

FOR SALE

Two Quigley Farm Lots with Mixed-Use Zoning

Block 11, Lots 1 & 2

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Paul Kenny & Matt Bogue Commercial are pleased to exclusively market two mixed-use lots in Quigley Farm, Hailey, Idaho. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title, and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you may be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of any projections contained herein.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

LOT SUMMARY

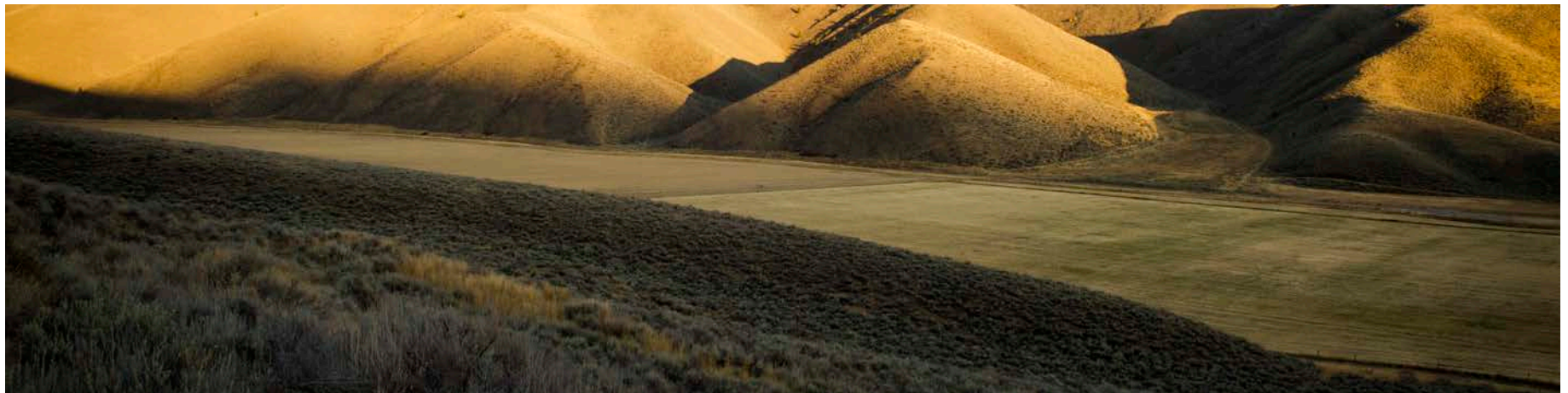
Paul Kenny & Matt Bogue Commercial is pleased to present two lots located in the Quigley Farm development which are zoned Neighborhood Business (H-NB) and Peri-Urban Agricultural Overlay District (H-PUA).

Located at Quigley Farm's central core, these lots have potential to take many different forms, from 100% commercial/office, to mixed-use, with apartments on the upper floors. The list of permitted uses in the NB zoning district is meant to compliment the guiding principals of Quigley Farm, to create a neighborhood development and community dedicated to producing and balancing sustainable economic, social, and environmental.

The increase in demand for commercial space in Hailey, ID has, over the past several years, eaten away at the inventory of office and retail space. Additionally, the need for workforce housing is well-documented. These NB-zoned lots provide an opportunity to create a thoughtful project in order to satisfy demand for housing and commercial space.

