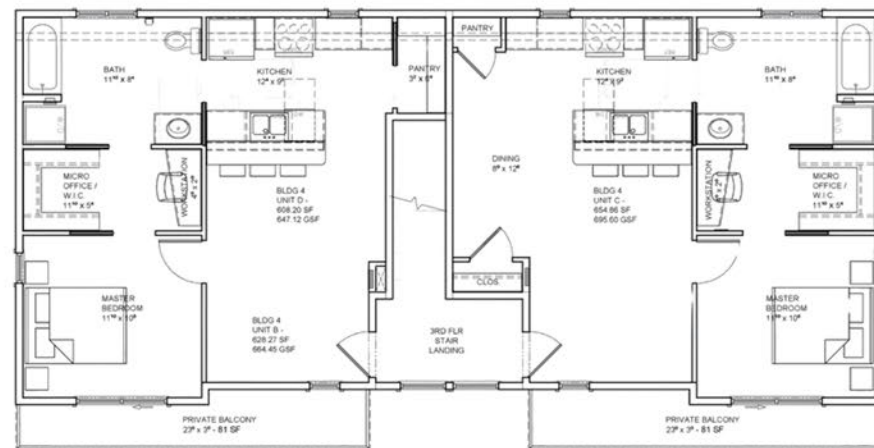
## TOWNHOMES | FLOOR PLAN

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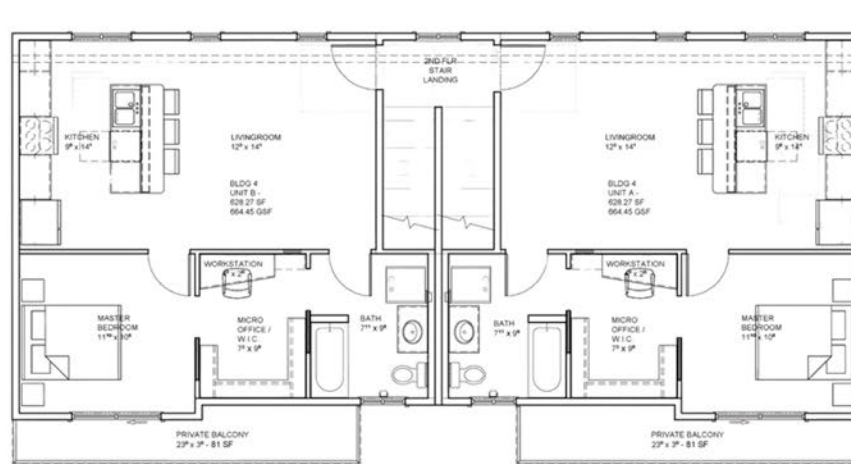
CAROLYN CIRCLE



