

Fully Entitled Development Site | 43.92 AC

Gold Fork Rd, Donnelly, ID 83615

FOR SALE



Penn Bloxsom
Vice President

713.449.1024
PBloxsom@asterra.com

Andrew Karr
Managing Partner

512.961.1883
AKarr@asterra.com



Executive Summary

The Gold Fork Estate Subdivision Development offers a developer a turnkey opportunity with 5-6 shovel-ready lots. This naturally beautiful site provides stunning views of the West Mountain Range and Gold Fork River access. This development opportunity provides a straightforward path to either develop or sell premium single family homesites in a growing tourist destination. This rare chance to invest in one of the Nations most desirable recreational corridors .

Conveniently accessible from Highway 55, the site is primarily flat and includes a comprehensive due diligence package available upon request. Current plans call for five- lots ranging from 2.6+/- to 5+ acres with an option to acquire a detached sixth lot.

The property is strategically located within minutes of the fast developing town of Donnelly and in close proximity to Tamarack Ski, Golfing and Lake Resort and within distance of the quickly developing community of McCall, Idaho. With numerous large scale developments underway within the region, Gold Fork Estate offers a timely and compelling opportunity.

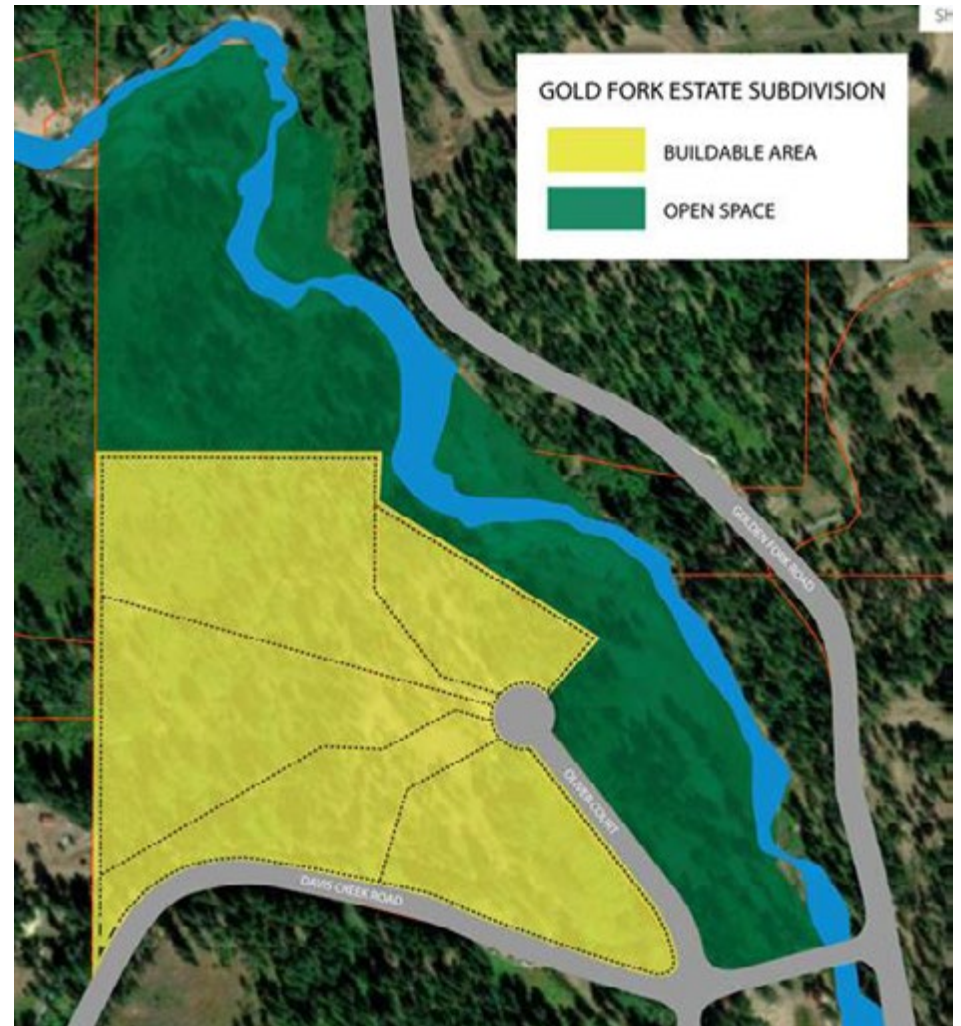
Listing Details

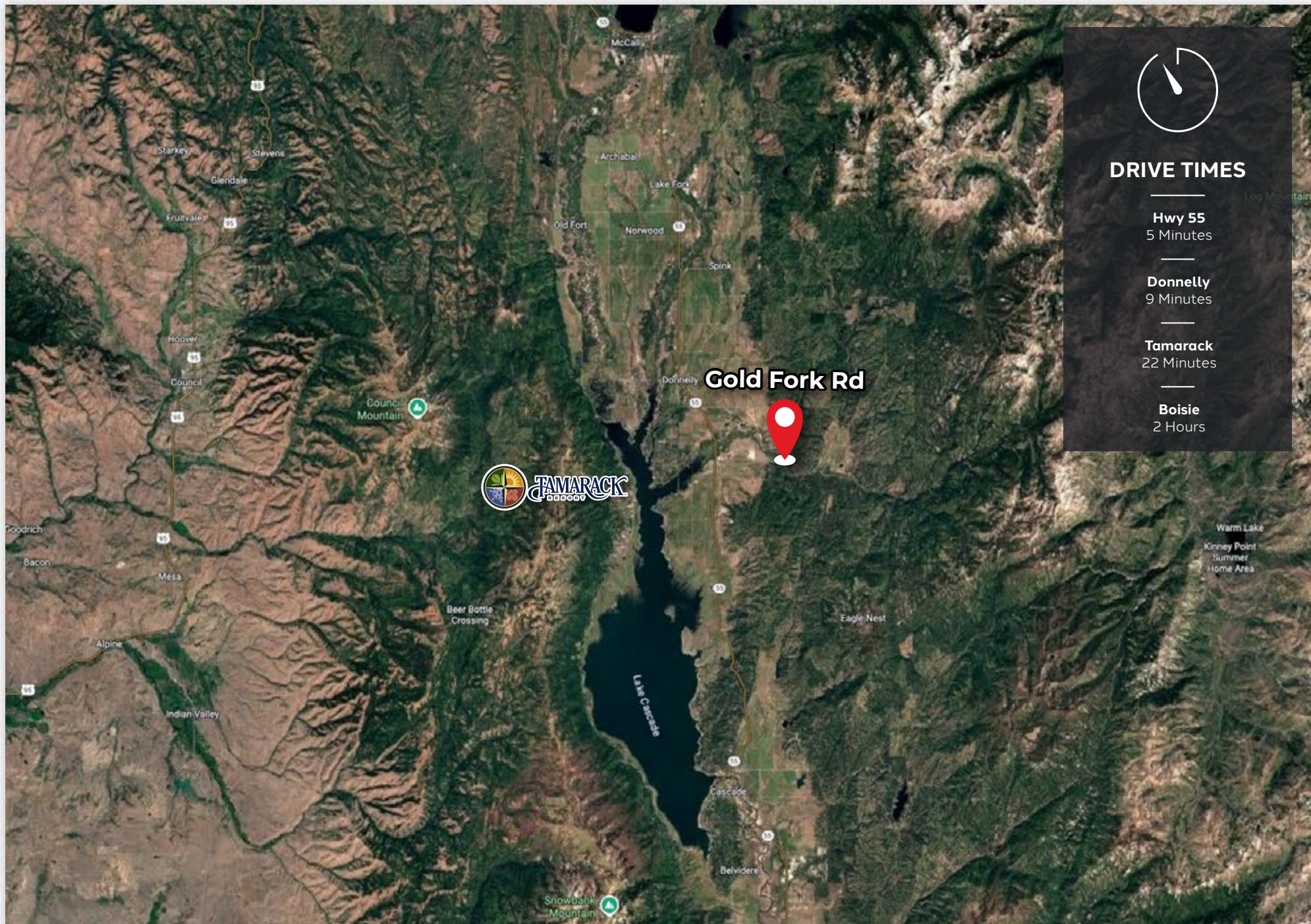