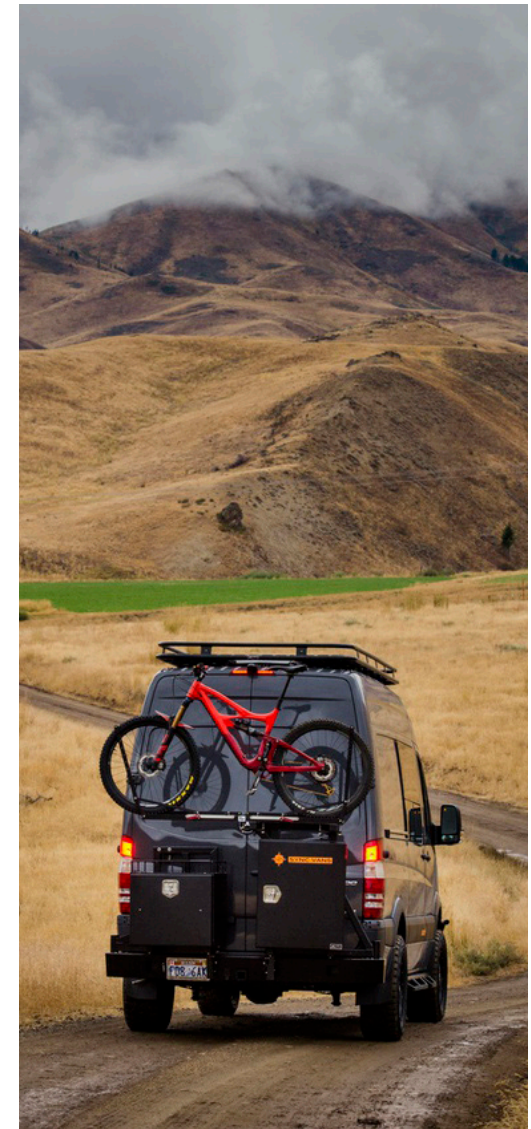
LOT HIGHLIGHTS

- Located in beautiful Quigley Farms, at the mouth of Quigley Canyon
- Curbs, gutters and sidewalks have been completed
- Utilities stubbed to site
- Mixed-Use Zoning
- Close proximity to 51 housing units in Phase 1, and 149 additional housing units in Phase 2 and Phase 3



LOT DETAILS

ADDRESS	Quigley Farm, Block 11, Lots 1 & 2
ZONING / LOCATION	NB – Neighborhood Business and PUA - Peri-Urban Agricultural Overlay District
LOT SIZE	
Block 11, Lot 1	.75 Acres / 32,652 Square Feet
Block 11, Lot 2	.57 Acres / 24,766 Square Feet
MAXIMUM BUILDING HEIGHT	30'
SETBACKS	
Minimum Front Yard Setback	10'
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	10'
MIXED-USE RESIDENTIAL DENSITY	15 (maximum units per acre)
Lot 1	11 Units
Lot 2	8 Units Residential units must be located on the 2nd floor, above commercial space.
PARKING	
Residential Parking Requirement	1.5 parking spaces for each unit
Commercial Parking Requirement	1 parking space for every 1,000 square feet of gross floor area
OFFERING PRICE	Block 11, Lot 1: \$875,000 (\$26.80/Sq. Ft.) Block 11, Lot 2: \$695,000 (\$28.05/Sq. Ft.)



THE PROPERTIES

Quigley Farm has a central Core located at the mouth of Quigley Canyon surrounded by various complementary uses. The locus of Quigley Farm is Quigley Canyon, which lies immediately adjacent to the eastern edge of the City of Hailey, less than one air mile from Sun Valley Airport, and fewer than 15 miles from Sun Valley Resort.

THE FARM

Designed around a set of guiding principles and blending for profit and nonprofit models, Quigley Farm balances the competing forces of economic viability, social benefit, and environmental sustainability into a community that is transformative in its creation and structure.



BCRD TRAIL SYSTEM

SUMMER & WINTER

Blaine County Recreation District (BCRD) has built and now grooms about 15k of winter trails in Quigley Canyon. On these trails, users can classic or skate ski, snowshoe and fat bike, and over 4k of those trails are open to dogs. The 2018/2019 season saw an estimated 12,000 plus skier days and boasted one of the longest south valley winter seasons ever, from December through mid-April. In the spring of 2019, BCRD started building a 5-mile out and back Quigley Loop along the perimeter of Quigley Canyon for hiking, biking and equestrian activities. Quigley Loop compliments the popular winter trails with a summer trails experience around beautiful Quigley Canyon and is expected to be completed by Fall of 2019.

EDUCATION

WALKING DISTANCE TO EXCELLENT SCHOOLS

Quigley is located just steps away from Wood River High School and the College of Southern Idaho's Blaine County Campus. The innovative Sage School (Grades 6-12) is also in the process of fundraising to move their campus to the Quigley community center.

PERI-URBAN AGRICULTURAL OVERLAY

ADOPT-A-PLOT

There will be community gardens that will have Adopt-a-Plot programs for homeowners. You will be responsible for planting, weeding, and harvesting your vegetables from your adopted plot, and the HOA will provide irrigation. Quigley Farms will also have community orchards and berry patches, for homeowners to benefit from by picking their own fruit. Other options for gardening in your backyard will be available as construction upgrades through the build-to-suit program. Homeowners can pay for raised garden beds to be built in their yards for cultivation. Nearby is also the Hunger Coalition's Hope Garden and in the warmer months, there is the Wood River Farmer's Market.

