

APPROVED MULTI-FAMILY DEVELOPMENT LAND

ALWORTH APARTMENTS



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ALWORTH APARTMENTS GARDEN CITY, ID Approved Multi-Family Development Land

FOR SALE



PROPERTY INFORMATION

STREET ADDRESS	5003 Alworth Street
CITY, STATE, ZIP	Garden City, ID 83714
COUNTY	Ada
ZONING	C-2
APPROVALS	Approved Feb. 26th, 2024
LOT SIZE	1.57 acres
TOTAL UNITS	110 apartments
TOTAL SF	110,640 SF
PARKING	186 Stalls
PRICE	Contact Agent

HIGHLIGHTS

- Prime location just steps from the greenbelt
- Walking distance to upscale retail, eateries, breweries, etc
- Less than 10 minutes to downtown
- Exclusive amenities including a courtyard with pet park, rooftop deck with community garden and unencumbered views of the Boise foothills
- Unique opportunity for multifamily in high demand area

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RILEY WIEDMEIER

208.954.2229 | riley@naiselect.com

RALLENS REALTY CONSULTANTS | 5571 N. GLENWOOD STREET BOISE, ID 83714 | 208.996.1055

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SITE ANALYSIS	
SITE DATA	
Site Area	1.57 Acres
City Zoning	C-2
Setbacks:	
Front	5'-0"
Rear	5'-0"
Side	5'-0"
SITE BREAKDOWN	
Building Footprint	41,970 SF
Hardscape SF	8,233 SF
Landscape SF	18,186 SF
UNITS	
1-Bedroom	60 Units
2-Bedroom	50 Units
TOTAL	110 Units
PARKING	
Required:	
1 Bedroom (1 Stall ea)	60 Stalls
2 Bedroom (2 Stall ea)	100 Stalls
Guest (.5 for first 10, .1 ea after)	15 Stalls
TOTAL REQUIRED	175 Stalls
Provided:	
Standard Stalls	175 Stalls
Accessible Stalls	8 Stalls
TOTAL PROVIDED	186 Stalls
Bike Parking: .5 for first 10, .1 ea after & 1 per dwelling unit	125 Stalls

SITE ANALYSIS (continued)	
OPEN SPACE	
Required:	
(250SF/DU 500SF-1200SF)*100	25,000 SF
(350SF/DU >1200SF)*10	3,500 SF
TOTAL REQUIRED	28,500 SF
Provided:	
Ground Level	11,193 SF
Podium Level	6,820 SF
2nd Floor Roof Patio	2,194 SF
3rd Floor Roof Patio	718 SF
Roof Level	8,000 SF
TOTAL PROVIDED	28,925 SF

BUILDINGS SF BY LEVEL	
BUILDING TYPE A	
Level 1	44,259 SF
Level 2	44,608 SF
Level 3	41,326 SF
Level 4	33,293 SF
Level 5	33,313 SF
Level 6	33,289 SF

UNIT BREAKDOWN		
BUILDING TYPE A		
TYPE	#	SF
2 Bed 2 Bath	36	1,122 SF
2 Bed 2 Bath - Type 2	20	1,151 SF
2 Bed 2 Bath - Type 3	10	1,212 SF
2 Bed 2 Bath - Type 4	8	746 SF
1 Bed 1 Bath	24	823 SF
1 Bed 1 Bath Flex	12	749 SF
TOTAL	110	

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Close Aerial With Site Plan Overlay