Sale Price:	\$2,900,000
Lot Size:	43.92 Acres
Property Type:	20+/- acres of buildable home lots
Lots:	Proposed 5-6 Residential Lots
SF:	50-60K
Entitlements:	Fully entitled lots
Utilities:	Electrical, septic, well
Accessibility:	via Davis Creek Rd

Highlights

- Fully entitled development site accessible to HWY 55
- Shovel Ready To Build Site or on Lots
- 5-6 private large lots with mountain views
- Greenbelt amenity: 20 +/- acres of green space
- Water access to Gold Fork River, Lake Cascade minutes away, Gold Fork Hot Springs located nearby
- Close by to Tamarack and Brundage Resorts
- Multiple large scale developments such as: MacGregor Townsite, Pine Creek
- Ranch, Red Ridge Village, mixed-use building in Donnelly all being constructed close by
- Multiple private airports located in McCall and Cascade, Idaho







DRIVE TIMES

Hwy 55
5 Minutes

Donnelly
9 Minutes

Tamarack
22 Minutes

Boisie
2 Hours



America's Only Ski, Golf, And Lake Resort

Tamarack Resort is a premier mountain resort offering breathtaking views and unforgettable adventures on and off the slopes. Beyond the peaks, our mountain destination boasts luxurious lodging, diverse dining options, award-winning golfing, epic lake adventures, and much more. As one of the most versatile ski resorts in the region with year-round adventures available, Tamarack Resort stands out among top destination resorts in the country.