ARTS, CULTURE & EVENTS

YEAR-ROUND OPPORTUNITIES

The Wood River Valley is host to year-round events that offer something for everyone. From concerts to festivals to theatre and the infamous Sheeptown Bike Races, there's truly something for everyone.

NEIGHBORHOOD BUSINESS

PERMITTED USES

- Dwelling units within mixed use buildings
- Nonmotorized recreational pathways
- Parks
- Daycare centers (13+ children)
- Daycare centers provided no more than 18 children will be cared for at any one time
- Daycare facilities (up to 12 children)
- Daycare homes (6 or less children)
- Home occupations
- Recreation facility, public
 - A publicly owned and operated recreation facility.
- Recreation facility, residential
 - A recreation facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including outdoor and indoor facilities. These facilities are usually proposed or planned in association with development and located within or adjacent to such development.
- Residential care facility
 - A dwelling designed for the habitation of elderly or invalid individuals who may or may not require some level of living assistance. This may include, but is not limited to, a nursing home, assisted living center/ home, retirement home, convalescent care, geriatrics care, memory care, hospice or rest home.
- Urban agriculture (other than chickens)
 - The production of vegetables, fruits, honey and eggs by residents for personal consumption and may include production by members of a neighborhood or by a nonprofit organization on one or more vacant lots for personal consumption.

