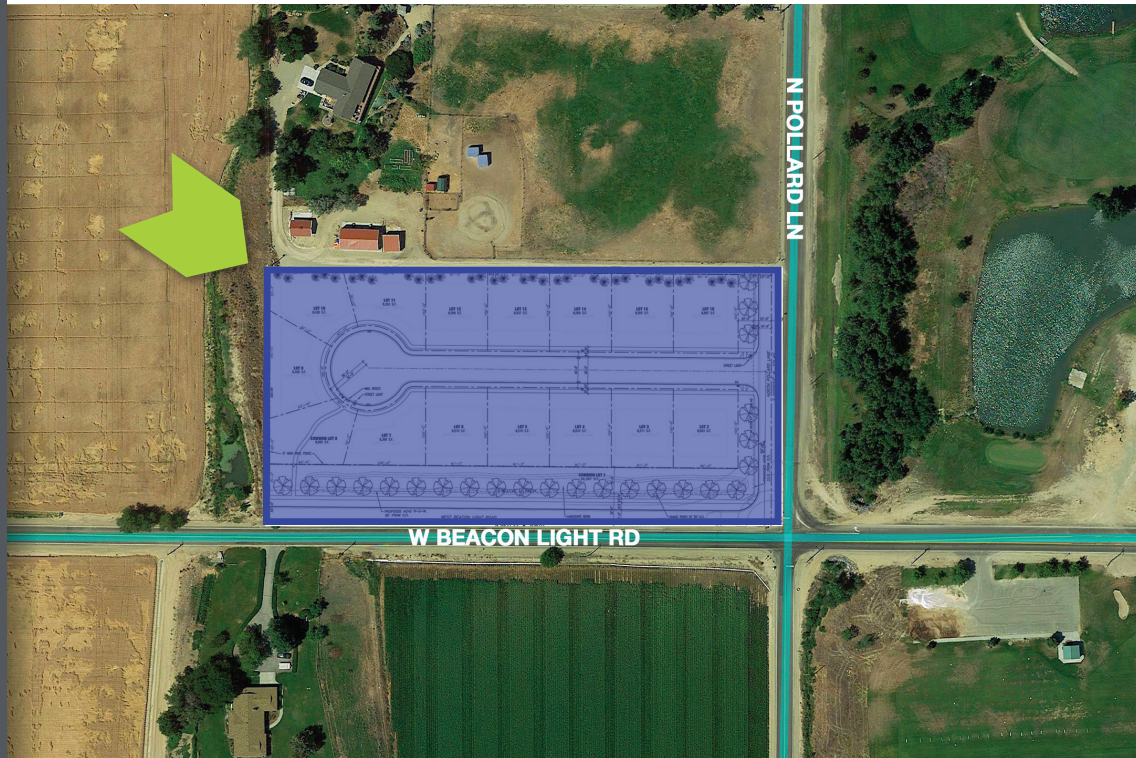


FOR SALE



PROPERTY INFORMATION

PROPERTY TYPE	Platted Subdivision for 14 Lots
ZONING	City of Star R-3
LAND SIZE	5 acres
APN	# S0333334020
PRICE	\$1,678,600 <i>(\$119,900/Buildable Lot)</i>

HIGHLIGHTS

- Nicely appointed lot size at roughly 8,500 SF per lot
- Final Plat delivery anticipated Jan/Feb 2022
- Rare opportunity for buildable platted sub
- Incredible location, with new, high-end developments surrounding
- Fantastic location with access to amenities and traffic corridors
- Right across from the public River Birch Golf Course
- Perfect size for new to market builder

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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RALLENS REALTY
CONSULTANTS

