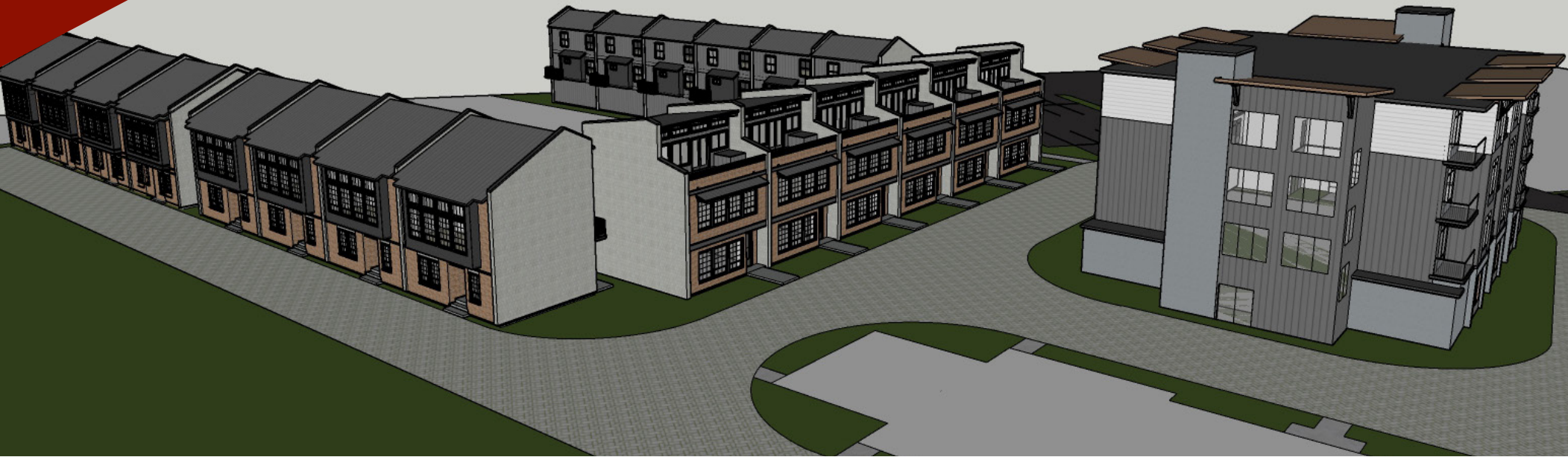


# University Gateway Development Site

MOSCOW, ID

SALE PRICE: \$4,125,000



# Development Opportunity

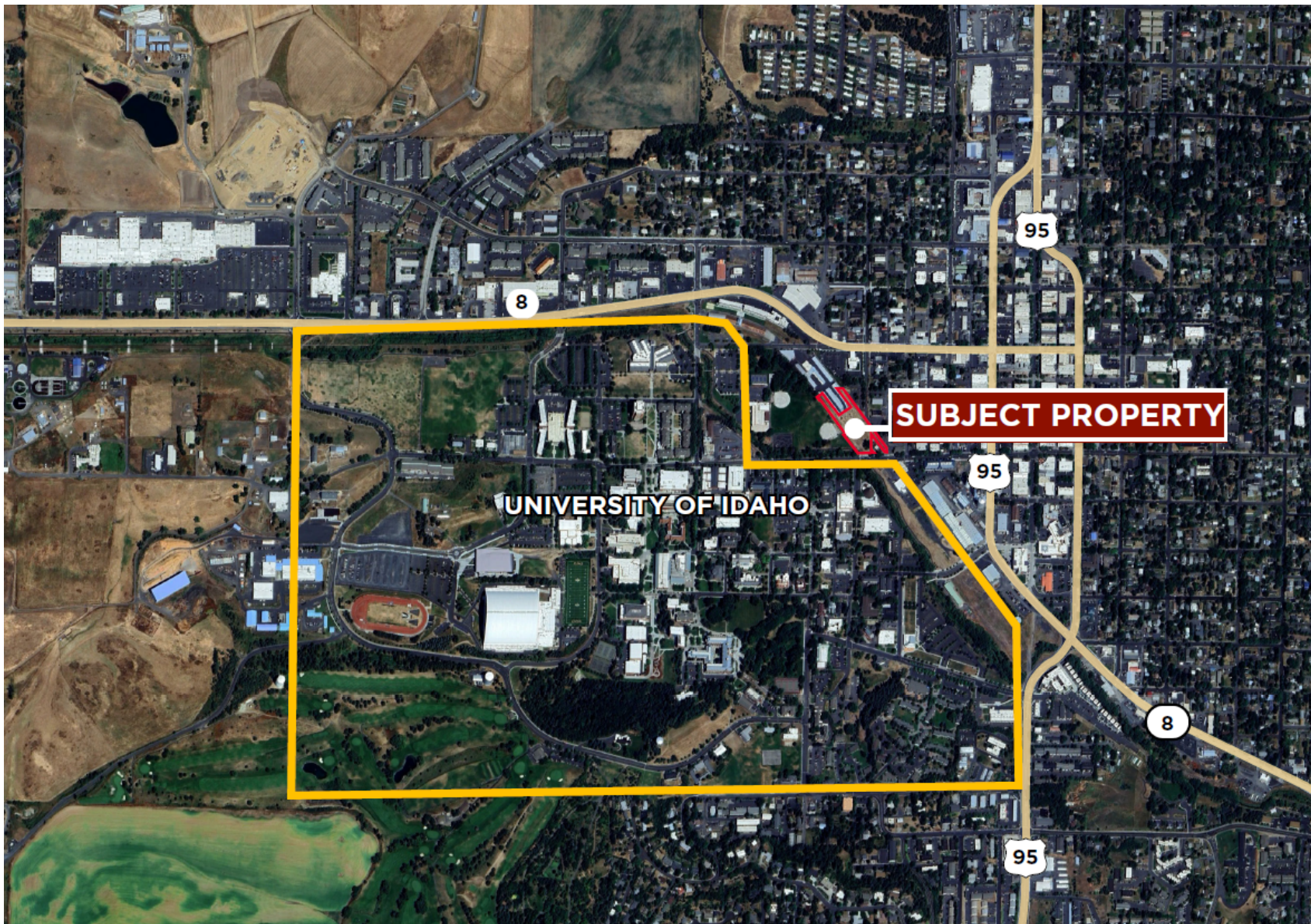
MOSCOW, ID

University Gateway is mixed-use development totaling 123,000 SF of residential and retail space. The 2.49 acre project is located adjacent to the intersection of Deakin and 6th street, the single most traveled pedestrian corridor between the University of Idaho and downtown Moscow. The project offers the buyer the opportunity to recover a portion of their investment in the short-term through the resale of 27 townhome lots, while simultaneously securing long-term cash flow and market appreciation with the development of 92 rental apartments and up to ten retail suites. The project is fully entitled.

**32 Unit Apartment Complex**







# Aerial Map

MOSCOW, ID





# Plat Satellite Retail Map

Parcel Number:

RPM00000078870

RPM00000078970

RPM0550006022C

M O S C O W , I D



**Lots 1-20 - Townhomes. Architectural designs complete. No engineering at this time**  
**ZONING: R4**

These two parking lots are on a 55-year ground lease with the University of Idaho. Approximately 45 years remain on the term. The University has verbally indicated they would entertain selling those parking lots, once the developer began construction. However, nothing in writing secures that option.

**Lot 28- 18- unit apartments, in a four story building, conceived as an "Over 55 Community". Podium style, ground level covered parking with apartments on top. Architectural designs complete. No engineering at this time.**  
**ZONING: R4**

#### ZONING

**R4-** Allows for all residential types from single-family homes through townhomes and multi-family projects, provided the parking requirements are met.

