REDRIDGE
& BLACKHAWK LAND

McCall, Idaho 83638

TOK COMMERCIAL

CLICK TO VIEW PROPERTY VIDEO

REDUCED PRICE!

+/- 1,284 TO 2,900 ACRES

DEVELOPMENT LAND & RESIDENTIAL LOTS FOR SALE

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL.

REDRIDGE & BLACKHAWK LAND

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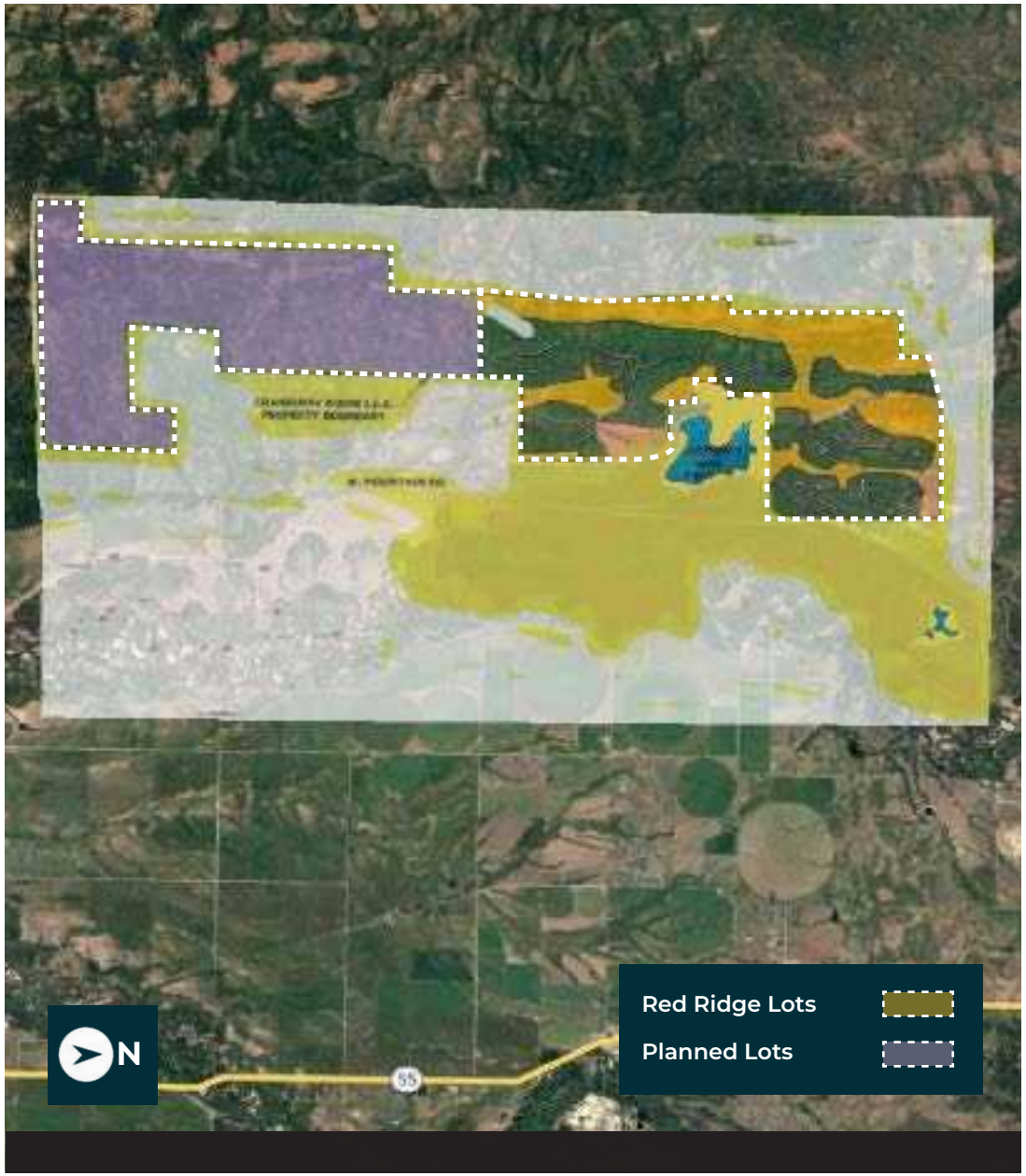
DETAILS

Submarket:	McCall, Valley County, ID
Location:	44°50′57.36″N, 116° 9′59.22″W
Total Acreage:	+/- 2,900 Acres
Future Development Lots:	+/- 1,284 Acres (Can Be Purchased Separately)
Total Sale Price:	$20,900,000 Reduced Price!
Future Dev. Lot Price:	$4,000,000

HIGHLIGHTS

- Phenomenal development opportunity surrounding the longest protected stretch of the Payette River in McCall, Idaho — a tourist hot spot!
- Multi-faceted project including finished lots, expired preliminary plat for another 142 lots, excess land, and sewer & water company.
- Developer rights and access to sudivision common areas; including two lakes, an extensive trail network, and a common clubhouse facility.
- Three miles of planned walking paths with direct access to the Payette River and within walking distance to planned restaurants.
- Excellent trophy property or family retreat potential.
- Exceptional purchase opportunity to build on the successful Blackhawk development and provide residential supply for a current Valley County housing shortage.

