

APPROVED MIXED-USE DEVELOPMENT LAND

# ENCLAVE SUBDIVISION



**PRICE  
REDUCED**

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REDUCED**



### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Approved Mixed Use Development Land
<b>PRICE</b>	<b>\$9,990,000 (\$5.38/SF)</b>
<b>ZONING</b>	City of Caldwell H-C
<b>LAND SIZE</b>	±42.61 acres
<b>ADDRESS</b>	12269 Karcher Road

### HIGHLIGHTS

- Fully approved development project in ideal location with fantastic access and amenities
- 301 Total Residential Units
  - 192 Apartments
  - 90 Townhomes
  - 19 single family homes
- ±4.54 acres storage project
- ±3.81 acres commercial with frontage
- Construction drawings complete and submitted for municipal approval
- Fantastic proximity to amenities and outdoor recreation
- Right in the path of progress for the Treasure Valley
- Highway 55 currently being improved by ITD to include added lanes and improved intersection

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



**RALLENS REALTY**  
CONSULTANTS

AREA & LOT SUMMARY		
Total Area	1,856,092 SF	42.61 Acres
Total Right of Way	464,330 SF	10.66 Acres
Qualifying Open Space		5.82 Acres
Qualifying Open Space Percentage of Total Area		13.7%
Total Number of Lots	60 Lots	
Total Number of Single-Family Lots	19 Lots	
Total Number of Commercial Lots	6 Lots	
Total Number of Apartment Lots	1 Lot	
Total Number of 2-6 Plex Lots	22 Lots	
Total Number of Common Lots	12 Lots	
Total Apartment Units	192 Units	
Total Plex Units	90 Units	
Total Single-Family Units	19 Units	
Total Residential Units	301 Units	
<b>OVERALL RESIDENTIAL DENSITY</b>	<b>9.35 Units/Acre</b>	<b>32.20 Acres</b>

# ENCLAVE SUBDIVISION CALDWELL, ID

**NAI**Select



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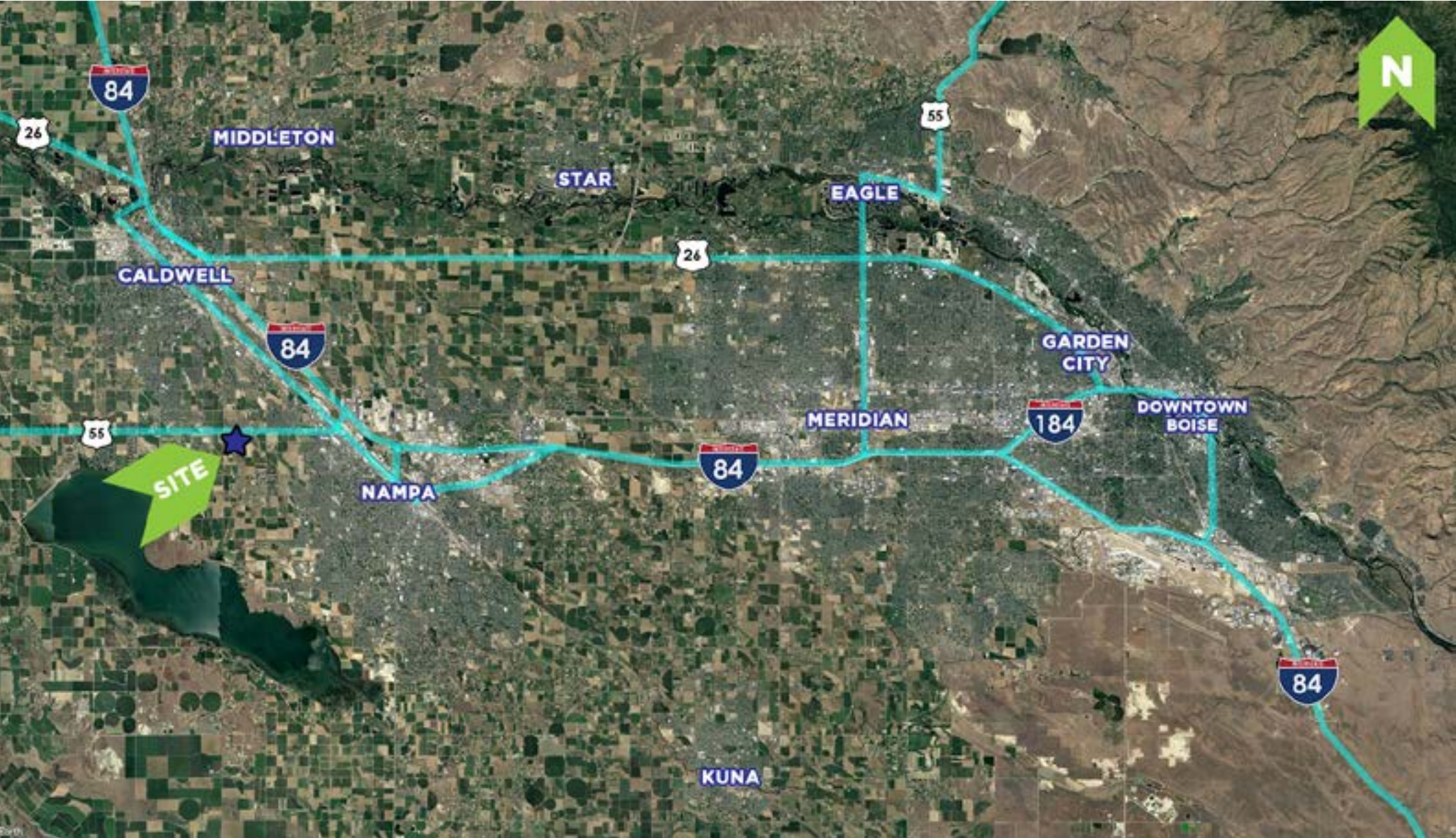
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**LOOKING NORTHEAST**