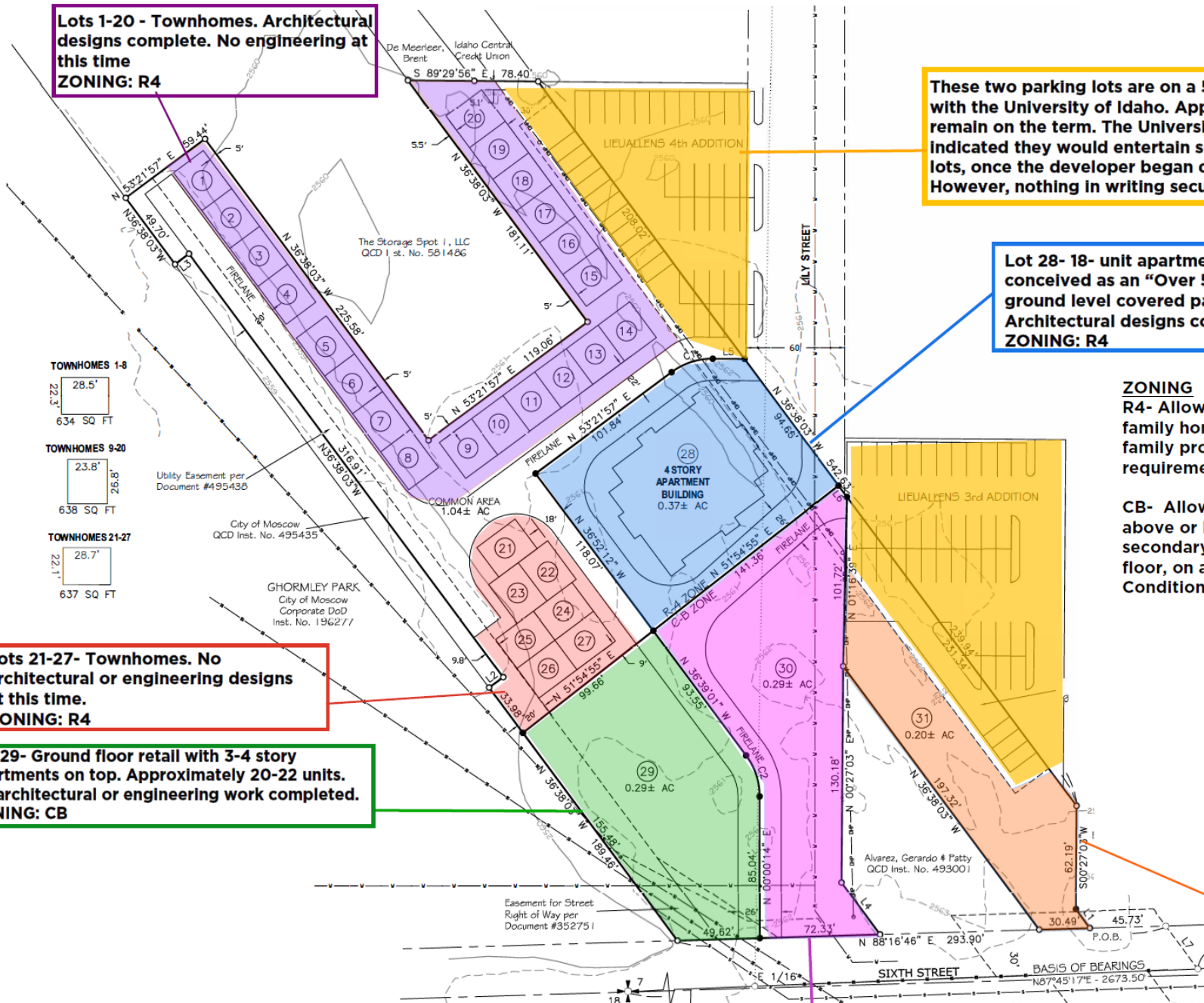
**CB-** Allows for single-family or multi-family, above or behind a commercial use, or on a secondary street frontage. Can be on ground floor, on a primary street frontage, with a Conditional Use Permit.

**Lots 21-27- Townhomes. No architectural or engineering designs at this time.**  
**ZONING: R4**

**Lot 29- Ground floor retail with 3-4 story apartments on top. Approximately 20-22 units. No architectural or engineering work completed.**  
**ZONING: CB**

**Lot 31- Four story apartments. 32 units. Architectural designs complete. No engineering work completed.**  
**ZONING: CB**

**Lot 30- Ground floor retail with 3-4 story residential on top. Approximately 20-22 apartments or condominium units. No architectural or engineering work completed.**  
**ZONING: CB**





# University Gateway Apartments







# **CURTIS CLUFF**

Director

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