

FOR SALE



270

MULTI-FAMILY DEVELOPMENT PROJECT

TBD Warbonnet Drive | Moscow, ID 83843

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Silvercreek
REALTY GROUP

270

DEVELOPMENT OPPORTUNITY FOR SALE

TBD Warbonnet Drive
Moscow, ID 83843

OFFERING PRICE | \$1,550,000

LOT SIZE | ±10 Acres

ZONING | R-4

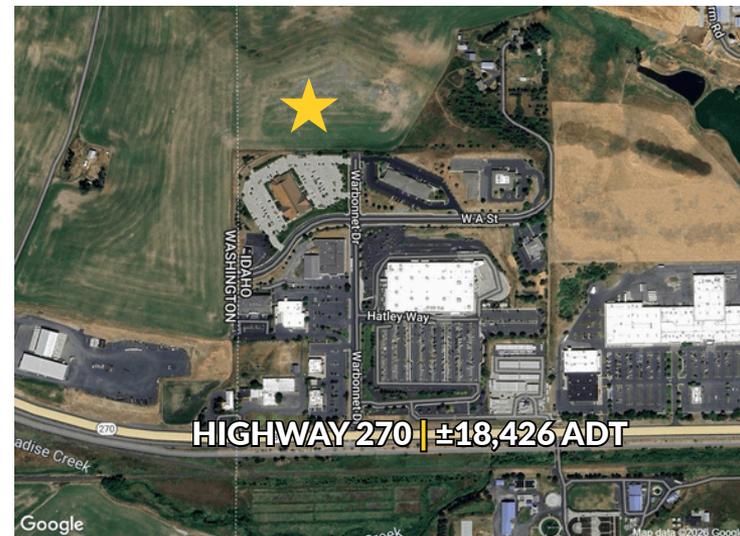
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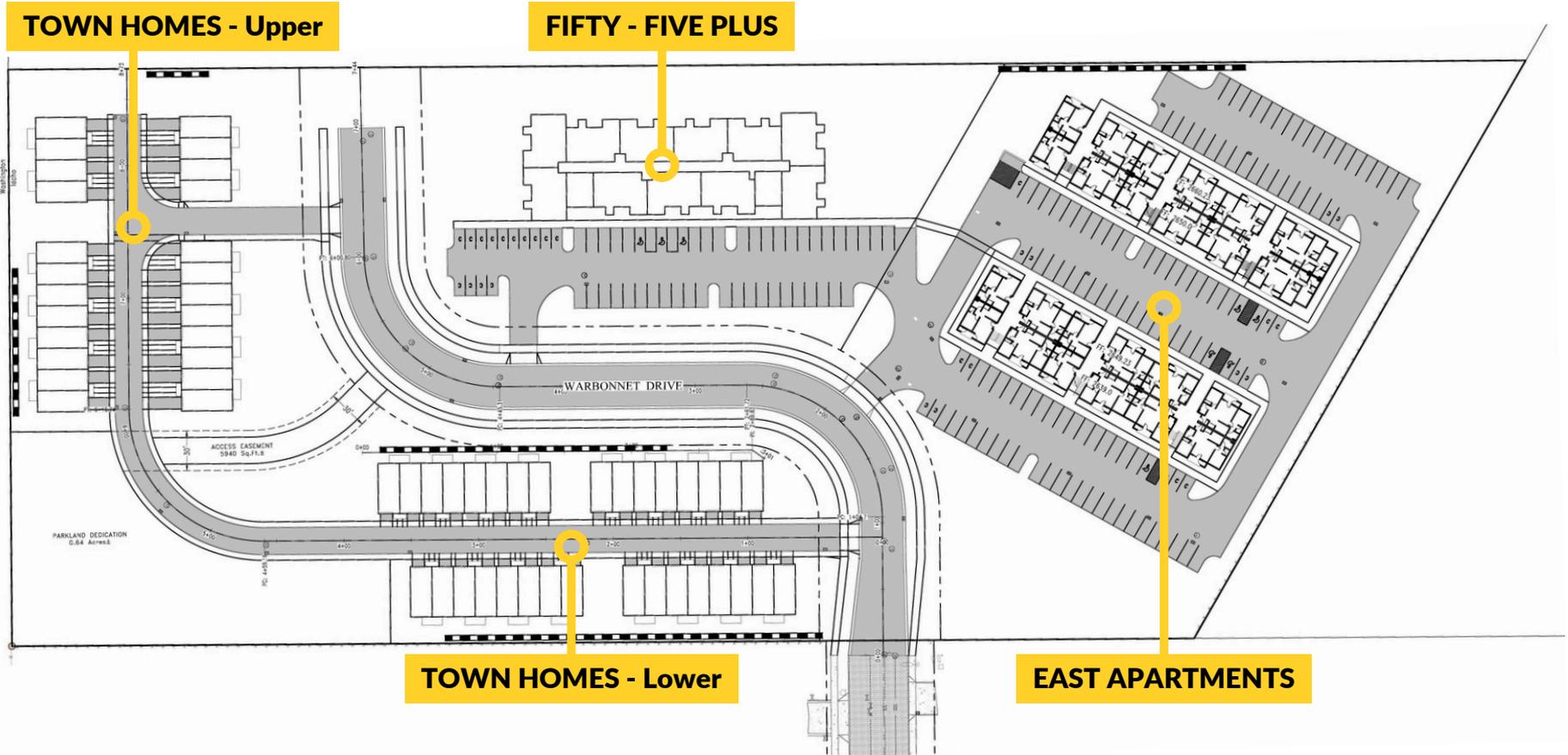


