

APPROVED MULTI-FAMILY DEVELOPMENT LAND

# HENDRICKS COMMONS



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**RALLENS REALTY**  
CONSULTANTS

FOR SALE



### PROPERTY INFORMATION

<b>STREET ADDRESS</b>	200 W 37th Street and 201/205 W 38th Street (3 parcels)
<b>CITY, STATE, ZIP</b>	Garden City, ID 83714
<b>COUNTY</b>	Ada
<b>ZONING</b>	C-2
<b>APPROVALS</b>	Approved Feb. 12th, 2024
<b>LOT SIZE</b>	2.7 acres
<b>TOTAL UNITS</b>	220
<b>TOTAL SF</b>	225,530 SF
<b>PARKING</b>	410 Stalls
<b>PRICE</b>	<b>\$4,180,000</b> (\$19,000/door)

### HIGHLIGHTS

- Located within the South of Chinden Urban Renewal District
- Optimal commuter location with 2-minute access to I-84 and downtown Boise
- Only a few blocks away from the greenbelt, Esther Simplot park, Quinn's pond
- High-end surrounding lifestyle amenities in the Garden City Arts District
- Unique opportunity for 200+ units in prime location
- Premium amenities included in project
- Roof top deck features unrestricted views of the Boise River, foothills and downtown
- C-2 zoning allows for potential repositioning as storage or other commercial uses

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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SITE ANALYSIS	
<b>SITE DATA</b>	
Site Area	2.7 Acres
City Zoning	C-2
Setbacks:	
Front	5'-0"
Rear	5'-0"
Side	5'-0"
<b>SITE BREAKDOWN</b>	
Building Footprint	78,120 SF
Hardscape SF	11,619 SF
Landscape SF	26,189 SF
<b>UNITS</b>	
1-Bedroom	60 Units
2-Bedroom	160 Units
<b>TOTAL</b>	<b>220 Units</b>
<b>PARKING</b>	
Required:	
1-Bedroom (1 Stall ea)	60 Stalls
2-Bedroom (2 Stall ea)	320 Stalls
Guest (.5 for first 10, .1 ea after)	26 Stalls
<b>TOTAL REQUIRED</b>	<b>406 Stalls</b>
Bike Parking: .5 for first 10, .1 ea after & 1 per dwelling unit	246 Stalls
Provided:	
Standard Stalls	345 Stalls
Compact Stalls (14%)	57 Stalls
Accessible Stalls	8 Stalls
<b>TOTAL REQUIRED</b>	<b>410 Stalls</b>
Bike Parking	247 Stalls

SITE ANALYSIS (continued)	
Open Space Required: (250SF/DU 500SF-1200SF)*190	47,500 SF
(350SF/DU >1200SF)*30	10,500 SF
<b>TOTAL REQUIRED</b>	<b>58,000 SF</b>
Provided:	
Ground Level	6,410 SF
Podium Level	17,953 SF
2nd Floor Roof Patio	530 SF
3rd Floor Roof Patio	873 SF
Roof Level	32,700 SF
<b>TOTAL PROVIDED</b>	<b>58,466 SF</b>

BUILDINGS SF BY LEVEL	
Level 1	78,120 SF
Level 2	78,120 SF
Level 3	78,570 SF
Level 4	60,300 SF
Level 5	60,300 SF
Level 6	60,300 SF
Level 7	60,300 SF

UNIT BREAKDOWN		
TYPE	#	SF
2 Bed 2 Bath - Outside Corner	20	1,208 SF
2 Bed 2 Bath - Outside Corner	10	1,262 SF
2 Bed 2 Bath - Outside Corner	30	855 SF
2 Bed 2 Bath - Outside Corner	30	1,000 SF
2 Bed 2 Bath - Outside Corner	70	1,195 SF
2 Bed 2 Bath	50	810 SF
2 Bed 2 Bath	10	895 SF
<b>TOTAL</b>	<b>220</b>	