Read KTVB **Housing Shortage** Article



CONTACT

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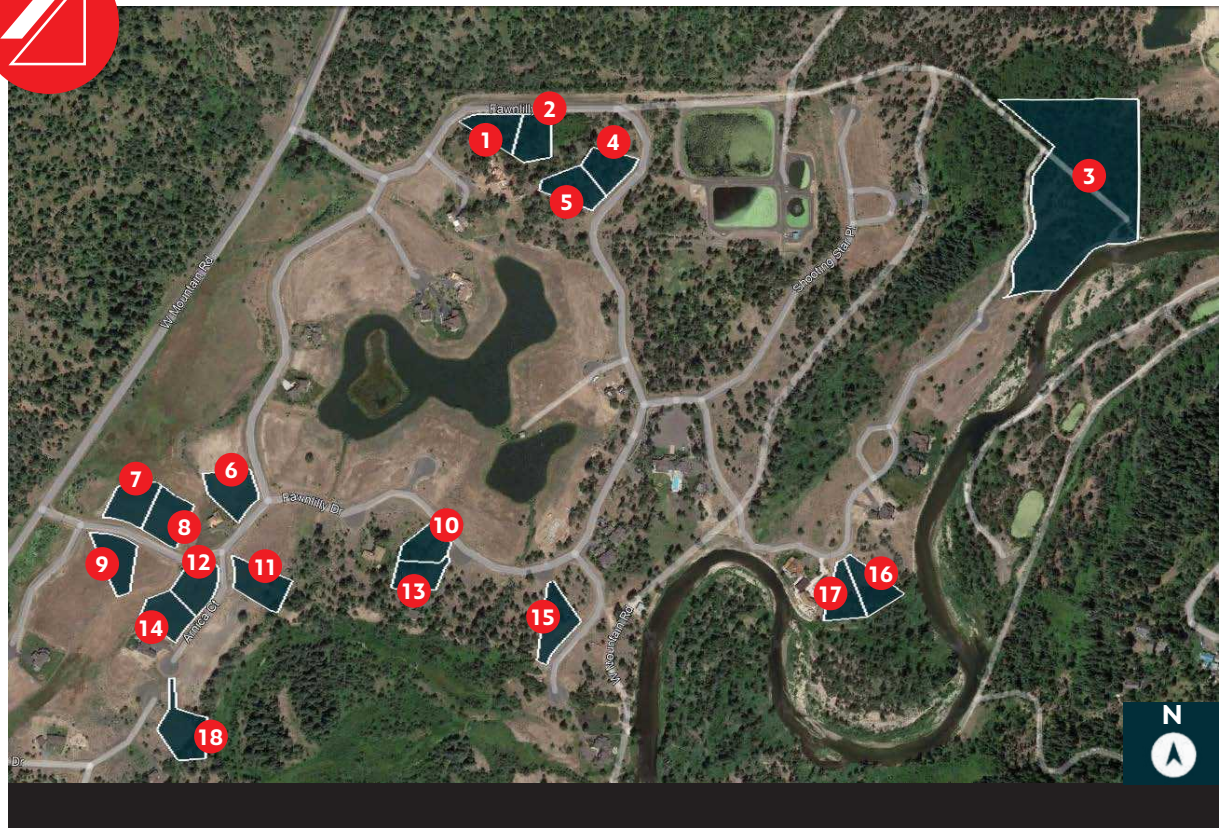
BLACKHAWK LOTS

Parcel	Parcel #	Acreage
1	RP00705015050A	0.679
2	RP00705015049A	0.729
*3	RP00705019000A	8.564
4	RP00705014046A	0.695
5	RP00705014045A	0.768
6	RP00705005018A	0.895
7	RP00705004015A	0.765
8	RP00705004016A	0.86
9	RP00705001061A	0.83
10	RP00705008080A	0.634
11	RP00705003072A	0.877
12	RP00705002063A	0.746
13	RP00705008081A	0.63
14	RP00705002064A	0.772
15	RP00705011087A	0.88
16	RP00705020121A	0.746
17	RP00705020120A	0.721
18	RP00705003067A	0.979

***Parcel # 3 has Preliminary plat for 8 additional lots**



The Blackhawk offering is comprised of 17 existing lots within Blackhawk on the River — a 237 acres development set on the longest protected stretch of the Payette River in McCall, Idaho.

This offering includes developer rights (including annexation rights), and other notable features such as access to subdivision common areas, including two lakes, an extensive trail network, and a common clubhouse facility. The Blackhawk on the River development was originally approved in 2005 as part of Conditional Use Permit 05-03. It was completed in three phases with the final phase approved in October of 2006.

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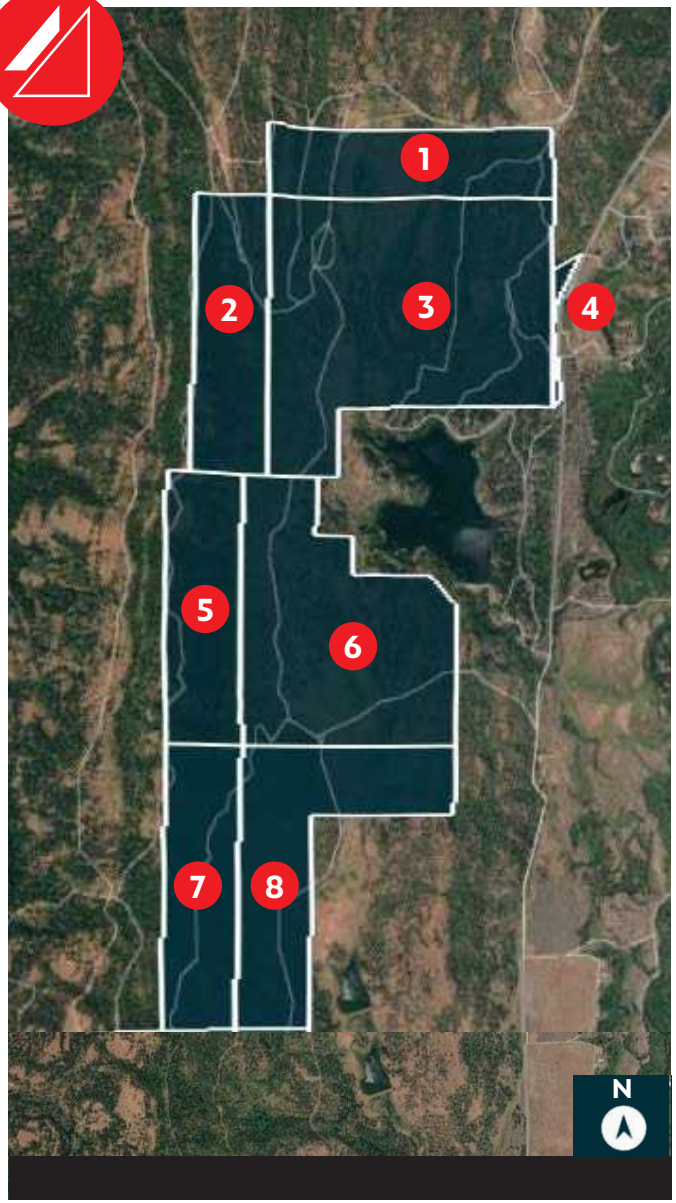
REDRIDGE
EXPIRED PRELIMINARY PLAT