PERI-URBAN AGRICULTURAL OVERLAY

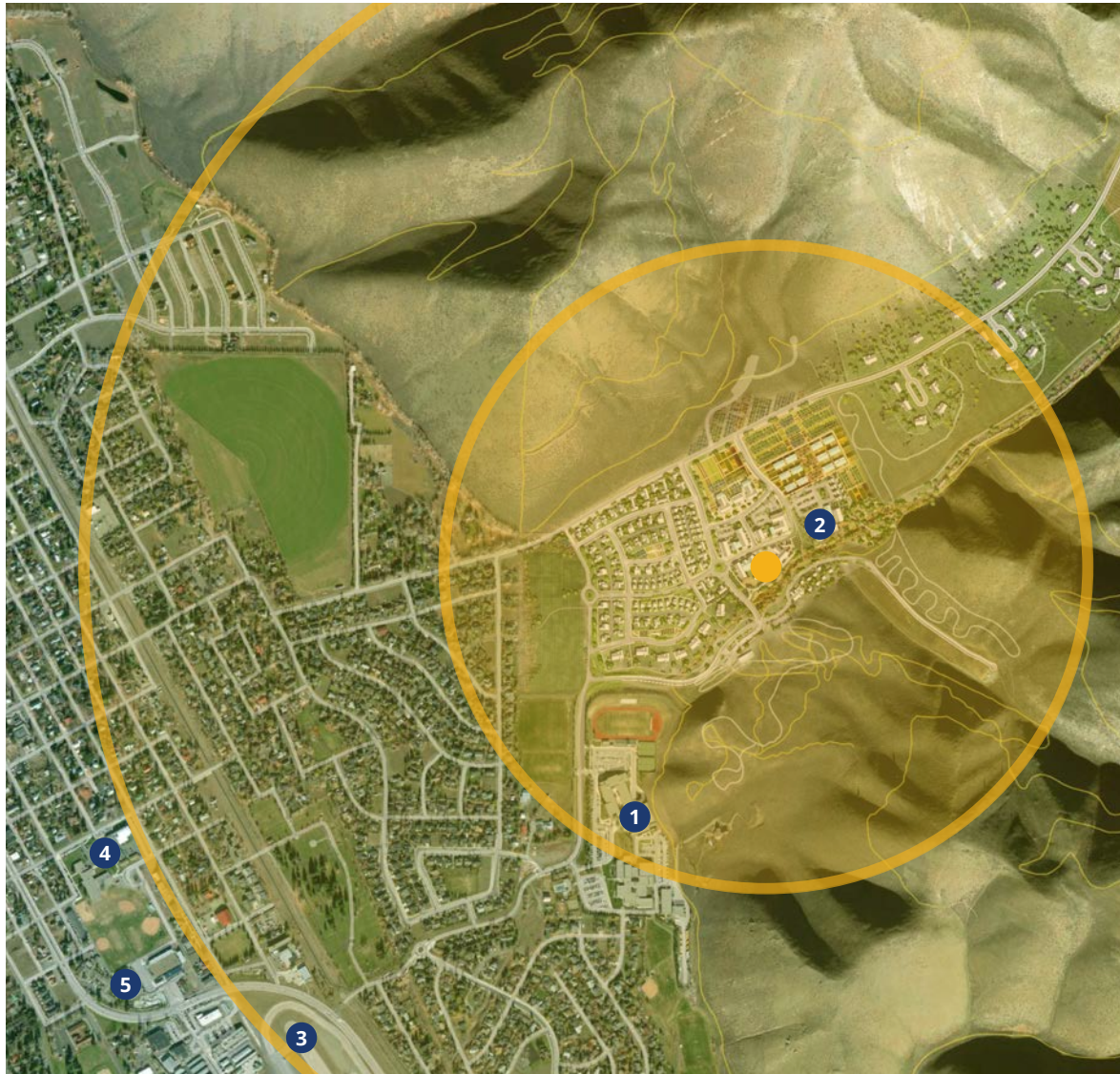
PERMITTED USES

- Dwelling units within mixed use buildings.
- Peri-urban agriculture.
 - Local (i.e., designed for consumption primarily within the local and/ or regional community) food systems, production and management, including, but not limited to, the following:
 - Greenhouses.
 - Growing: agricultural including orchards and small livestock grow facilities.
 - Local food system support organizations.
 - Processing: limited to plant products (allowed with CUP only).
- Schools (subject to the additional requirements set forth in subsections 17.11.040.03B3 through B7 of this title).
- Semipublic uses. (Ord. 1220, 2017)
 - Private colleges, hospitals, safe houses, learning centers and other facilities of an educational, charitable or philanthropic nonprofit nature.
- Alternative energy systems.
 - CONDITIONAL USES – have to be “clearly subordinate to, and supportive of, the permitted or conditional uses in the Peri-Urban Agricultural (PA) Overlay District and any underlying zoning district, and not be detrimental to the downtown Business Zone District”*
- Community event center
 - A facility, which may be located on public or private property that functions primarily to provide a community-centered meeting hall for members of the public to carry out local community-oriented activities and public and civic functions. Peri-urban agriculture processing: limited to plant products.
- Peri-urban retreat center.
- Temporary structures. (Ord. 1220, 2017)