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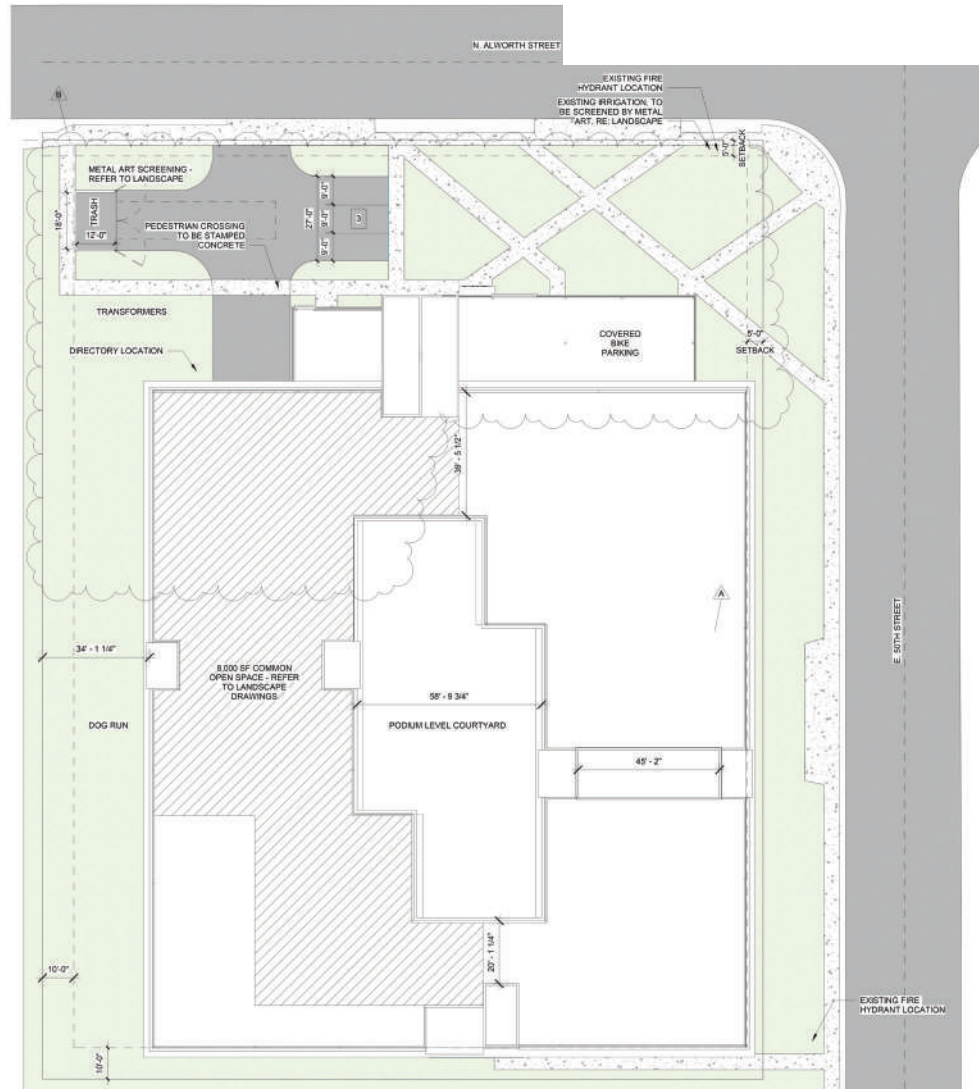
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Site Plan