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**LOOKING EAST**

**2.5 MILES TO  
NAMPA-CALDWELL BLVD**



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## Site Plan



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## Overall Development



### PRIMARY FEATURES

- Commercial along Karcher Rd
- Open and green space
- Network of pedestrian pathways
- Addition to Caldwell's irrigation drain pathway system with the Wilson Drain
- Greenbelt
- Highly planted landscape buffers
- Multi-family product that is attractive to young professionals

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## Single Family Home Conceptual Elevations

- Setback 20' - 24' from row
- Minimum of 30% of single-story product includes front landscape patio
- Tree lined streets, open space, recreational opportunity
- Attached garage and private driveway
- 52 ft wide lots
- Average lot size  $\pm$ 5600 SF



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## Townhomes Conceptual Elevations



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## Apartments Conceptual Elevations



Material Legend

Material	Description
1	Dark Blue Siding
2	Light Tan Siding
3	Dark Brown Siding
4	Light Brown Siding
5	Dark Grey Siding
6	Light Grey Siding
7	Dark Red Siding
8	Light Red Siding
9	Dark Green Siding
10	Light Green Siding
11	Dark Purple Siding
12	Light Purple Siding
13	Dark Orange Siding
14	Light Orange Siding
15	Dark Yellow Siding
16	Light Yellow Siding
17	Dark Blue Siding
18	Light Tan Siding
19	Dark Brown Siding
20	Light Brown Siding
21	Dark Grey Siding
22	Light Grey Siding
23	Dark Red Siding
24	Light Red Siding
25	Dark Green Siding
26	Light Green Siding
27	Dark Purple Siding
28	Light Purple Siding
29	Dark Orange Siding
30	Light Orange Siding
31	Dark Yellow Siding
32	Light Yellow Siding



## Storage Units Conceptual Elevations



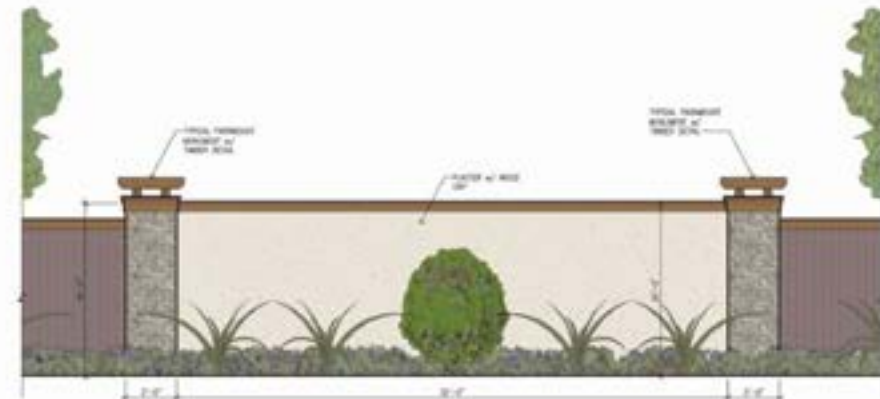
3 OFFICE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 OFFICE - SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



