



## Entitled Multi-Family Development

TBD Warbonnet Drive  
Moscow, ID 83843

### FULLY ENTITLED MULTI-FAMILY DEVELOPMENT PROJECT

Purchase Price: \$1,550,000  
Site Size: ±10 Acres  
Zoning: R-4  
Parcel No: RPM00000123900

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**KIEMLE HAGOON**

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### Conceptual Site Plan



**View Location** 

**±10 Acres Entitled For Multi-Family**

Purchase price: \$1,550,000

Parcel: RPM00000123900

West side multi-family opportunity

Fully entitled

Now zoned R-4

Road engineered

82 unit apartment designed by Design West Architects/Pullman

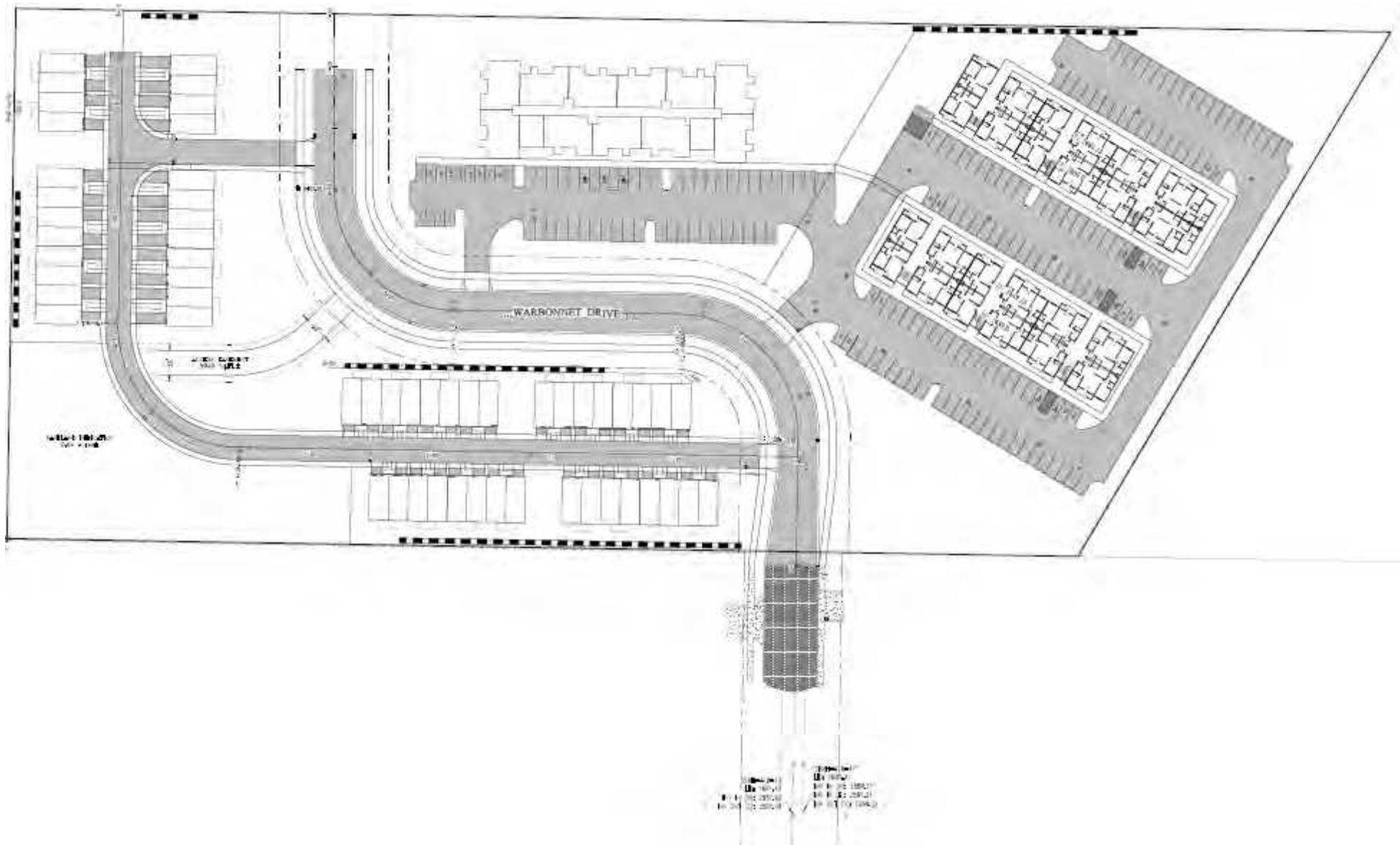
Shovel ready

Located at the state line, near the University of Idaho

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**Conceptual Site Plan**



## Conceptual Illustrations

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Option "A"