Parcel	Parcel #	Acreage	
1	RP18N02E269005	162	
2	RP18N02E340006	161	
3	RP18N02E350006	523	
4	RP18N02E363520	8	
5	RP17N02E030006	154	
6	RP17N02E021535	360	
7	RP17N02E100006	161	Portion
8	RP17N02E110605	243	Portion
	Total	+/-1614	

The Redridge offering consists of 12 undeveloped land parcels (~2,892) acres) located directly adjacent to the Blackhawk on the River Development, west of West Mountain Road, in McCall, Idaho. In February 2022, Conditional Use Permit 21-44 was granted to allow the development of 135 units on 1,614 acres. Lot sizes range from 4-17 acres and are to be on individual Well and Septic. As of December 2023 the plat has expired. The remaining 1,278 acres does not currently have an active approval for development.

A buyer has the opportunity to move forward by resubmitting a phase plan for the expired 135 lot plat to the county, or an immense opportunity in re-conceptualizing an entirely new development plan with access to all the amenities and appeals of Blackhawk on the River. Historically, the prior owners had conceptualized a 10-phase development project, initially approved in 2008, as part of Conditional Use Permit 08-17 and in September of 2013 as part of the Planned Unit Development 13-01. A buyer of both the Blackhawk on the River lots (with their included developer rights) and Red Ridge would be eligible to annex Red Ridge property into Blackhawk on the River and to reciprocate river trail and common area access to future property owners.

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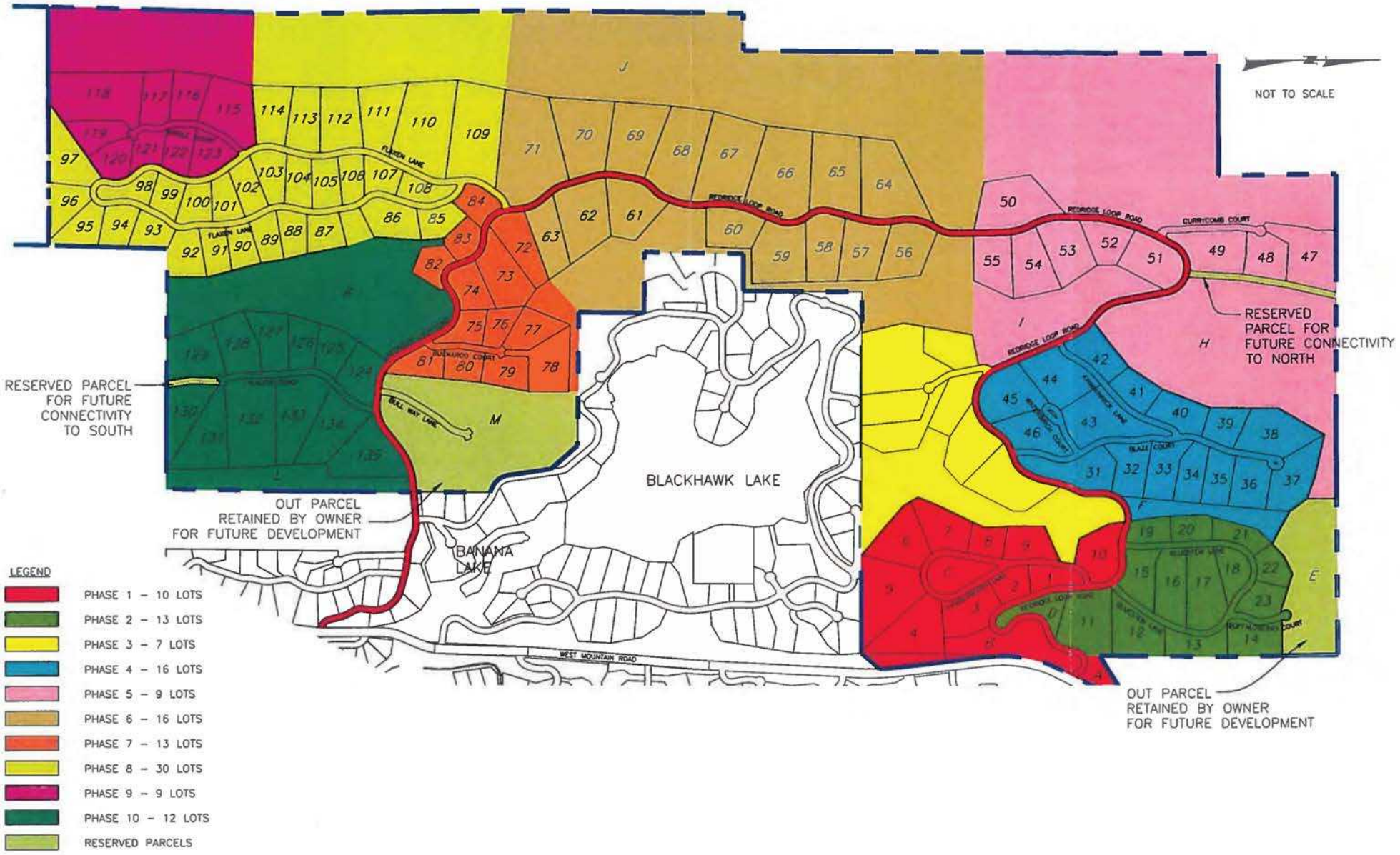
REDRIDGE
EXPIRED PRELIMINARY PLAT



