

# FOR SALE



270

## MULTI-FAMILY DEVELOPMENT PROJECT

270

TBD Warbonnet Drive | Moscow, ID 83843

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**Silvercreek**  
REALTY GROUP

# DEVELOPMENT OPPORTUNITY FOR SALE

TBD Warbonnet Drive  
**Moscow, ID 83843**

**OFFERING PRICE** | \$1,550,000

**LOT SIZE** | ±10 Acres

**ZONING** | R-4

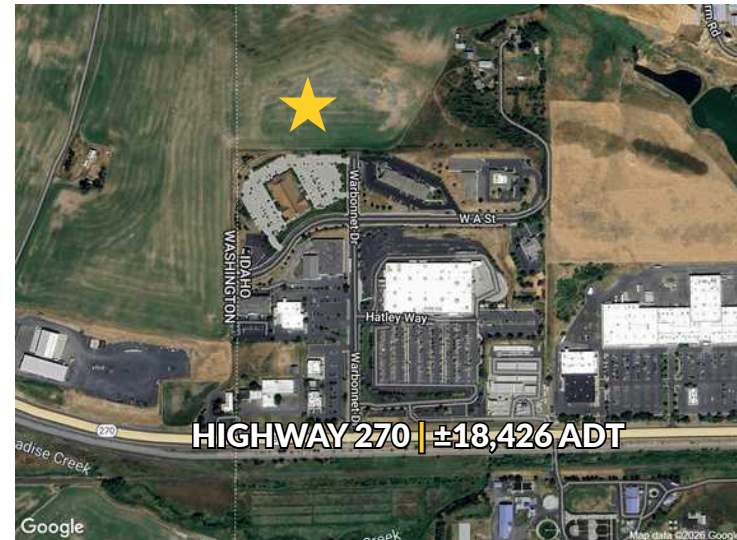
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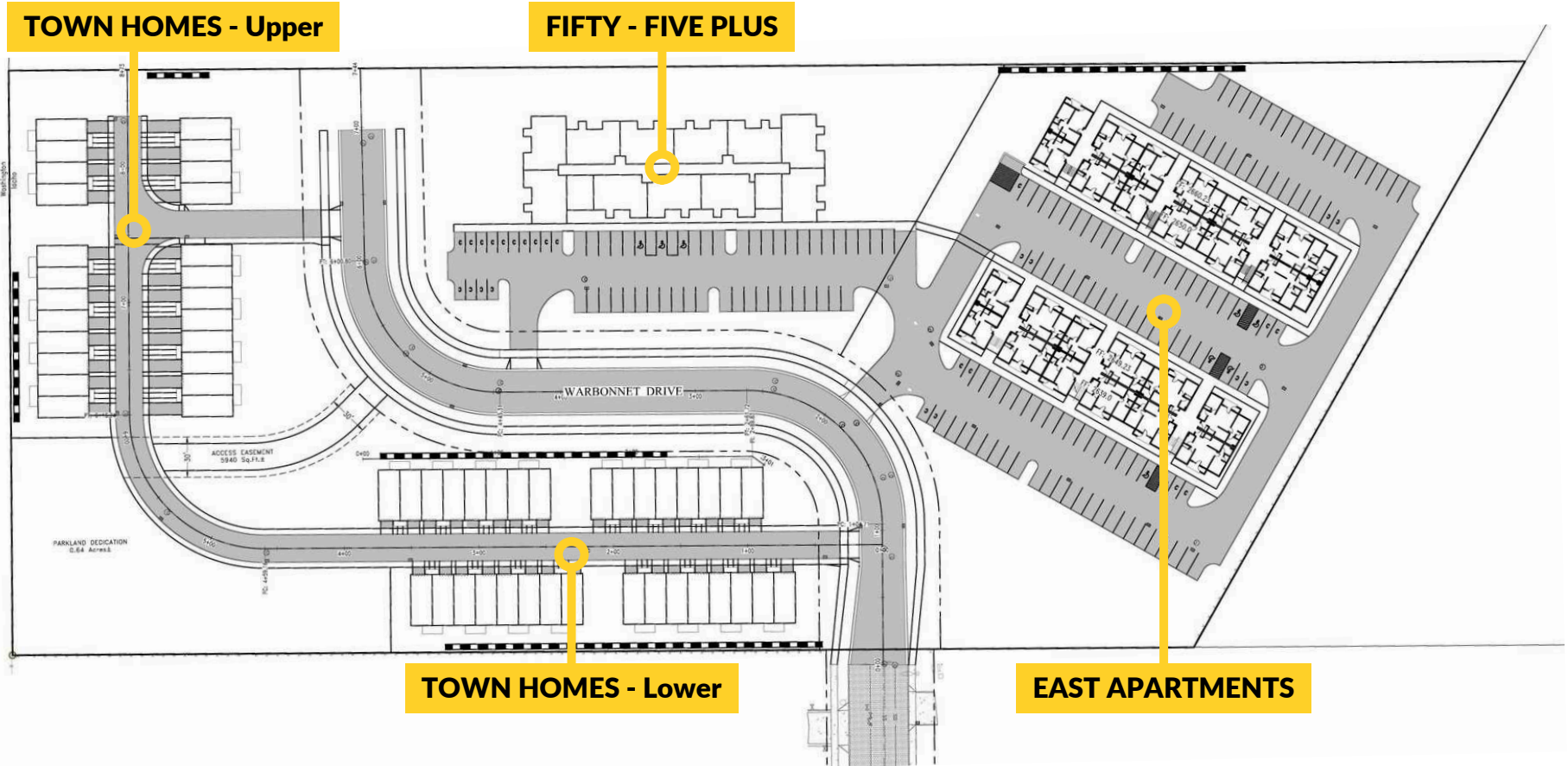