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EVstudio

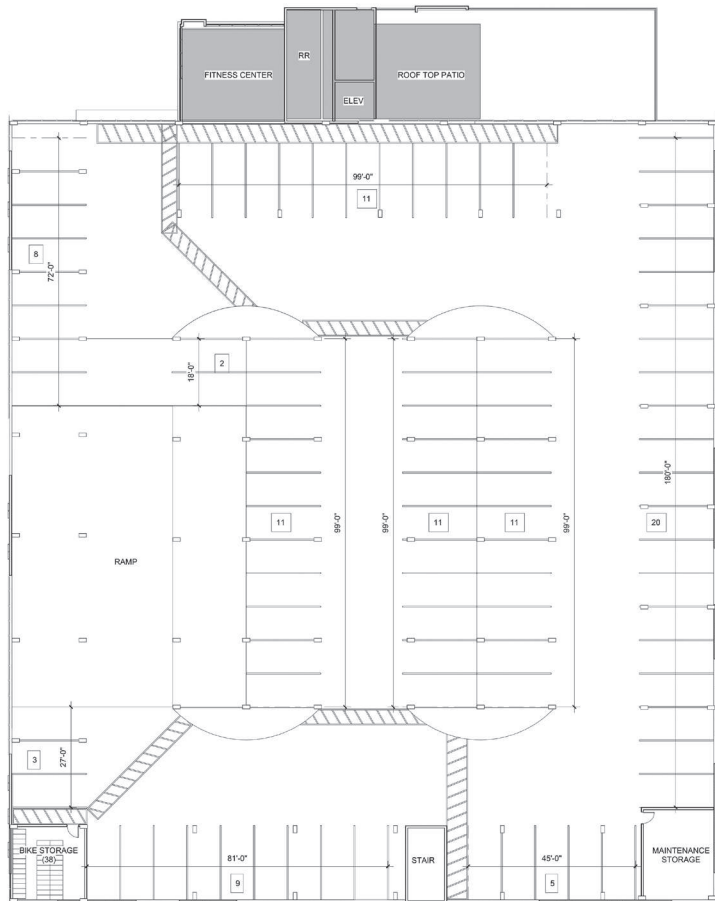
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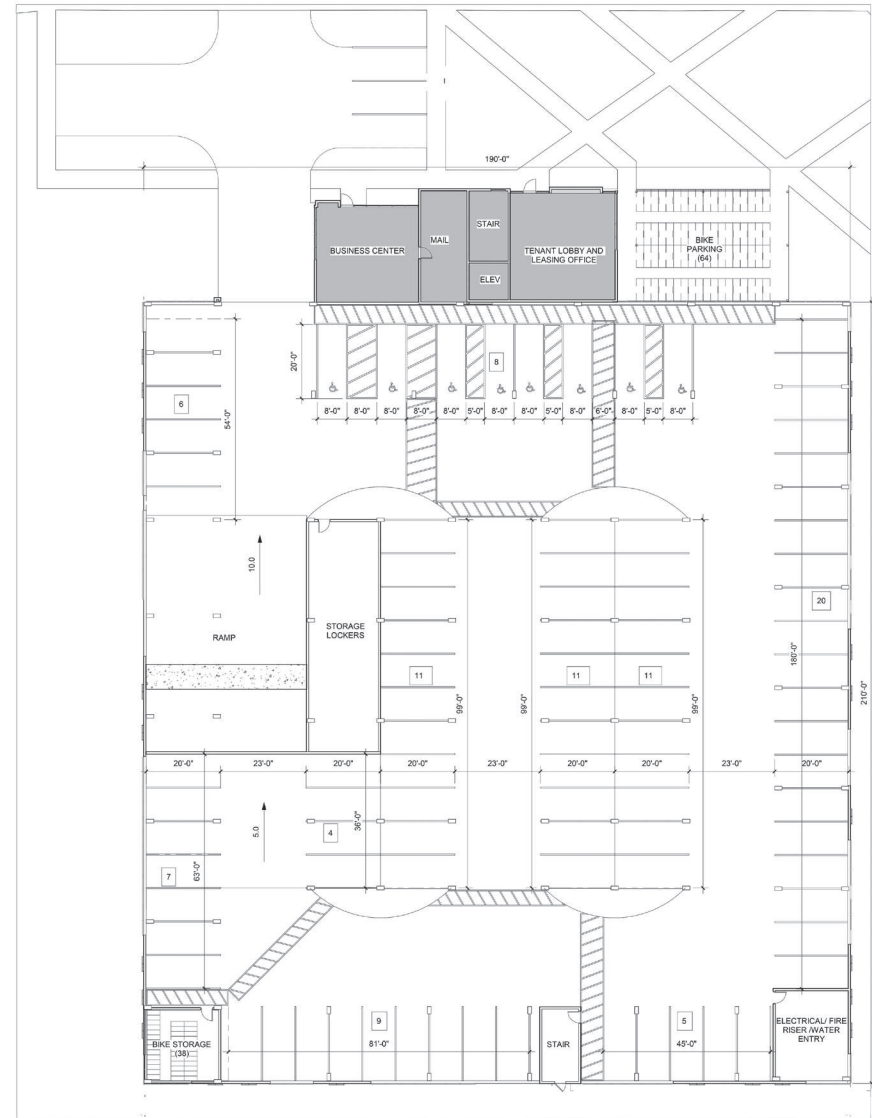
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LEVELS 1 & 2: Floor Plan