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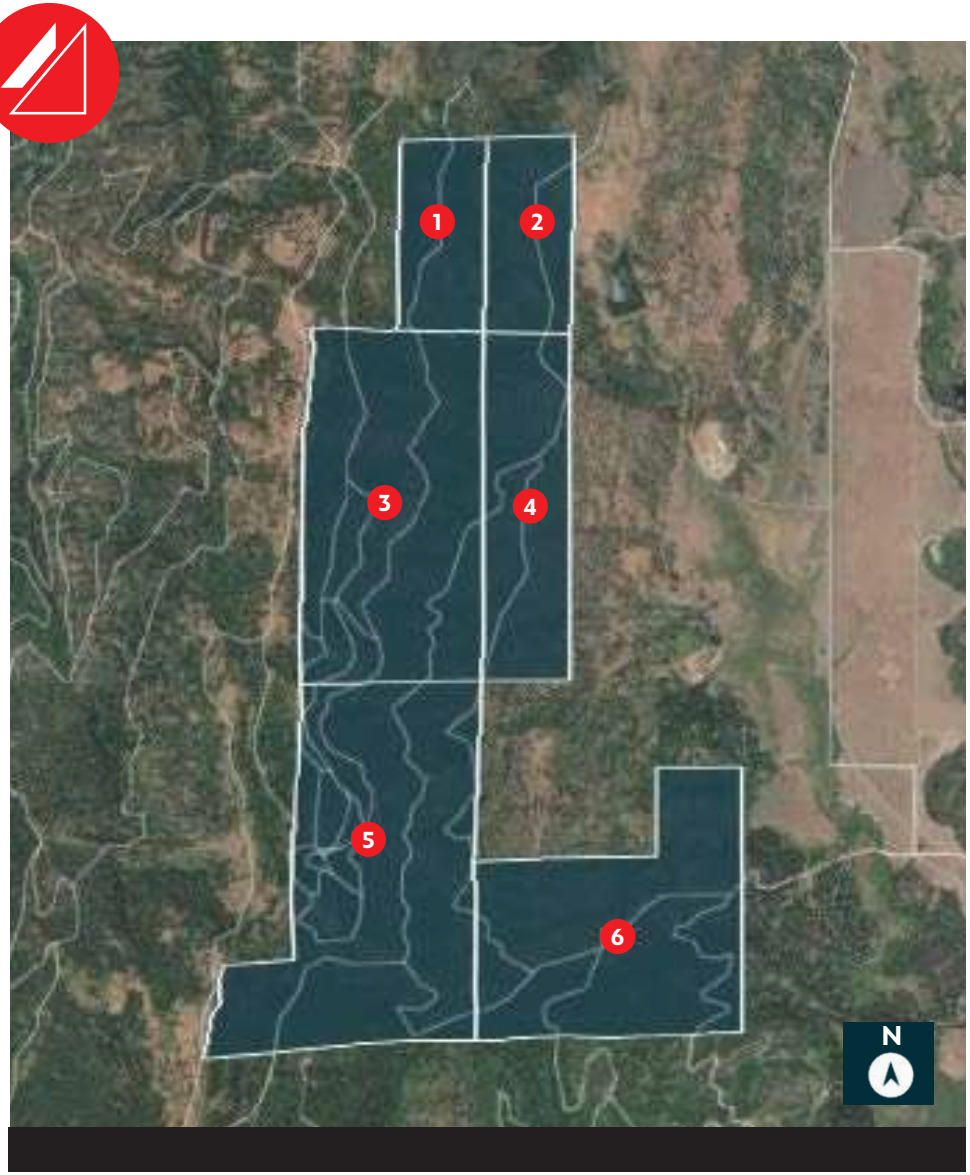
FUTURE DEVELOPMENT LOTS

Parcel	Parcel #	Acreage	
1	RP17N02E100006	161	Portion
2	RP17N02E110605	243	Portion
3	RP17N02E150005	320	
4	RP17N02E143005	161	
5	RP17N02E220005	357	
6	RP17N02E231205	278	
	Total	+/-1278	

This Portion May Be Purchased Separately;

Sale Price: $4,000,000

In addition to the Red Ridge and Blackhawk lots, there are approximately 1,278 acres directly south of the Red Ridge lots included in this offering for future development. This piece delivers immense opportunity for additional development and/or expansion onto the current and planned lots.



