



FOR SALE

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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Conceptual Site Plan

WARBONNET SUBDIVISION



**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

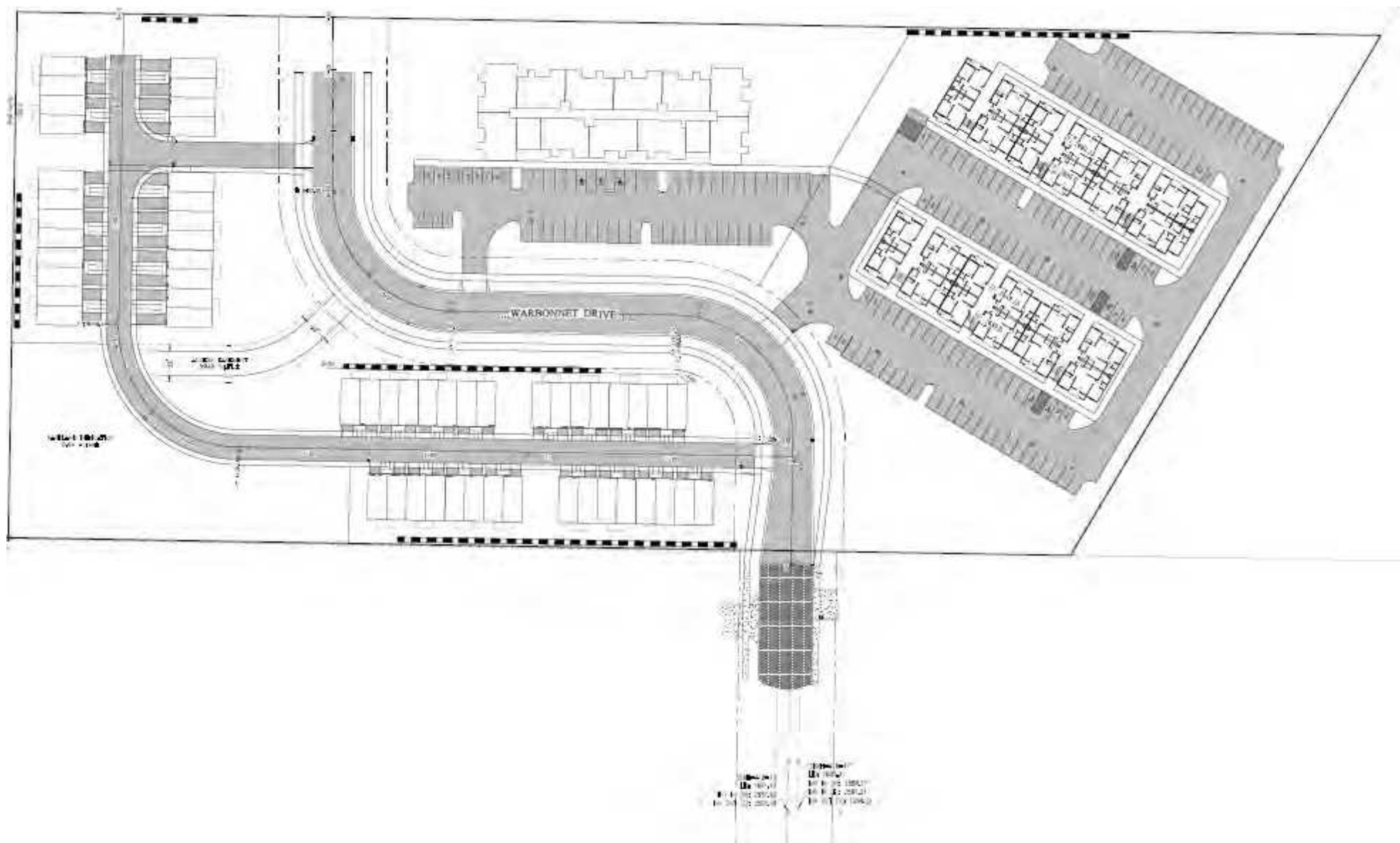
Shovel ready

Located at the state line, near the
University of Idaho

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Conceptual Site Plan



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Conceptual Illustrations

Option "A"