±10 Acres Multi-Family Development Opportunity



- West side multi-family opportunity
- Now zoned R-4
- Road engineered
- 82 unit apartment designed by Design West Architects/Pullman
- Located at the state line, near the University of Idaho





TOWN HOMES (Upper & Lower)

- 52 - 3 Bedroom Units
- Parking | 117 Spaces Provided (104 tandem garage parking + 16 off street provided)

FIFTY - FIVE PLUS

- 38 - 2 Bedroom Units (55+)
- Parking | 66 Spaces Provided

EAST APARTMENTS

- 7 - 3 Bedroom Units
- 49 - 2 Bedroom Units
- 28 - 1 Bedroom Units
- Parking | 137 Spaces Provided

Option A

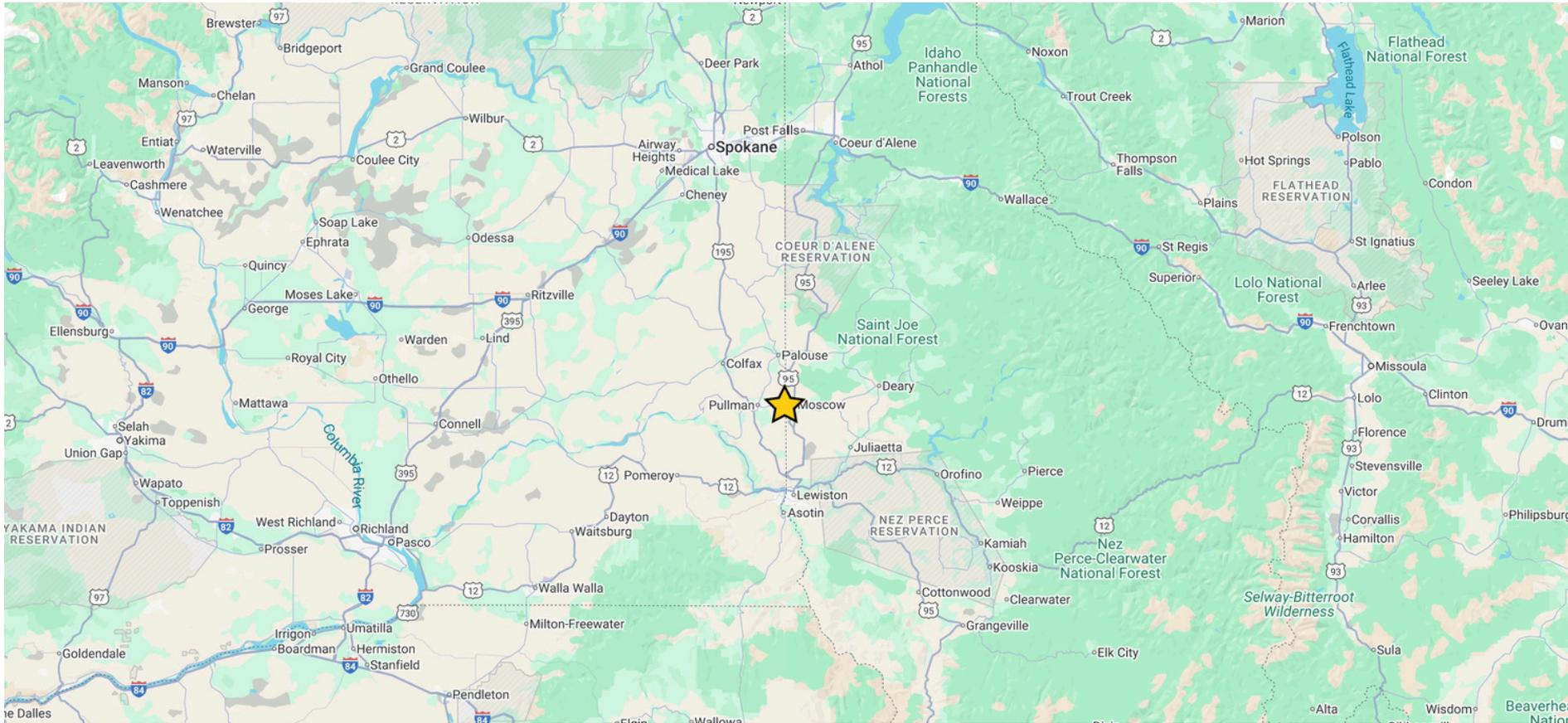
Option B





DEMOGRAPHICS	3 MI	5 MI	10 MI
EST POPULATION 2025	24,330	29,109	65,989
PROJ. POPULATION 2030	24,183	29,014	65,510
AVERAGE AGE	27.63	28.8	28.3
2025 AVERAGE HHI	\$81,992	\$88,122	\$86,823
2025 MEDIAN HHI	\$57,201	\$63,797	\$58,926

- Target, zumiez, Staples, Marshalls, GNC, GameStop
- ULTA, benefit, claire's, MATTRESS FIRM, Bath&BodyWorks, BIG5
- Starbucks, Denny's, QDOBA, Buckle Up
- Great Clips, Michaels, RITE AID, WinCo FOODS, OLD NAVY, AT&T
- FAMOUS Footwear, petco, ROSS, maurices, CHASE



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