EVstudio

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# HENDRICKS COMMONS GARDEN CITY, ID



Close Aerial With Site Plan Overlay



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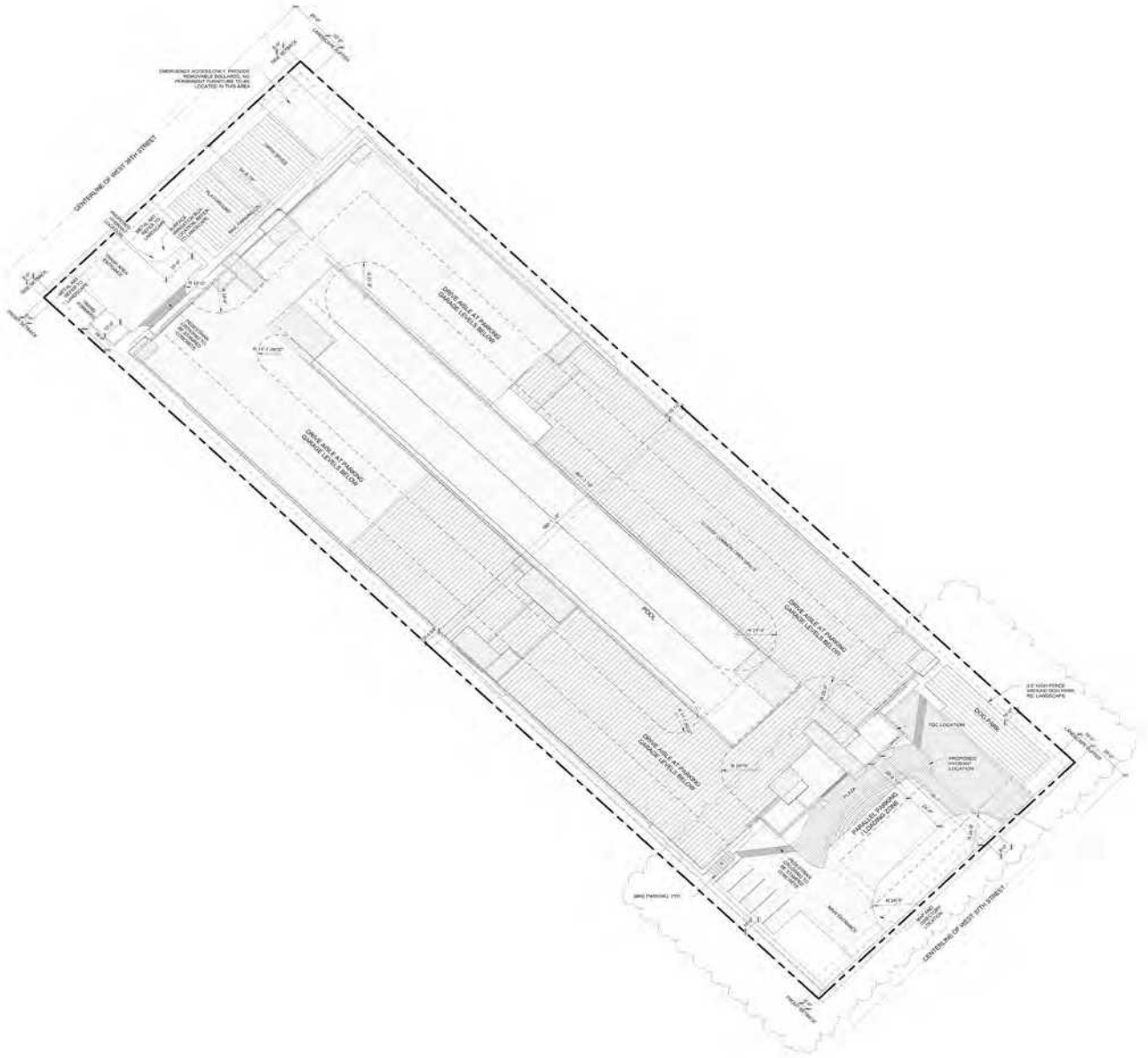
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# HENDRICKS COMMONS GARDEN CITY, ID