4 PERIMETER FENCE DETAIL #1  
SCALE: 1/4" = 1'-0"



5 PERIMETER FENCE DETAIL #2  
SCALE: 1/4" = 1'-0"

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## Commercial Land



### BICYCLE PARKING

- 20 bicycle parking stalls provided

### BUFFERS

- 30' landscape buffer along Karcher Avenue
- 8' detached sidewalk
- 11' plant material each side

### AMENITIES

- Outdoor eating or gathering spaces
- Possibility of multiple pedestrian connections between the commercial services and Karcher Rd



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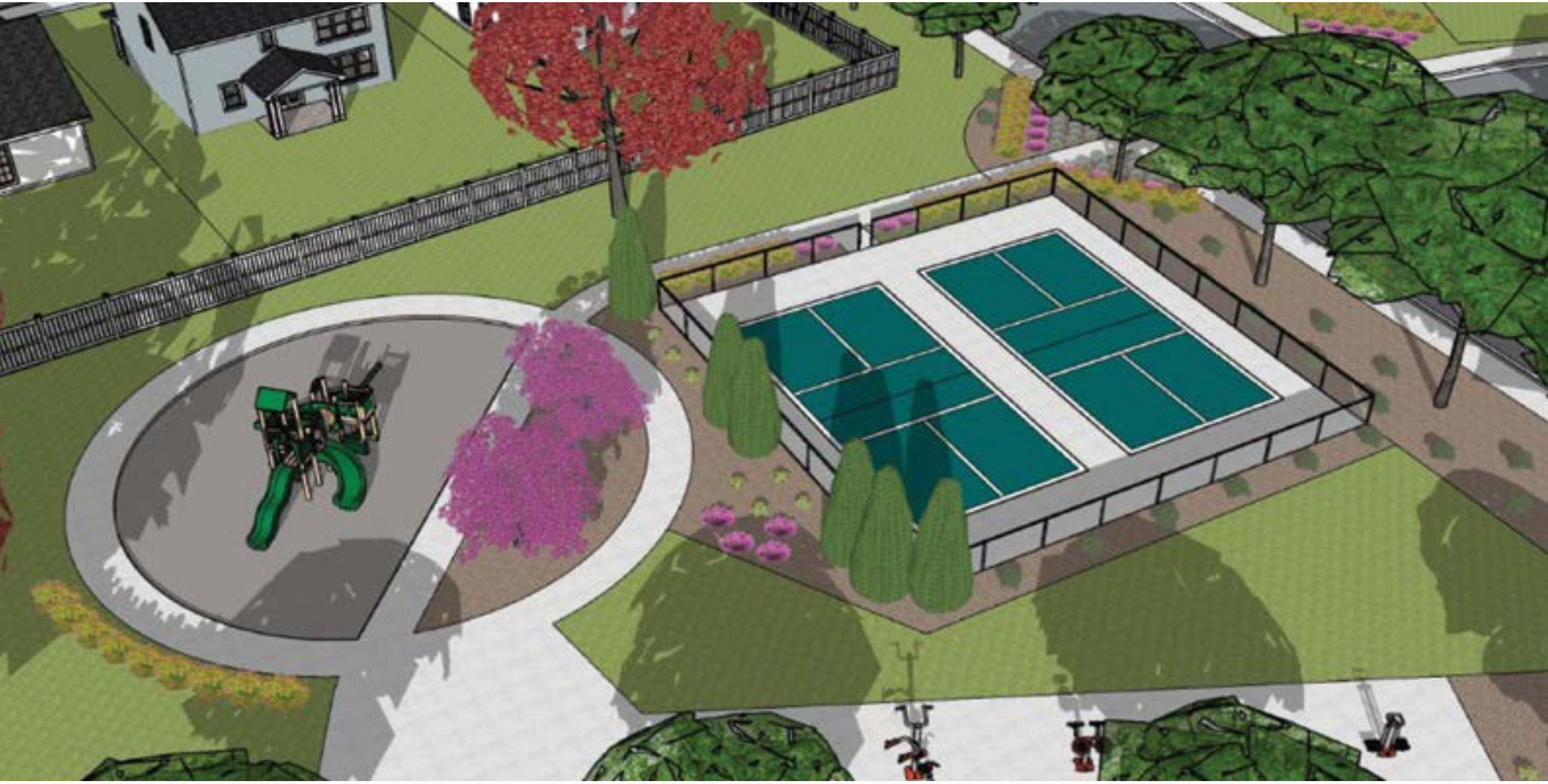
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## Commercial Buildings Conceptual Elevations

- Single story, max 70' x 100'
- Max height 21'
- Open space separates buildings
- Low canopies (locate and enhance pedestrian entrances)
- Durable materials





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