

APPROVED MIXED-USE DEVELOPMENT LAND

ENCLAVE SUBDIVISION



**MAJOR
PRICE
DROP**

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CONSULTANTS

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PRICE
DROP**

4.8 MILES TO
LAKE LOWELL

SITE

KARCHER RD

PROPERTY INFORMATION

PROPERTY TYPE	Approved Mixed Use Development Land
PRICE	\$7,981,195 (\$4.30/SF)
ZONING	City of Caldwell H-C
LAND SIZE	±42.61 acres
ADDRESS	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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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	
OVERALL RESIDENTIAL DENSITY	9.35 Units/Acre	32.20 Acres

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LOOKING NORTHEAST

KARCHER RD

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LOOKING EAST

**2.5 MILES TO
NAMPA-CALDWELL BLVD**



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Site Plan



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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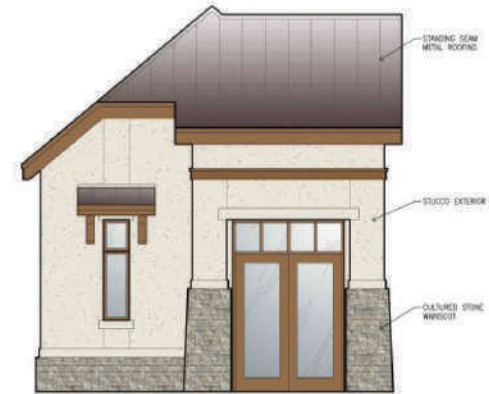
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Storage Units Conceptual Elevations



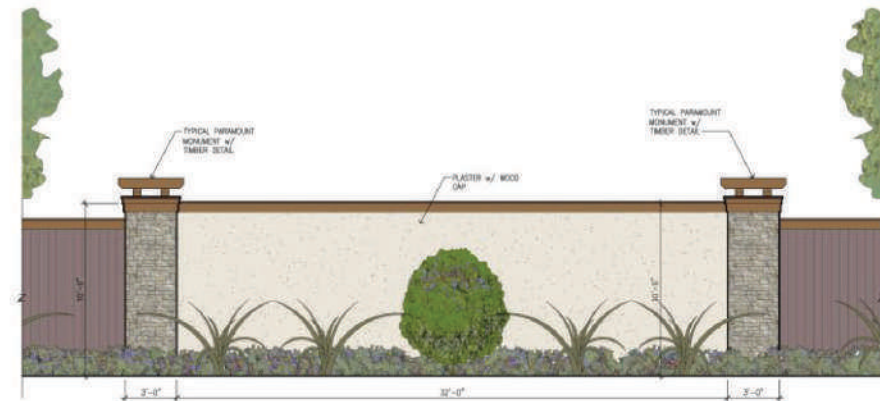
3 OFFICE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



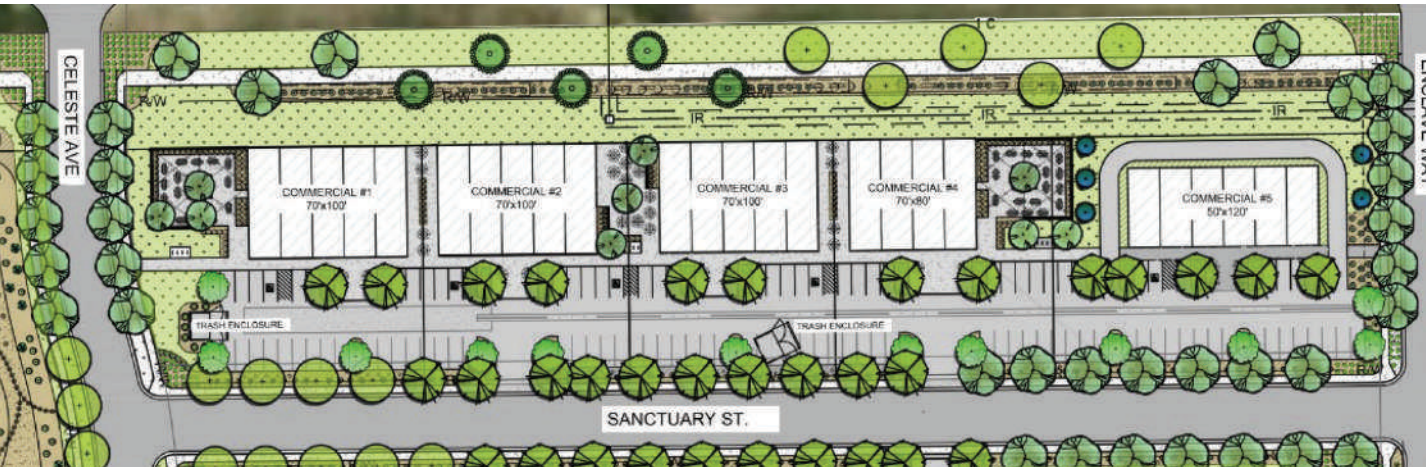
4 PERIMETER FENCE DETAIL #1
SCALE: 1/4" = 1'-0"