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**

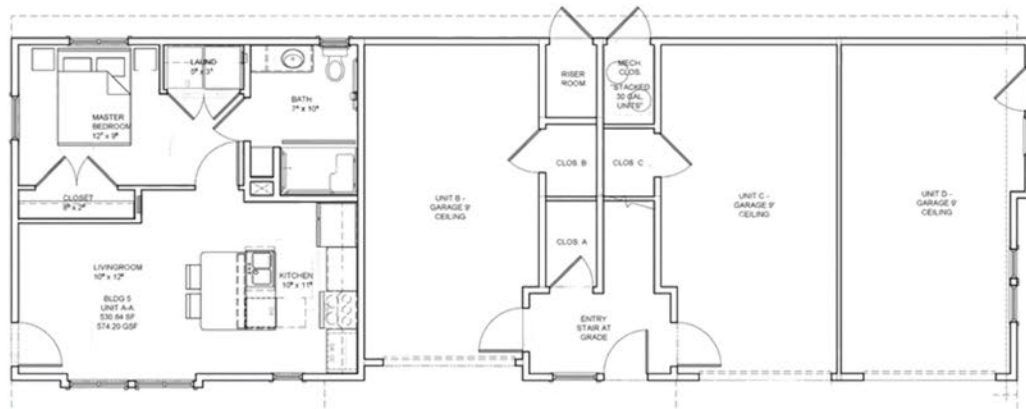
# Building 2, 3, 4 & 5

## MULTIFAMILY | FLOOR PLAN

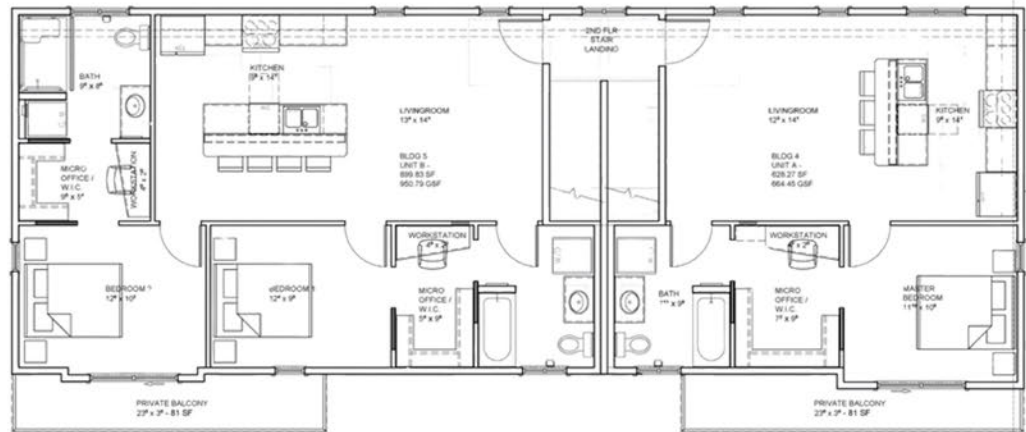
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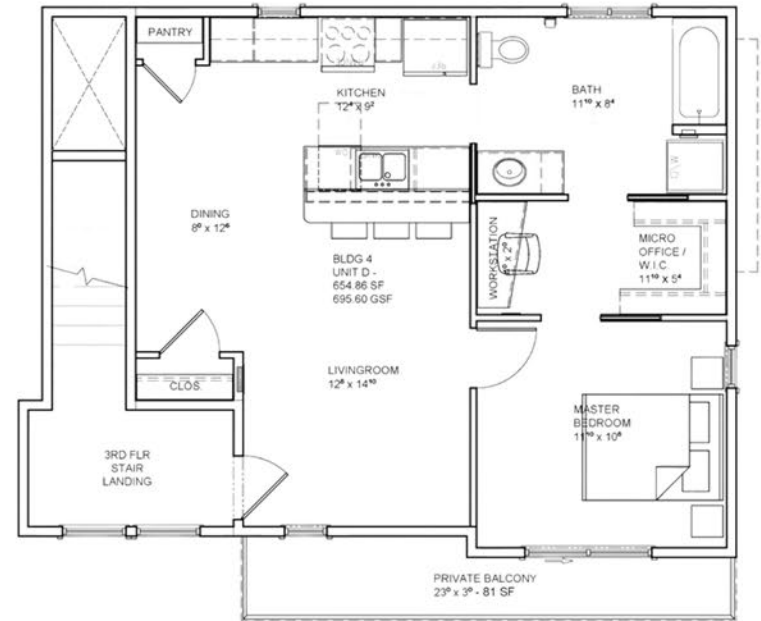