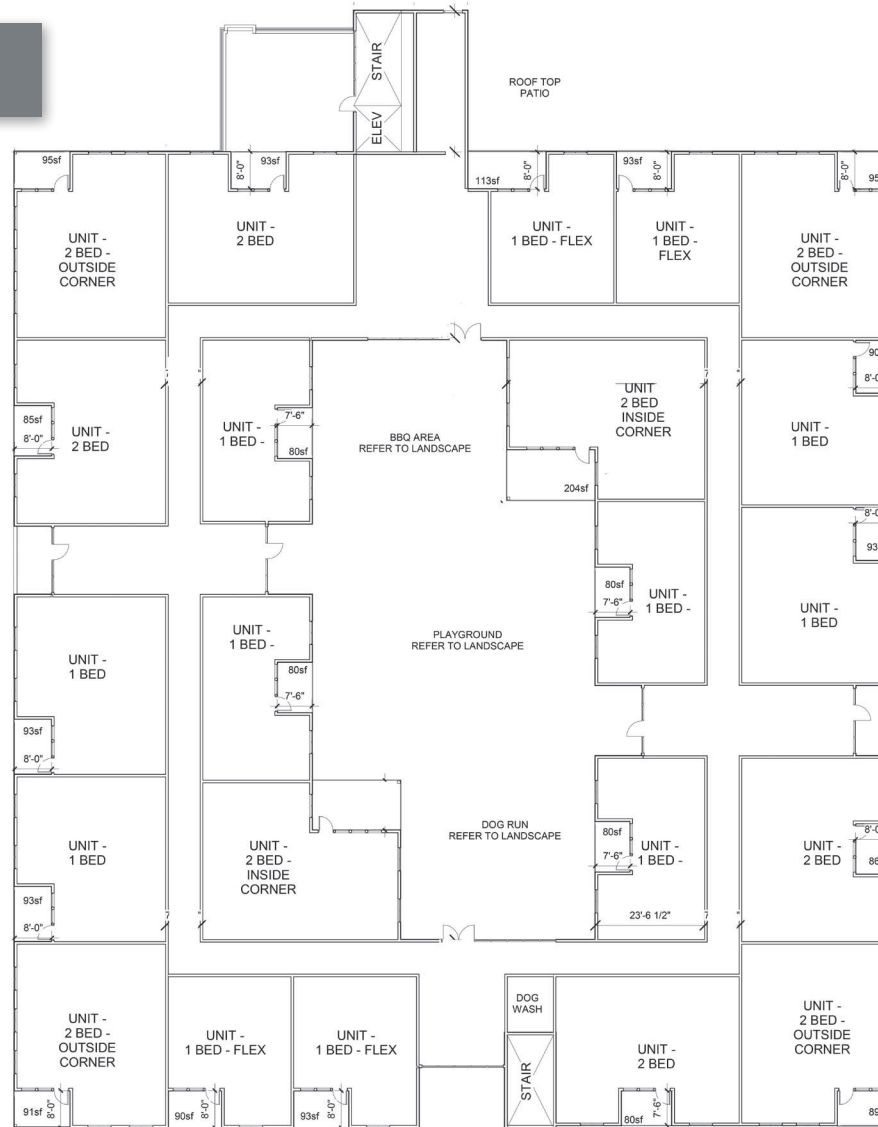


FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 1

LEVELS 3-7: Floor Plan



FLOOR PLAN - LEVELS 3 - 7

EAST & WEST: Elevation

MATERIALS LEGEND

	1	VERTICAL METAL BEAMS - BRASS/PAVILION
	2	ALUMINUM - ANODIZED DARK BRONZE
	3	STUCCO - SW/104 BEER WHITE
	4	ALUMINUM - ANODIZED DARK BRONZE
	5	STUCCO - SW/100 NIGHT OUT
	6	STUCCO - SW/100 CHAMPAGNE
	7	PAINTED METAL - BRASS NIGHT OUT
	8	ALUMINUM - ANODIZED LIGHT BRONZE
	9	STUCCO - SW/104 BEER WHITE
	10	CONCRETE
	11	CONCRETE



2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

ROOFTOP PLANS