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

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Commercial Land



BICYCLE PARKING

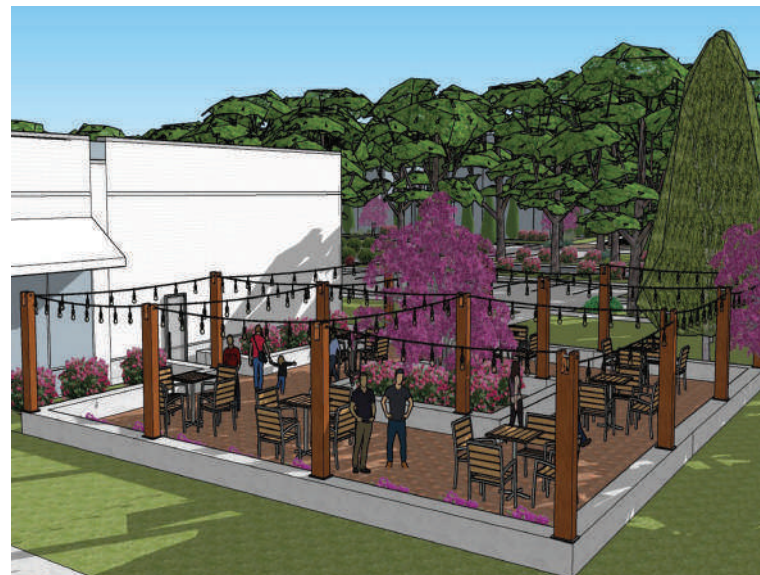
- 20 bicycle parking stalls provided

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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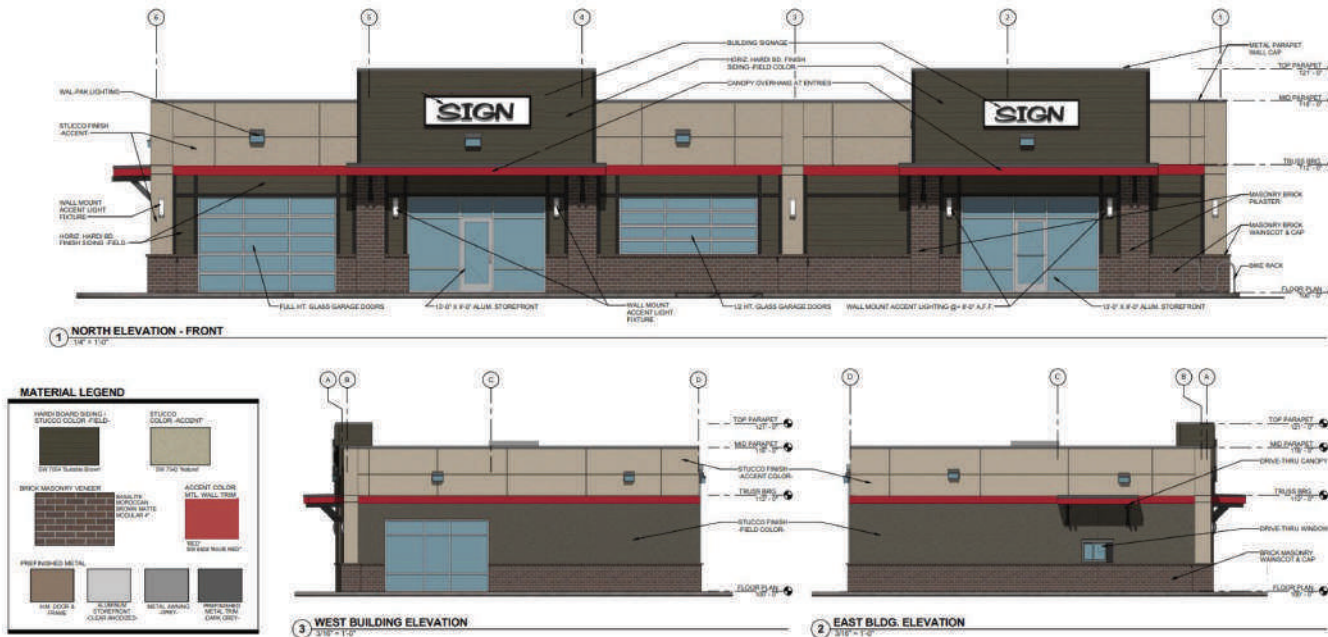