WEST MOUNTAIN
WATER & SEWER

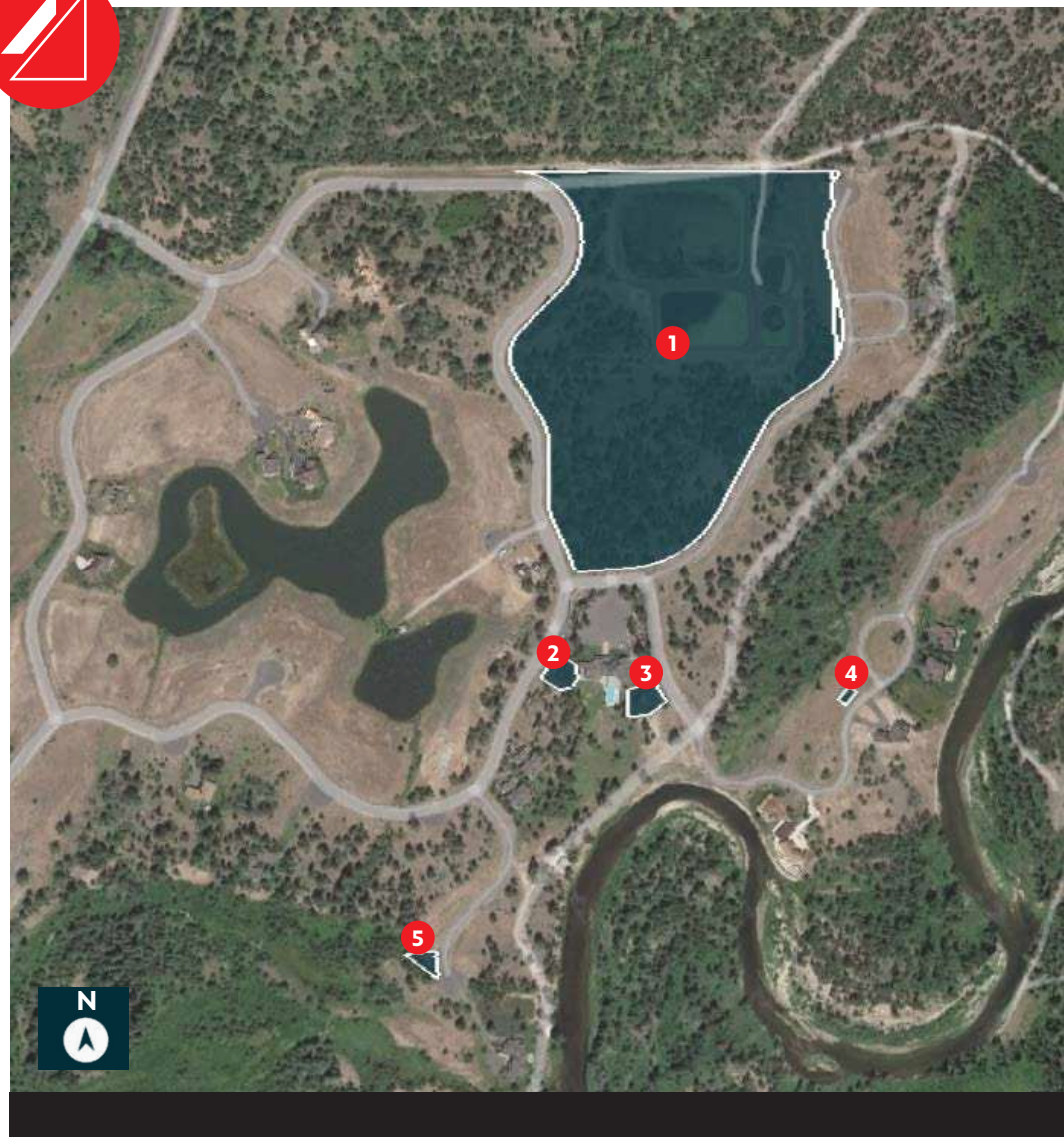
Parcel	Parcel #	Acreage
1	RP18N02E257202	23.48
2	RP18N03E305635	0.093
3	RP18N03E305575	0.01
4	RP005760030W10	0.217
5	RP005760030W20	0.2439
6	RP00588006LS20	0.042
7	RP00576003LS10	0.114

This offering includes ownership interest in West Mountain Water & Sewer, Inc. DBA West Mountain Sewer & Water (WMSW), which owns a water and sewer system and water rights that currently provide service to approximately 88 customers.

The system has currently been permitted and approved for 124 connections, however, the system is tiered and designed with potential capacity for approximately 412 total connections. Currently planned revisions of the water treatment plan will expand all phased capacities of WMSW facilities.

WMSW owns land which may be annexed and subdivided within the Blackhawk on the River subdivision. A buyer of Blackhawk on the River's remaining lots (with their included developer rights) would have the opportunity to expand the WMSW capacity and customer portfolio.

Additional background and due diligence documents are available for review in accordance with the auction terms and conditions.



REDRIDGE & BLACKHAWK LAND

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CONFIDENTIALITY AGREEMENT AND DATA ROOM ACCESS.
All prospective buyers must be pre-qualified and sign a Confidentiality Agreement (a "CA") in order to be granted access to the online database of all due diligence information and other transaction documents.

SITE ACCESS.
Access to the property will be subject to prospective buyers' execution of an Access Agreement.
All property access must be coordinated and provided/guided by Seller's Broker.

REQUEST CONFIDENTIALITY AGREEMENT AND ACCESS AGREEMENT »

AS IS SALE.
The property is being sold "AS IS, WHERE IS, WITH NO SELLER REPRESENTATIONS OR WARRANTIES OR SELLER LIABILITY" and subject to the terms and conditions of the Purchase and Sale Agreement. Buyer shall not rely on any statement or representation made by Seller, Seller's agents, or this marketing flyer, but shall rely solely on its own investigation of the Property.