## Site Plan



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# HENDRICKS COMMONS GARDEN CITY, ID



Aerial



**BRIAN RALLENS**

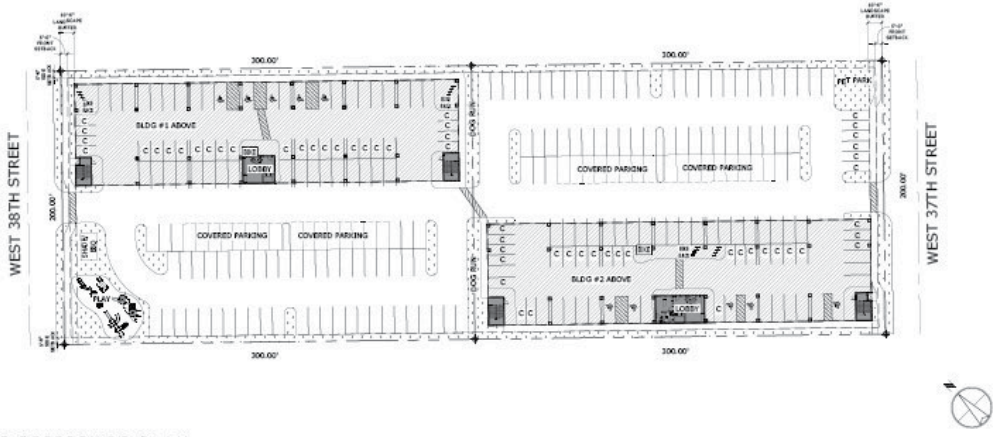
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## Alternative Concept Option



SITE REFERENCE PLAN  
SCALE: 1" = 30'-0"

## Alternative Concept Option Specs

### PARKING CALC

#### BUILDING #1

##### MULTIFAMILY: 76 UNITS

133 SPACES, 5 ADA REQUIRED  
25 COMPACT SPACES (19%)  
103 STANDARD SPACES  
128 TOTAL SPACES (76 COVERED), 5 ADA PROVIDED

##### BIKE PARKING-(TABLE 8-4D-3)

REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNIT  
76 UNIT = 13 SPACES  
PROVIDED: 8 BIKE LOCKERS + 16 SPACES

#### BUILDING #2

##### MULTIFAMILY: 76 UNITS

133 STANDARD SPACES, 5 ADA REQUIRED  
31 COMPACT SPACES (22%)  
121 STANDARD SPACES  
138 TOTAL SPACES (76 COVERED), 5 ADA PROVIDED

##### BIKE PARKING-(TABLE 8-4D-3)

REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNIT  
76 UNIT = 13 SPACES  
PROVIDED: 8 BIKE LOCKERS + 16 SPACES

### SITE RECAP

TOTAL PROJECT SITE: 120,016 SQ. FT. (2.76 ACRES)

CITY ZONING- C-2

##### SETBACKS:

FRONT- 5'-0"  
REAR- 5'-0"  
SIDES- 5'-0"

### BUILDING RECAP

#### BUILDING #1:

PARKING LEVEL + 4 FLOORS  
FIRST FLOOR FOOTPRINT 20,720 SF  
50 - STUDIO AND 1 BEDROOM UNITS  
26 - 2 BEDROOM AND 3 BEDROOM UNITS

#### BUILDING #2:

PARKING LEVEL + 4 FLOORS  
FIRST FLOOR FOOTPRINT 20,720 SF  
50 - STUDIO AND 1 BEDROOM UNITS  
26 - 2 BEDROOM AND 3 BEDROOM UNITS

# HENDRICKS COMMONS GARDEN CITY, ID

Wide Aerial



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