**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**

# Building 2, 3, 4 & 5

## MULTIFAMILY | FLOOR PLAN

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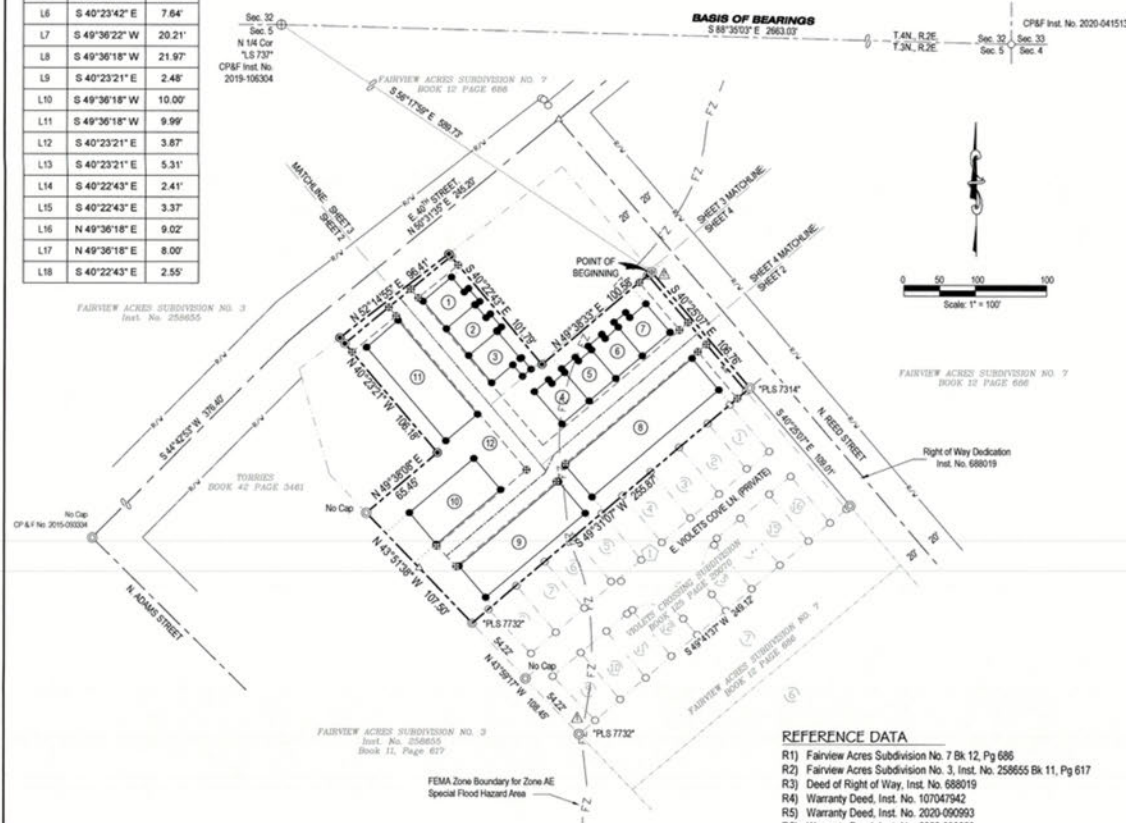




## CAROLYN CIRCLE SUBDIVISION

A RE-SUBDIVISION OF LOTS 10 AND 11 AND A PORTION OF LOTS 12 AND 13, BLOCK 1 OF FAIRVIEW ACRES SUBDIVISION NO. 7,  
AS FILED FOR RECORD IN BOOK 12 OF PLATS AT PAGE 686, RECORDS OF ADA COUNTY, IDAHO.  
LYING IN A PORTION OF THE NE 1/4 OF SECTION 5, T. 3 N., R. 2 E., B.M., CITY OF GARDEN CITY, ADA COUNTY, IDAHO  
2023

LINE #	DIRECTION	LENGTH
L1	N 49°39'02" E	3.50'
L2	S 49°34'53" W	3.50'
L3	S 40°23'42" E	13.01'
L4	S 40°23'42" E	13.18'
L5	S 40°23'42" E	7.50'
L6	S 40°23'42" E	7.64'
L7	S 49°36'22" W	20.21'
L8	S 49°36'18" W	21.97'
L9	S 40°23'21" E	2.48'
L10	S 49°36'18" W	10.00'
L11	S 49°36'18" W	9.99'
L12	S 40°23'21" E	3.87'
L13	S 40°23'21" E	5.31'
L14	S 40°22'43" E	2.41'
L15	S 40°22'43" E	3.37'
L16	N 49°36'18" E	9.02'
L17	N 49°36'18" E	8.00'
L18	S 40°22'43" E	2.55'



## LEGEND

- △ Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS L 20895"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS L 20895"
- Found 1 inch dia iron pipe
- ① Block number
- ① Lot number
- Subdivision boundary line
- Property line
- Section line
- Easement line
- Right of Way
- Centerline
- Tie line
- Lot line
- Flood Zone