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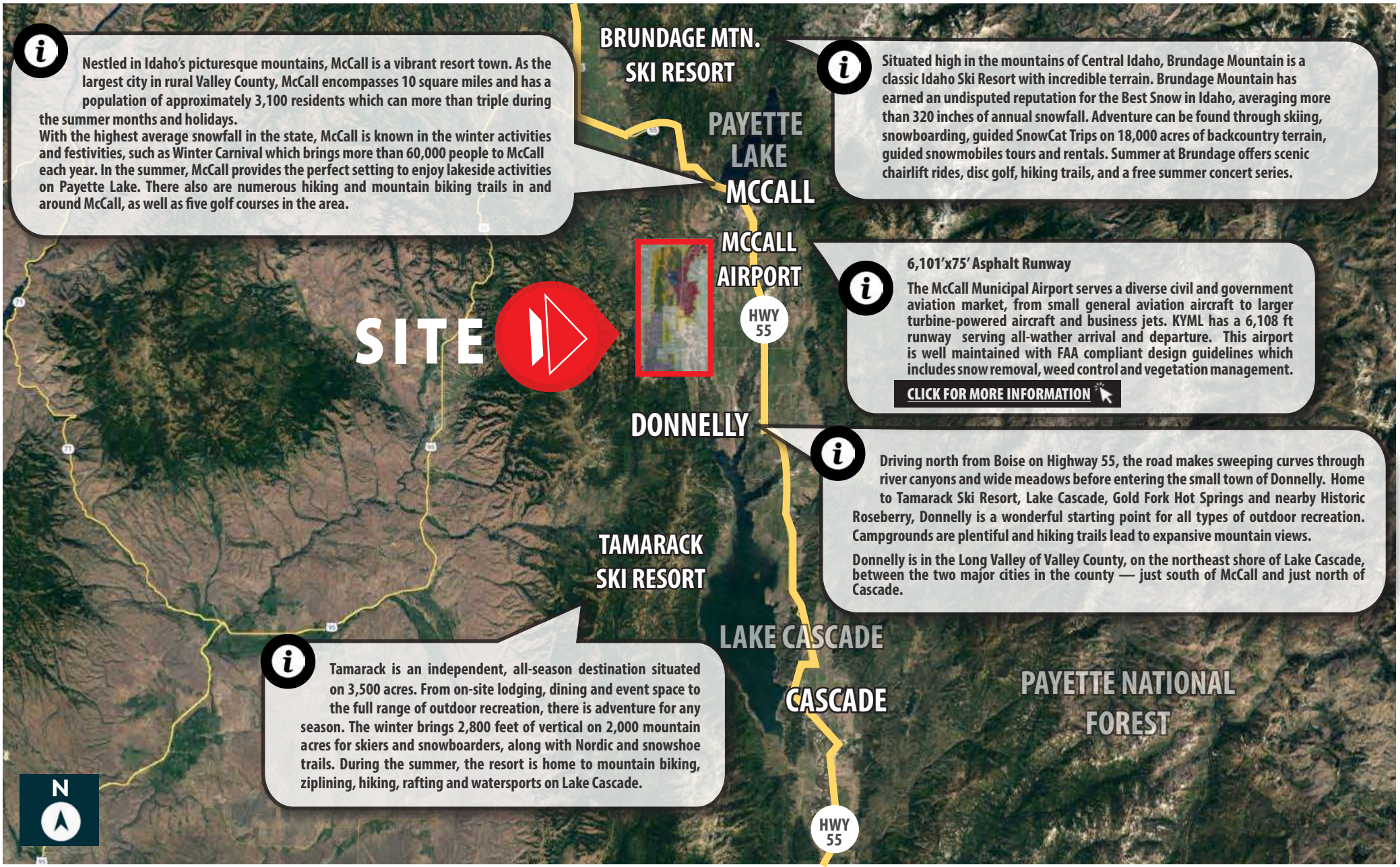
VALLEY COUNTY
LOCATOR AERIAL



Nestled in Idaho's picturesque mountains, McCall is a vibrant resort town. As the largest city in rural Valley County, McCall encompasses 10 square miles and has a population of approximately 3,100 residents which can more than triple during the summer months and holidays.
With the highest average snowfall in the state, McCall is known in the winter activities and festivities, such as Winter Carnival which brings more than 60,000 people to McCall each year. In the summer, McCall provides the perfect setting to enjoy lakeside activities on Payette Lake. There also are numerous hiking and mountain biking trails in and around McCall, as well as five golf courses in the area.

Situated high in the mountains of Central Idaho, Brundage Mountain is a classic Idaho Ski Resort with incredible terrain. Brundage Mountain has earned an undisputed reputation for the Best Snow in Idaho, averaging more than 320 inches of annual snowfall. Adventure can be found through skiing, snowboarding, guided SnowCat Trips on 18,000 acres of backcountry terrain, guided snowmobiles tours and rentals. Summer at Brundage offers scenic chairlift rides, disc golf, hiking trails, and a free summer concert series.

6,101'x75' Asphalt Runway

The McCall Municipal Airport serves a diverse civil and government aviation market, from small general aviation aircraft to larger turbine-powered aircraft and business jets. KYML has a 6,108 ft runway serving all-wather arrival and departure. This airport is well maintained with FAA compliant design guidelines which includes snow removal, weed control and vegetation management.

CLICK FOR MORE INFORMATION

Driving north from Boise on Highway 55, the road makes sweeping curves through river canyons and wide meadows before entering the small town of Donnelly. Home to Tamarack Ski Resort, Lake Cascade, Gold Fork Hot Springs and nearby Historic Roseberry, Donnelly is a wonderful starting point for all types of outdoor recreation. Campgrounds are plentiful and hiking trails lead to expansive mountain views.