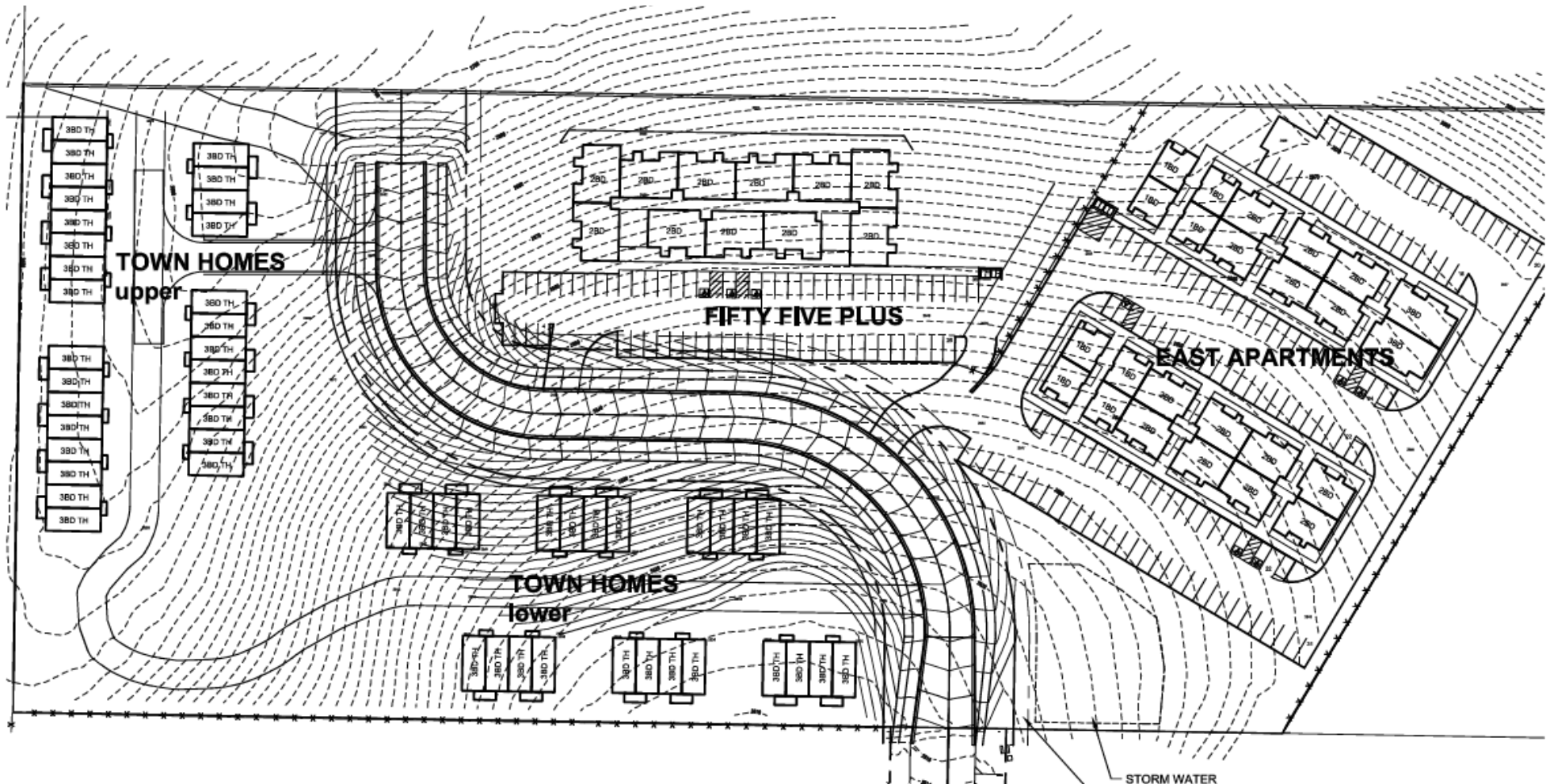
Option "B"



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Conceptual Site Plan Overview



TOWN HOMES
(52) 3 bedroom units
3 bedroom parking req. $52 \times 2.25 = 117$ 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



DESIGN WEST ARCHITECTS, A PROFESSIONAL CORPORATION
1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202
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MOSCOW, ID 83843

OFFICE LOCATIONS

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

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