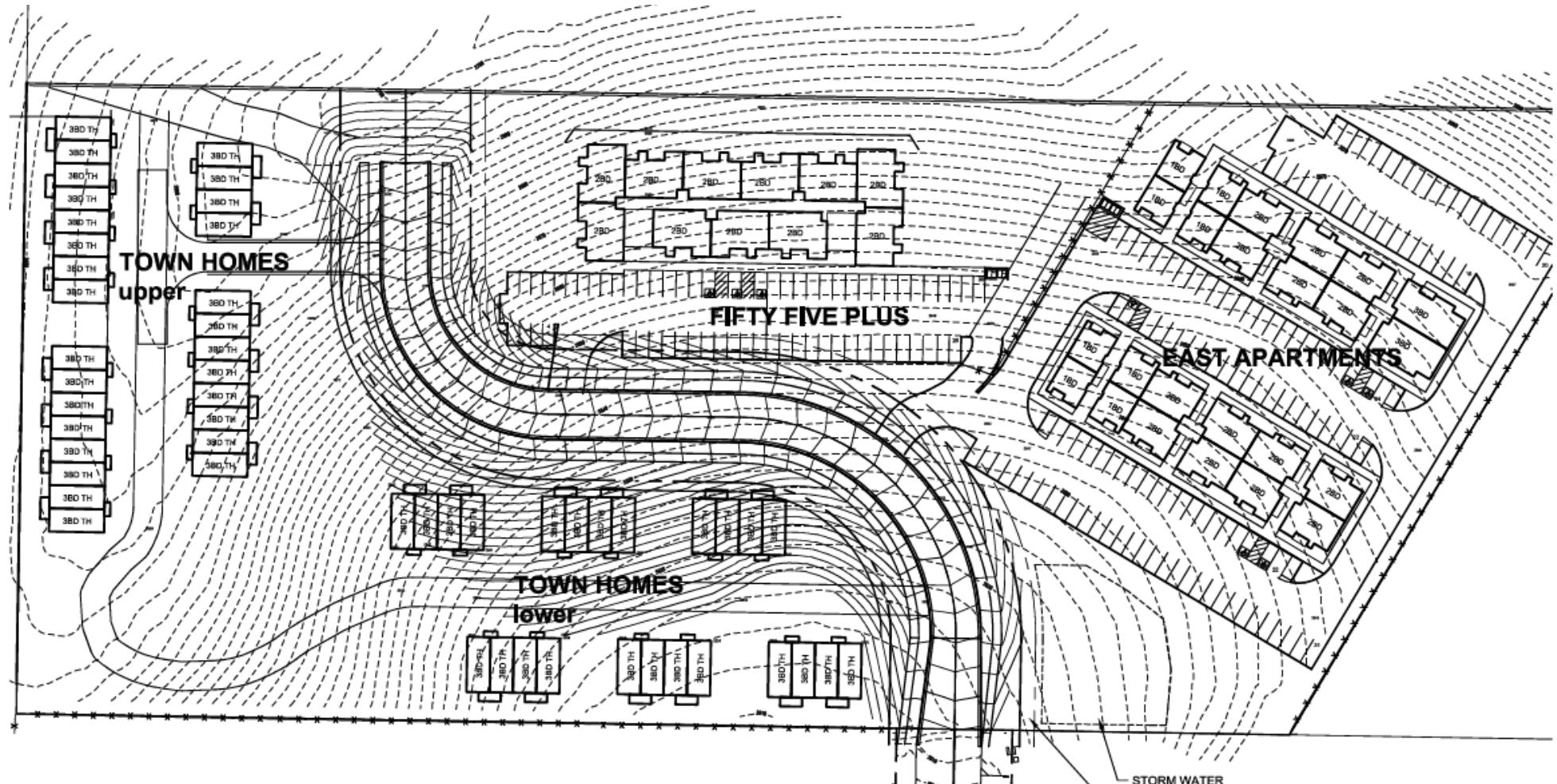


Option "B"



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## Conceptual Site Plan Overview



**TOWN HOMES**  
(52) 3 bedroom units  
3 bedroom parking req. 52 x 2,25 = 117 spaces  
(104 tandem garage parking + 16 off street provided)

**FIFTY-FIVE PLUS**  
(38) 2 bedroom units (55+)  
2 bedroom parking req.  $38 \times 1.75 = 66.5$  spaces (66 provided)

**EAST APARTMENTS**  
 (7) 3 bedroom units  
 (49) 2 bedroom units  
 (28) 1 bedroom units  
**Parking**  
 3 bedroom parking req.  $7 \times 2.25 = 15.75$  spaces  
 2 bedroom parking req.  $49 \times 1.75 = 85.75$  spaces [137 provided]  
 1 bedroom parking req.  $28 \times 1.25 = 35$  spaces  
 (136.5 req'd)

STORM WATER  
DETENTION AREA  
10' SETBACK





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**KIEMLE  
HAGOODY**

312 SOUTH WASHINGTON STREET, SUITE 2  
MOSCOW, ID 83843

**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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