## NOTES:

- Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in effect at that time.
- Minimum Building Setback lines shall be in accordance with the base zoning district or those approved with SUBFY2023-0002.
- The Sewage System shall be an Extension of the City of Garden City Municipal Sewer System. Sanitary services are private from point of the dwelling from main line.
  - The city will not be responsible for the ownership, operation, and maintenance of the sewer services lines. The Home Owner's Association is responsible for individual sewer lines.
- The Water System serving the Lots within this Subdivision shall be an Extension of the City of Garden City Municipal Water System.
  - The city will not be responsible for the ownership, operation, and maintenance of the water services lines. The Home Owner's Association is responsible for individual water lines.
- In Compliance with the disclosure requirements of Idaho Code 31-3605(2), Irrigation water has not been provided for by the owner, and the lots shown on this plat shall be subject to Assessments by the Fairview Acres Lateral Water Users Association.
- Lot 12, Block 1 is subject to a Permanent Garden City Blanket Easement for water and sanitary sewer, along with their appurtenances. It is also subject to a Blanket Easement for Public Utilities and Drainage.
- A Permanent Easement for Public Utilities, Drainage and Irrigation is Hereby Designated as follows, unless otherwise Dimensioned.
  - 10' along exterior rear of the Subdivision Boundary as shown hereon.
  - 5' along exterior sides and front of the Subdivision Boundary and along the public right-of-way as shown hereon.
- Lot 12 is a non-buildable common lot as described in Note 11.
- This subdivision is to adhere to the Garden City Restricted Build Agreement Inst. No. \_\_\_\_\_.
- Access from N. Reed St. will be provided via a Private Drive.
- Lot 12 of Block 1 is a non-buildable private driveway & utility lot to be owned & maintained by the Carolyn Circle Subdivision HOA. Refer to Driveway & Private Road User's Maintenance Agreement Instrument No. \_\_\_\_\_.
- This Plat shall Comply with Central District Health Requirements.
- Total site is 0.89 acres, 37,374 square feet, more or less.
- FEMA Firm panel is 16001C0188J revised 19 June 2020. The portion of this plat West of the Zone AE boundary line shown hereon lies within Zone X (outside any Special Flood Hazard Area) where there is no BFE determined. The portion of this plat East of Zone AE boundary line shown hereon lies inside the Special Flood Hazard Area of Zone AE where the BFE is 2656' as shown by said Firm panel for the community of the City of Garden City. No portion of this plat lies within 70 feet of any regulatory floodway. Said BFE and zone determinations are subject to change by FEMA.
- An if permanent public sidewalk easement is situated along the updated Right-of-Way of N. Reed St. per Instrument No. \_\_\_\_\_.
- Refer to Instrument No. \_\_\_\_\_ for the ACHD Temporary License Agreement.
- This subdivision is to adhere to the Stormwater O&M Agreement Inst. No. \_\_\_\_\_.

## REFERENCE DATA

- R1) Fairview Acres Subdivision No. 7 Bk 12, Pg 686
- R2) Fairview Acres Subdivision No. 3, Inst. No. 258655 Bk 11, Pg 617
- R3) Deed of Right of Way, Inst. No. 688019
- R4) Warranty Deed, Inst. No. 107047942
- R5) Warranty Deed, Inst. No. 2020-090993
- R6) Warranty Deed, Inst. No. 2020-030226
- R7) Quit Claim Deed, Inst. No. 2021-146344
- R8) Record of Survey Inst. No. 9211
- R9) Record of Survey Inst. No. 11748
- R10) Record of Survey Inst. No. 12213
- R11) Violets Crossing Subdivision Bk 125, Page 20070

## CALLOUT NOTES

- △ Held
- △ Held for Lot and Right of Way Monument as shown on R5

## SURVEYOR'S NARRATIVE:

This Survey was performed at the request of H2 Development Group, LLC, to create a Residential Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established by retracing Fairview Acres Subdivision No. 7 and from found Monumentation as shown and described hereon. The found Right of Way monuments along N. Reed St. were accepted as shown. The found pins along the Southwesterly boundary of Fairview Acres Subdivision No. 7 were held for the rear lot lines.

## FEMA INFORMATION:

FIRM Panel: 16001C0188J  
Version: 2.3.1.1  
Revision Dates: June 19, 2020  
- Zoning: A portion of the property is located in the AE Zone  
- This property lies more than Seventy (70) feet from the edge of the waterway.  
- Flood zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by this code.  
- The current FEMA maps do not reflect the probably final disposition of the floodplain area. A Garden City Flood Risk Acknowledgement form may be required.



## COMPASS LAND SURVEYING, PLLC

623 11th Avenue South  
Office (208) 442-0115  
Nampa, ID 83651  
Fax: (208) 327-2106  
JN 6323 10/17/2023

SHEET 1 OF 6

PLAT

CAROLYN CIRCLE





# Renderings

# EXTERIOR

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