Donnelly is in the Long Valley of Valley County, on the northeast shore of Lake Cascade, between the two major cities in the county — just south of McCall and just north of Cascade.

Tamarack is an independent, all-season destination situated on 3,500 acres. From on-site lodging, dining and event space to the full range of outdoor recreation, there is adventure for any season. The winter brings 2,800 feet of vertical on 2,000 mountain acres for skiers and snowboarders, along with Nordic and snowshoe trails. During the summer, the resort is home to mountain biking, ziplining, hiking, rafting and watersports on Lake Cascade.

PROXIMITY
AERIAL

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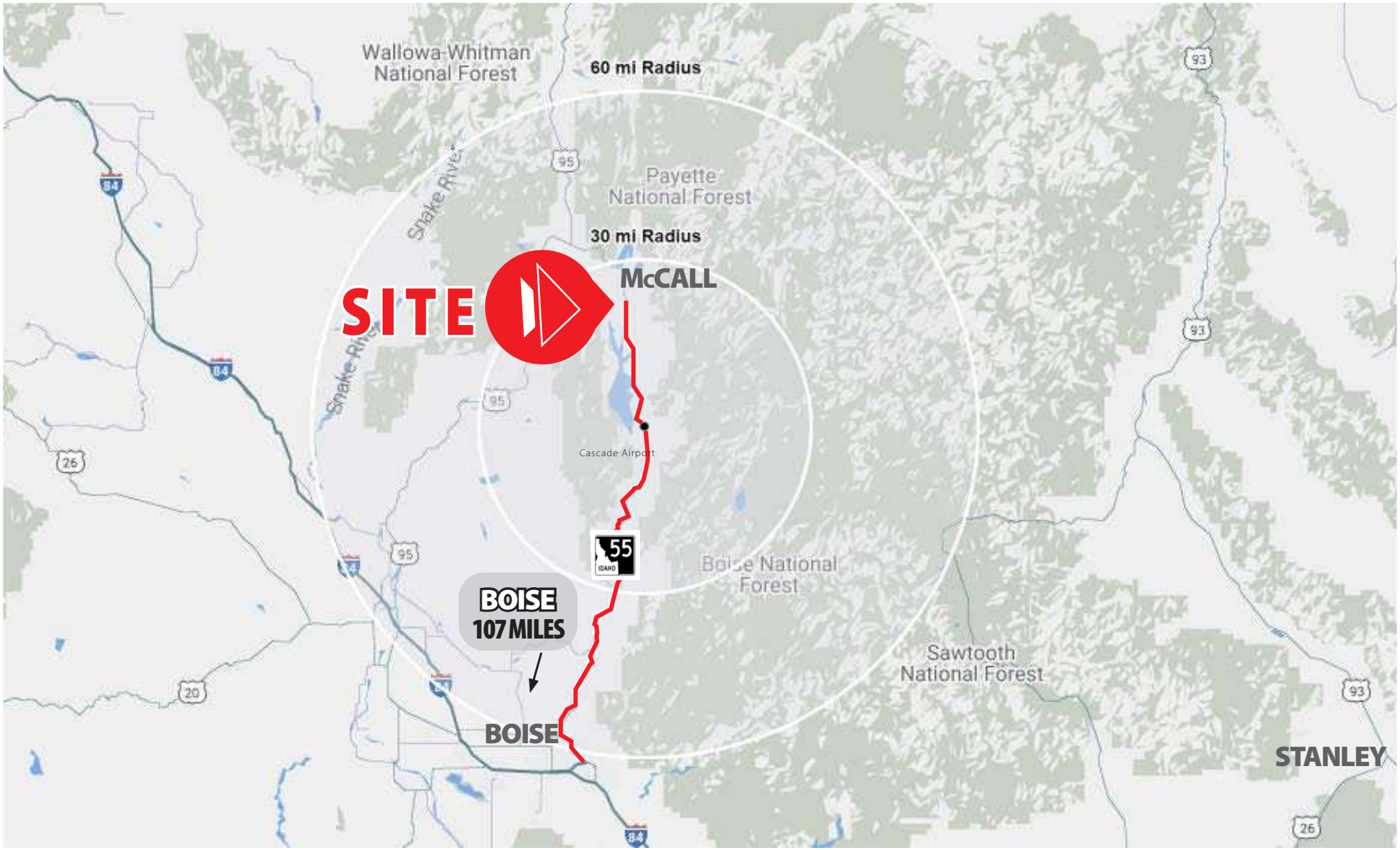

ABOUT THE AREA
MCCALL, IDAHO

TOK COMMERCIAL

ABOUT THE

CITY OF MCCALL

& SURROUNDING AREA

Nestled in Idaho's picturesque mountains, McCall is a vibrant resort town approximately 100 miles north of Boise. As the largest city in rural Valley County, McCall has a population of approximately 3,100 residents which can more than triple during the summer months and holidays. The city is situated on the southern shore of beautiful Payette Lake bordered by towering, pine-covered mountains.

With the highest average snowfall in the state, McCall is known in the winter for its snowmobiling, alpine, Nordic and backcountry skiing. Its annual Winter Carnival has grown into an iconic Idaho event bringing more than 60,000 people to McCall each year. In the summer, McCall's warm sunny days and cool nights provide the perfect setting to enjoy outdoor music, art festivals and lakeside activities. Payette Lake in the summer is popular for boating, sailing, jet skiing and swimming. There also are numerous hiking and mountain biking trails in and around McCall, as well as five golf courses in the area.

Residents of McCall enjoy a high quality of life with many amenities normally found only in much larger communities, including shopping, dining and cultural opportunities. McCall has an excellent school system (America's Top 1,000 High Schools), a municipal airport, a municipal golf course nationally recognized for its environmental efforts, and a wide range of city-sponsored recreation and sports opportunities.