## ±10 Acres Multi-Family Development Opportunity



- West side multi-family opportunity
- Now zoned R-4
- Road engineered
- 82 unit apartment designed by Design West Architects/Pullman
- Located at the state line, near the University of Idaho





**TOWN HOMES - Upper**

**FIFTY - FIVE PLUS**

**TOWN HOMES - Lower**

**EAST APARTMENTS**

**TOWN HOMES (Upper & Lower)**

- 52 - 3 Bedroom Units
- Parking | 117 Spaces Provided (104 tandem garage parking + 16 off street provided)

**FIFTY - FIVE PLUS**

- 38 - 2 Bedroom Units (55+)
- Parking | 66 Spaces Provided

**EAST APARTMENTS**

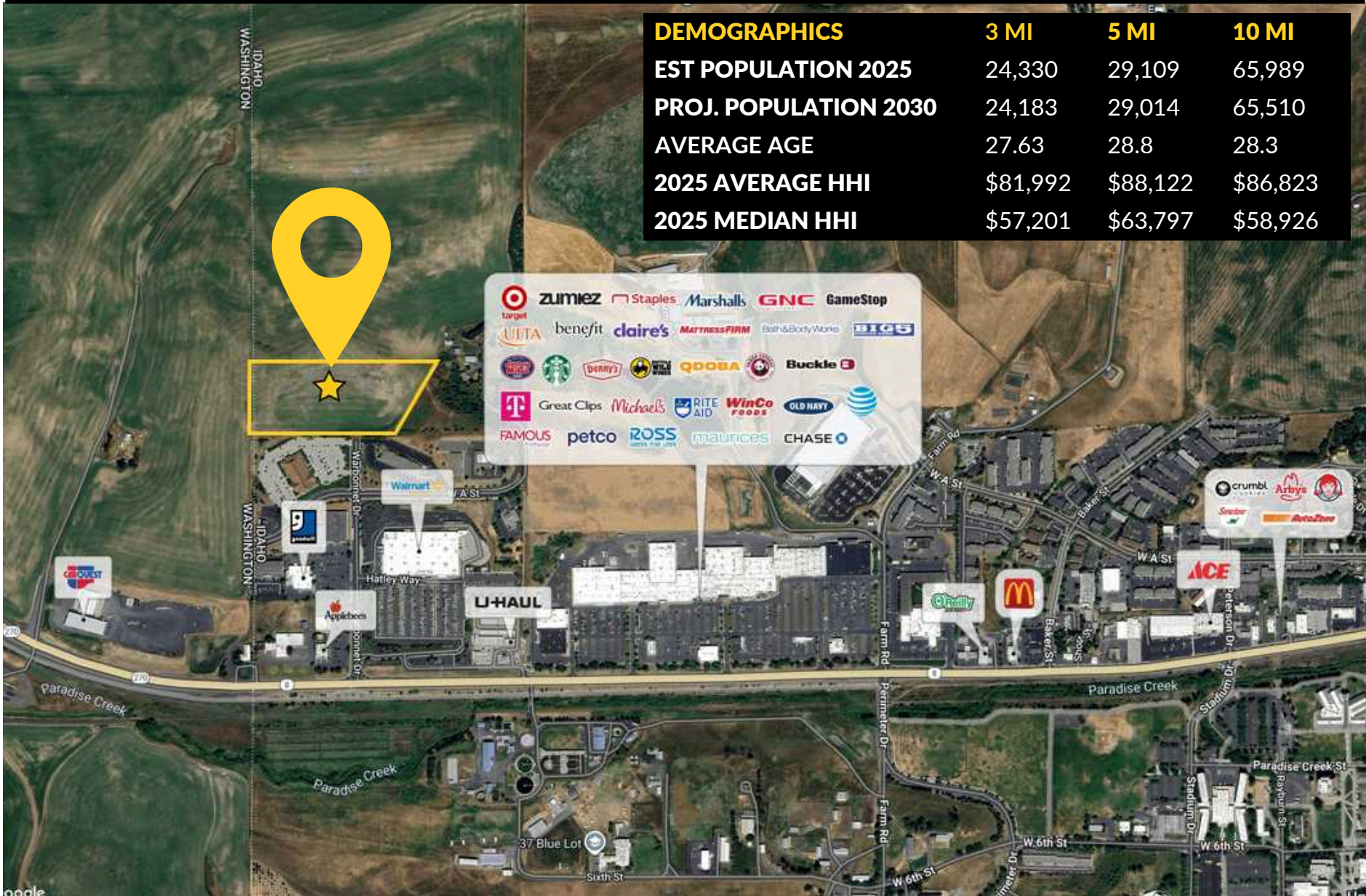
- 7 - 3 Bedroom Units
- 49 - 2 Bedroom Units
- 28 - 1 Bedroom Units
- Parking | 137 Spaces Provided