9220 BEACON LIGHT RD Star, ID 83669

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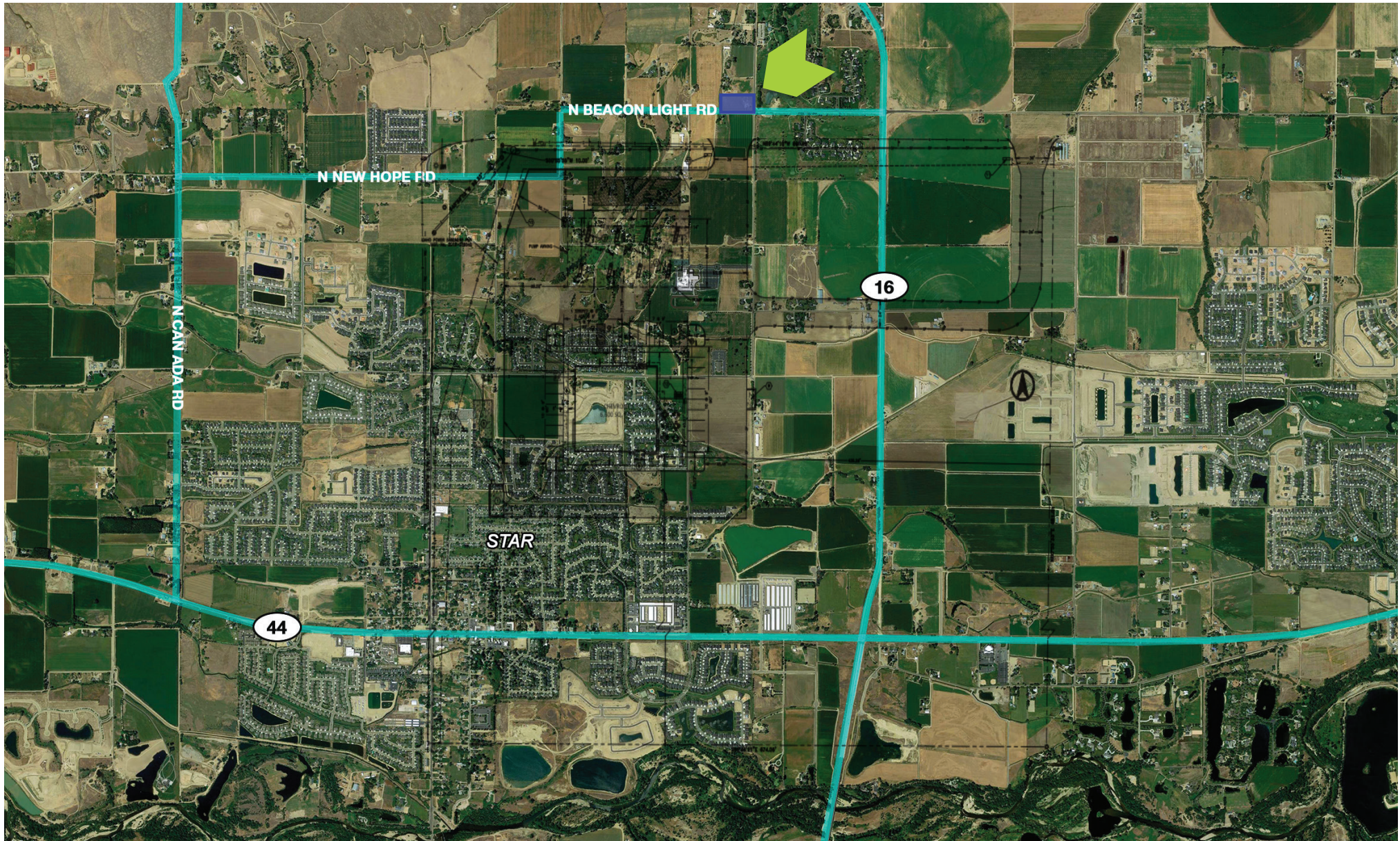