Tamarack Resort, located north of Boise, Idaho, is an all-season destination designed for adventure, relaxation, and unforgettable experiences. Renowned as a top-tier ski resort, it features 2,800 vertical feet of skiable terrain spread over 1,100 acres, with runs and trails suitable for beginners and seasoned pros.

Tamarack Resort is truly a premier destination for all seasons.
Experience "Mountains as they Should Be."

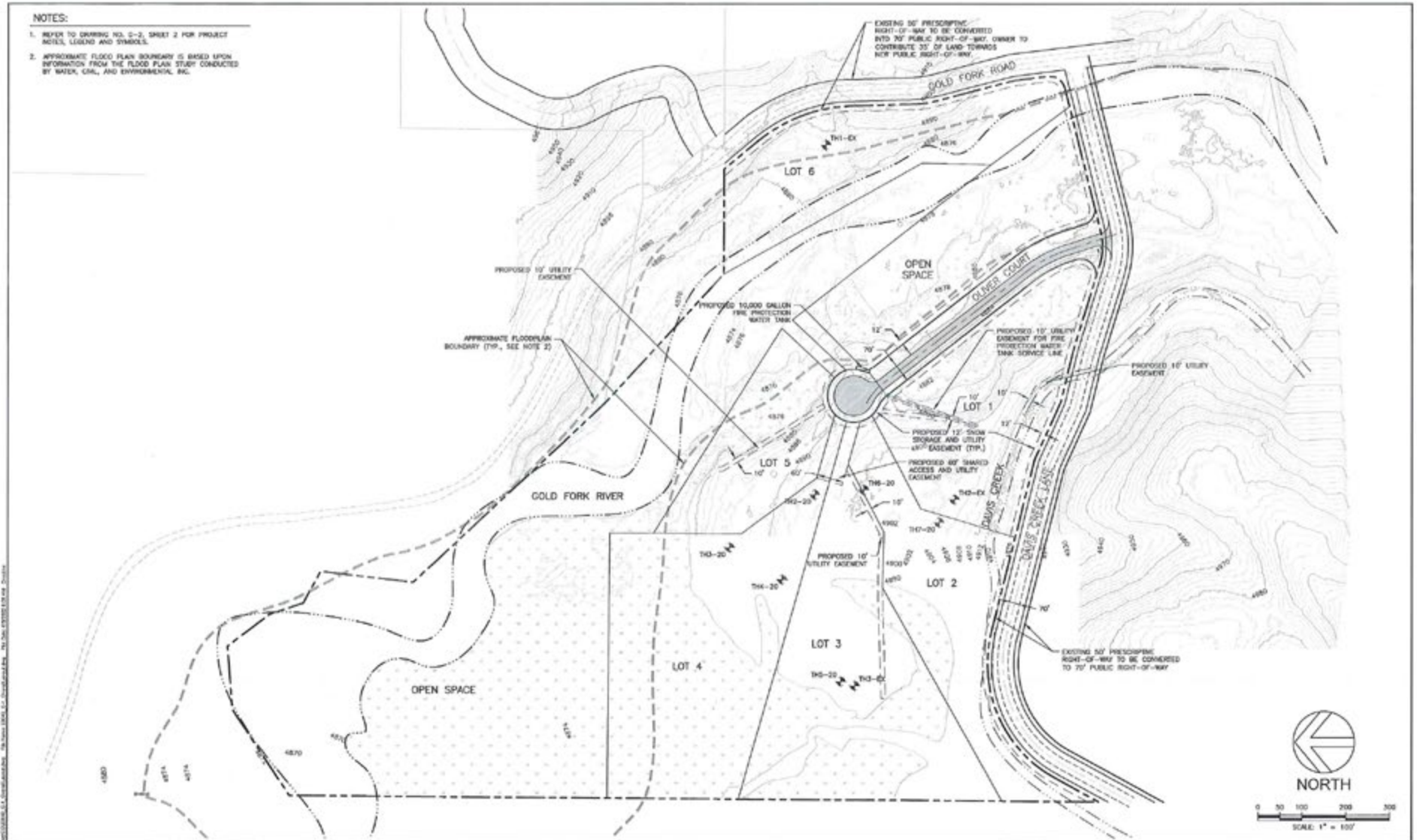
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All Photos via Tamarack Ski Resort

NOTES:

1. REFER TO DRAWING NO. C-2, SHEET 2 FOR PROJECT NOTES, LEGEND AND SYMBOLS.
2. APPROXIMATE FLOOD PLAIN BOUNDARY IS BASED UPON INFORMATION FROM THE FLOOD PLAIN STUDY CONDUCTED BY WATER, CMA, AND ENVIRONMENTAL, INC.



Contact



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Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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