ABOUT THE AREA
MCCALL, IDAHO

TOK COMMERCIAL

St. Luke's McCall, a full-service hospital and medical clinic, is currently undergoing a $40MM renovation which includes a new two-story structure that will include an expanded and modernized emergency department, medical imaging, laboratory, cardiopulmonary and infusion departments. The addition also will allow for more inpatient, labor and delivery and operating rooms.

Whitetail Club's award-winning golf course is one of Golfweek's Best Resort Courses and one of America's 100 Greatest Courses according to Golf Digest. Designed by Roger Packard and two-time U.S. Open winner Andy North, the scenic 18-hole, par-72 course comprises 7,200 yards and serves as an important link in the Idaho Golf Trail. Whitetail Club offers a variety of practice environments, including a driving range, putting greens and chipping greens.

The course's 3,500-square-foot full-service clubhouse is equipped with a premium pro shop, swing-training equipment and analysis tools, locker rooms, bag storage, restaurant, lounge and outdoor patio.

Located high in the mountains of Central Idaho, independently owned Brundage Mountain is a classic Idaho Ski Resort. Brundage is best known for its powder-packed glades and luxuriously wide groomed runs. Brundage Mountain is blessed with more than 320 base area inches of snowfall annually and has an undisputed reputation for the Best Snow in Idaho™.

In addition to exceptional skiing and snowboarding, Brundage Mountain offers top-notch amenities, including guided SnowCat Trips on 18,000 acres of backcountry terrain, guided snowmobile excursions, snowmobile rentals, adventure dining and more.

LOT SALES
BLACKHAWK

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Subdivision	Pending Date	Status	Price	# Acres	DOM	Address
Blackhawk Lake	8/26/2022	Sold	$280,000	2.53	115	TBD Blackhawk Lake Drive
Blackhawk Lake	4/10/2022	Sold	$325,000	6.004	34	Lot 11 Blackhawk Lake Drive
Blackhawk Lake	3/15/2022	Sold	$325,000	2.52	92	L8 Blackhawk Lake Dr
Blackhawk Lake	4/10/2022	Sold	$425,000	7.661	34	Lot 10 Blackhawk Lake Drive
Average			**$375,000**			
Blackhawk	6/15/2022	Sold	$250,000	1.248	79	7 Cassia Court
Blackhawk Ranch	4/6/2023	Sold	$195,000	1.019	105	Lot 60 Minidoka Court
Blackhawk on the River	10/8/2022	Sold	$138,000	0.52	19	13 Fawnlilly Dr.
Blackhawk on the River	9/4/2022	Sold	$160,000	0.56	120	23 Fawnlilly
Blackhawk on the River	11/6/2022	Sold	$165,000	0.71	48	14 Arnica Ct.
Blackhawk on the River	11/11/2022	Sold	$175,000	0.456	109	41 Shooting Star Lane
Blackhawk on the River	2/26/2023	Sold	$195,000	1.097	261	10 Moonflower Place
Blackhawk on the River	4/28/2022	Sold	$206,000	0.56	9	29 Fawnlilly Dr
Blackhawk on the River	5/31/2022	Sold	$214,900	0.62	12	L88 Fawnlilly
Blackhawk on the River	4/28/2022	Sold	$225,000	0.74	42	31 Fawnlilly Dr
Blackhawk on the River	4/3/2022	Sold	$230,000	0.6	13	13 Owleclover
Blackhawk on the River	9/20/2022	Sold	$385,000	0.43	120	14 Eveningstar Ct
Average			**$211,575**			
Blended Average			**$243,369**			

HOME SALES
BLACKHAWK

TOK COMMERCIAL

Age	Status	Price per SQFT	Price	# Acres	# Baths	Apx SqFt	Listing Date
6 - 10 Years	Sold	$394.53	$827,000	0.57	2	2522	10/5/2022
11 - 20 Years	Sold	$338.25	$864,000	0.53	3	2439	11/20/2020
11 - 20 Years	Sold	$461.56	$1,270,000	0.54	3.5	3033	9/6/2022
11 - 20 Years	Sold	$413.77	$1,275,000	0.6	3.5	2876	11/24/2021
1 -5 Years	Sold	$464.30	$1,305,000	0.66	3.5	3123	8/9/2021
New-Never Occupied	Sold	$531.07	$1,750,000	0.873	3.5	3766	6/10/2022
11 - 20 Years	Sold	$392.78	$990,000	1.13	3	2355	7/8/2021
11 - 20 Years	Sold	$382.41	$1,150,000	2.07	4	3138	6/10/2022
11 - 20 Years	Sold	$338.30	$970,000	0.183	3.5	2953	3/17/2021
11 - 20 Years	Sold	$338.30	$975,000	0.183	3.5	2953	3/17/2021
11 - 20 Years	Sold	$338.30	$999,000	0.183	3.5	2953	3/17/2021
AVG		**$ 399.42**	**$ 1,125,000.00**	**0.68**		**2919.18182**	

HOME SALES
COMPARABLES

TOK COMMERCIAL

Home Sales January 2022 thru April 2023

Area	Active	Average of Price	Pending	Average of Price	Sold	Average of Price	Total Count
Donnelly	57	$ 1,764,915.79	12	$ 1,357,974.92	126	$ 969,032.40	195
McCall	44	$ 1,198,970.45	9	$ 754,000.00	181	$ 928,322.94	234
Grand Total	**101**	**$ 1,518,365.35**	**21**	**$ 1,099,128.52**	**307**	**$ 945,031.06**	**429**

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& BLACKHAWK LAND

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DEVELOPMENT LAND
& RESIDENTIAL LOTS FOR SALE

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