AERIAL MAP



VICINITY MAP

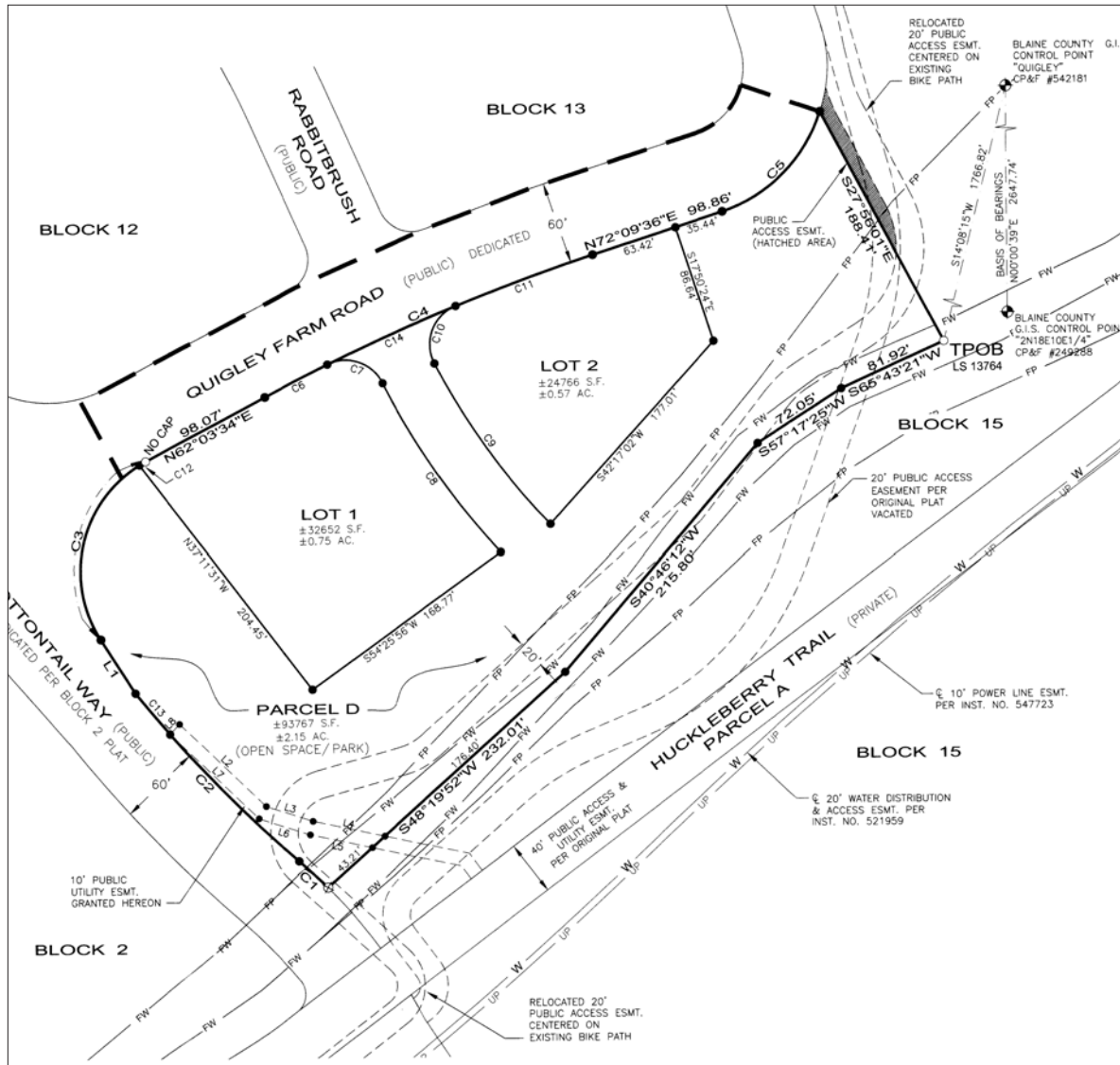


Nearby Amenities

(±2 - MILE RADIUS)

- 1 Wood River High School
- 2 Sage School
- 3 Friedman Airport
- 4 Hailey Elementary
- 5 Campion Ice House

PLAT MAP

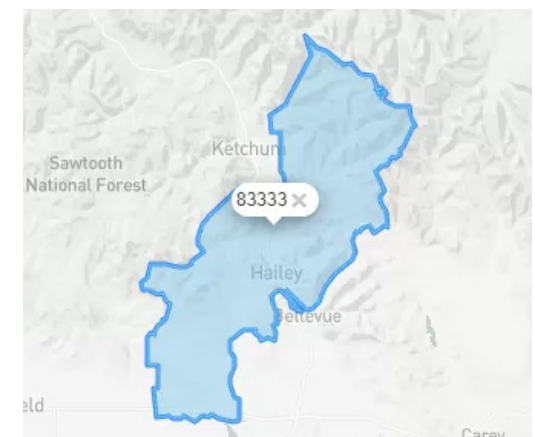


HAILEY, ID



Hailey is a city in Blaine County, Idaho, in the central part of the state. Located in the Wood River Valley, Hailey is just South of Sun Valley & Ketchum and the communities share many resources. Both sit in the same valley near Bald Mountain, which is known for its world-famous skiing. While Hailey serves as the major population center of the valley, the city also draws tourists of its own from around the world to enjoy its fishing, hiking, trail riding, old mining claims, beautiful landscapes, and more. The median age is 39.9 years. The airport for Hailey, Friedman Memorial Airport, is on the South edge of town. According to the U.S. Census Bureau, the city has a total area of 3.65 square mile, all of which is land.

	1 MILE	5 MILES	10 MILES
Population (2010)	4,087	11,393	14,695
Population (2020)	4,614	12,896	16,387
Population (2023)	4,791	13,301	16,878
Population (2028)	4,957	13,713	17,396
Median Age (2023)	43.6	39.5	41.2
Median Household Income (2023)	\$88,111	\$83,291	\$84,360
Median Household Income (2028)	\$96,543	\$91,354	\$93,970
Average Household Income (2023)	\$115,815	\$223,563	\$117,154
Average Household Income (2028)	\$126,943	\$123,576	\$129,727
Total Housing Units (2023)	2,117	5,497	7,502



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We represent clients in all aspects of commercial brokerage, including commercial real estate sales, commercial investment sales, commercial leasing, tenant representation, landlord representation, site selection, retail, office, industrial, land, development, and business brokerage.

We work as a team on every project and assignment, sharing responsibilities and utilizing our complimentary skills to maximize service for every client. This team approach ensures professional attention to detail and ready response to the needs of the client. We take great pride in the high level of dedication and customer service established over the years.

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