Option A

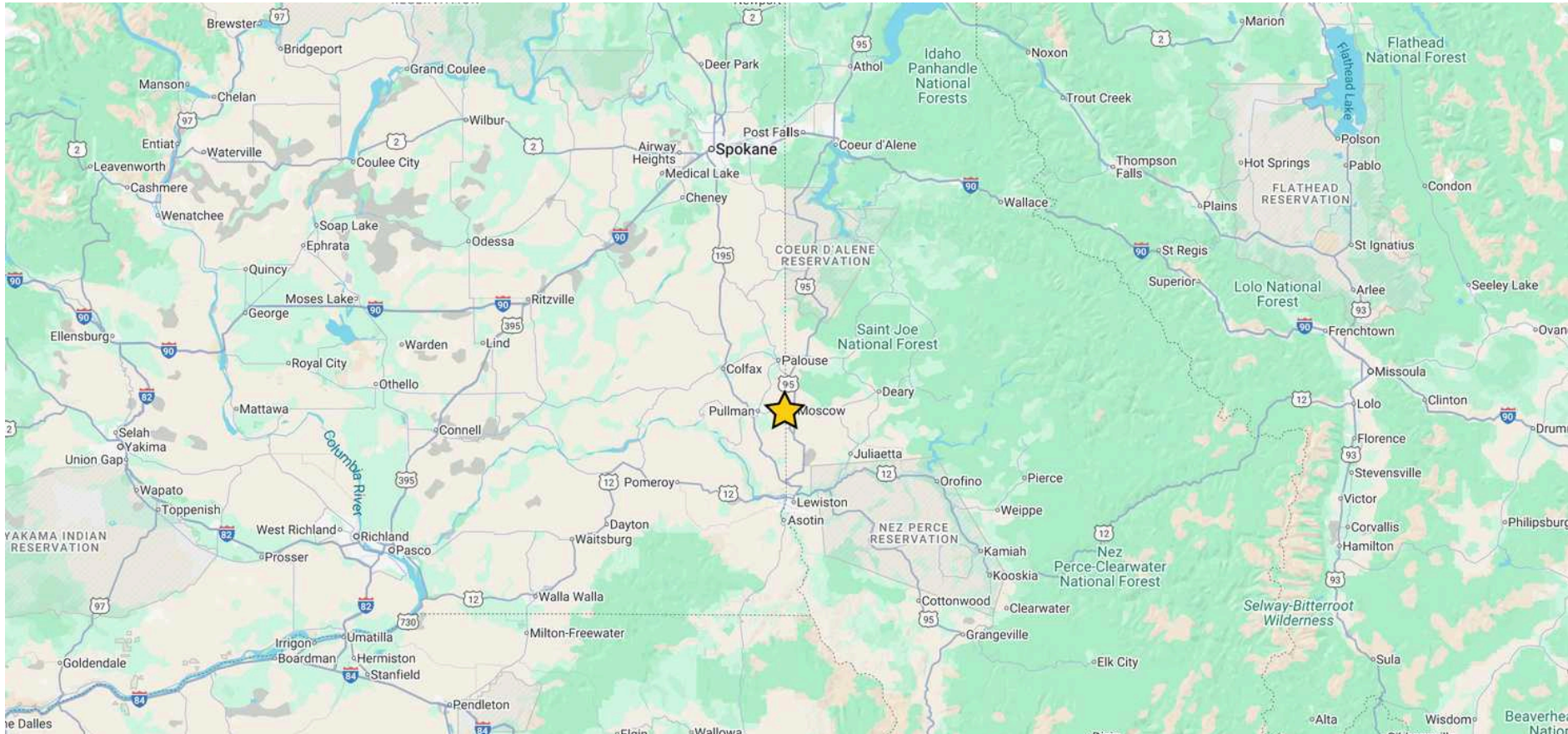
Option B



<b>DEMOGRAPHICS</b>	<b>3 MI</b>	<b>5 MI</b>	<b>10 MI</b>
<b>EST POPULATION 2025</b>	24,330	29,109	65,989
<b>PROJ. POPULATION 2030</b>	24,183	29,014	65,510
<b>AVERAGE AGE</b>	27.63	28.8	28.3
<b>2025 AVERAGE HHI</b>	\$81,992	\$88,122	\$86,823
<b>2025 MEDIAN HHI</b>	\$57,201	\$63,797	\$58,926



Target, Zumiez, Staples, Marshalls, GNC, GameStop, Ulta, Benefit, Claire's, Mattress Firm, Bath & Body Works, Big5, Dunkin', Starbucks, Denny's, QDOBA, Buckle, Petco, Ross, Maurice's, Chase, Old Navy, WinCo Foods, Rite Aid, Michaels, Great Clips, T-Mobile, AT&T, Verizon



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