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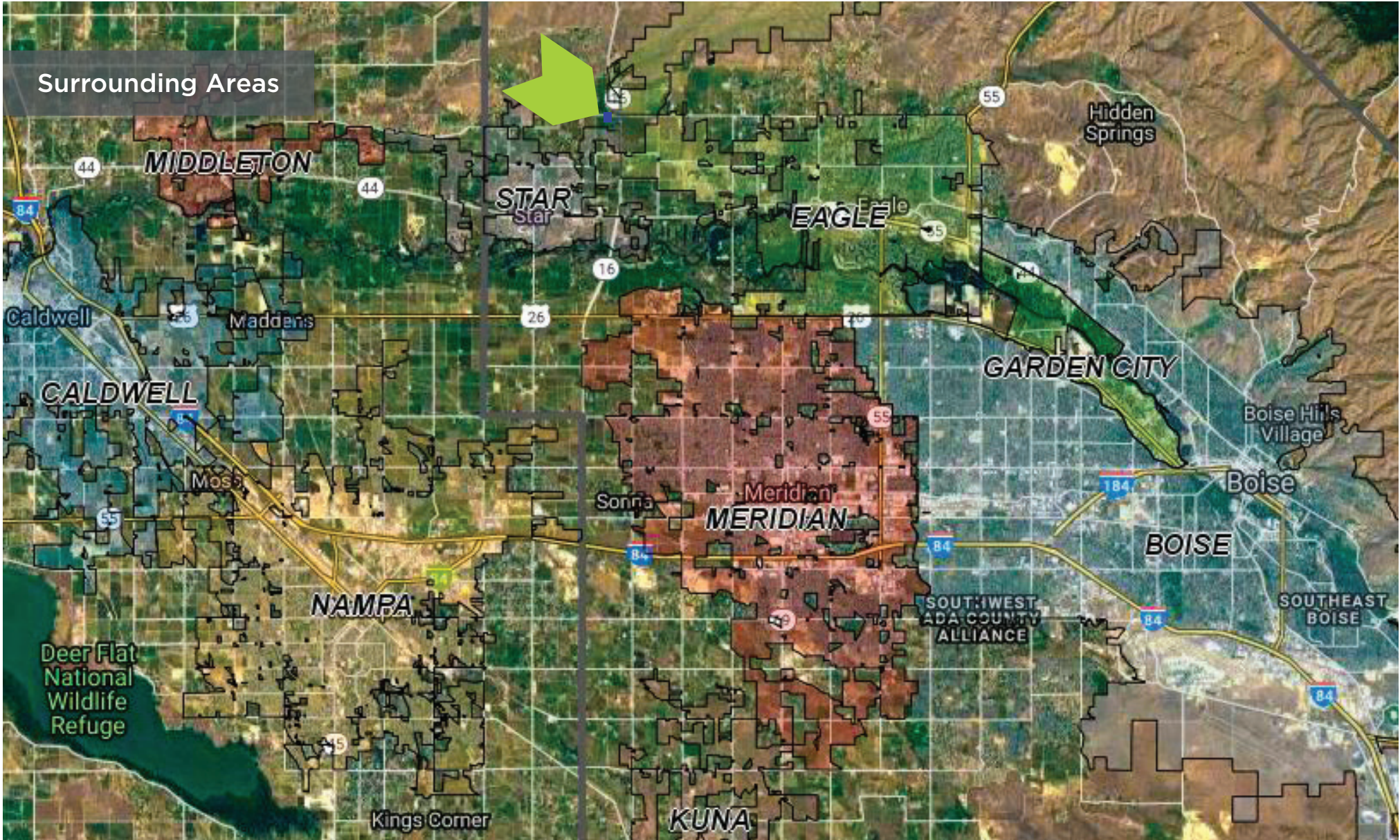
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Surrounding Areas



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Conceptual Layout

SITE DATA

TOTAL SITE AREA:	218,099 S.F. / 5.00 ACRES
BEACON LIGHT AND POLLARD RIGHT-OF-WAY:	59,892 S.F. / 1.37 ACRES
RESIDENTIAL LOT AREA:	119,493 S.F. / 2.74 ACRES
COMMON LOT AREA:	34,457 S.F. / 0.79 ACRES
CURRENT ZONING:	RUT
PROPOSED ZONING:	R-3
TOTAL NUMBER OF BUILDABLE LOTS:	14 (2.8 UNITS PER ACRE)
TOTAL COMMON LOTS:	2