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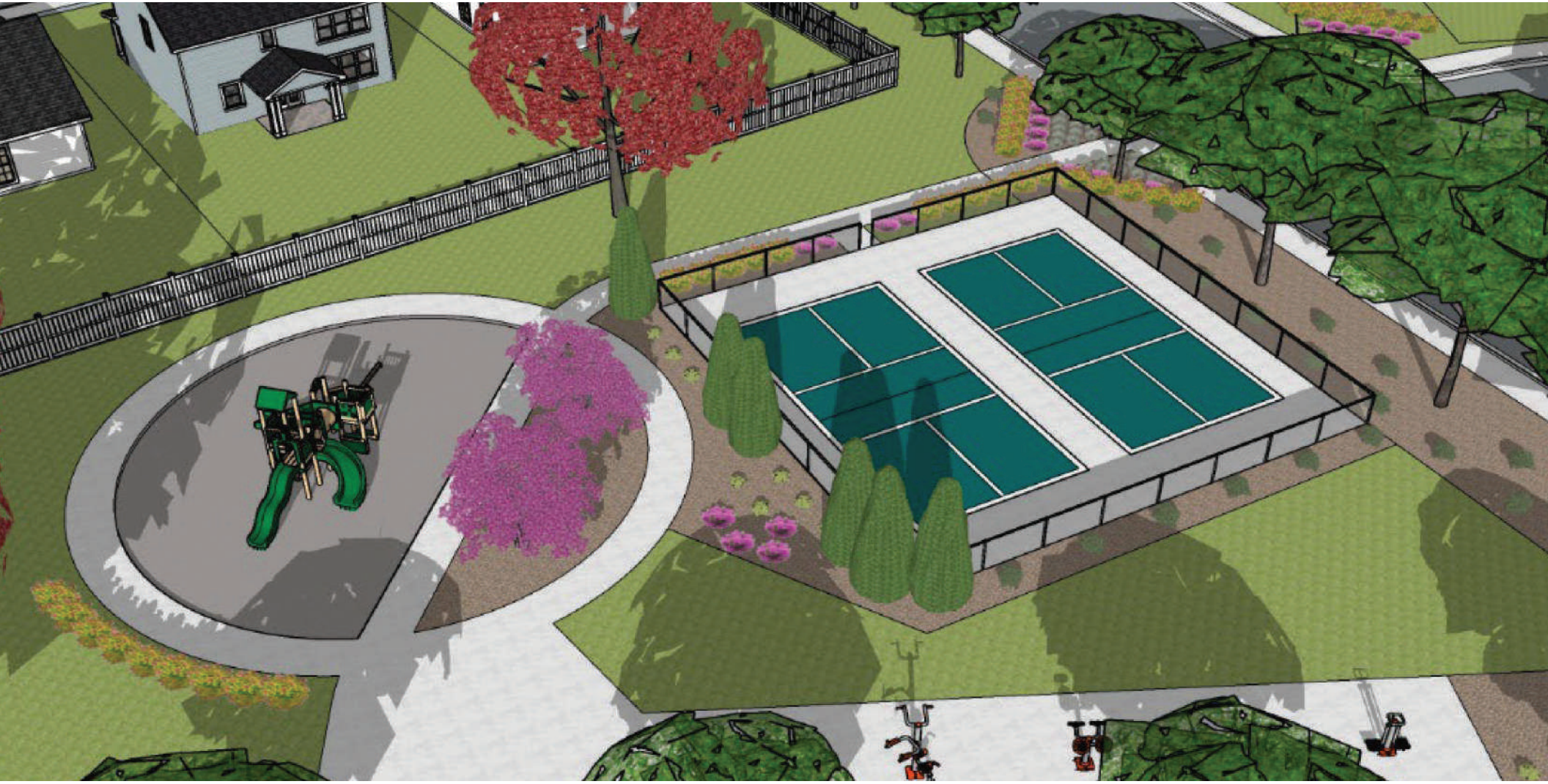
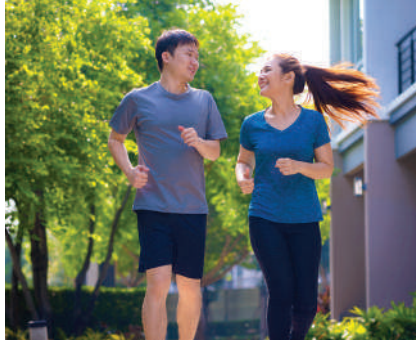
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Commercial Buildings Conceptual Elevations

- 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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