

LAND FOR SALE / LEASE / BTS

9275 W. CHINDEN BLVD LAND

GARDEN CITY, IDAHO 83714

**PRICE
REDUCED**



PROPERTY INFORMATION:

Size: 0.46 Acres
Sale Price: ~~\$196,000~~ \$180,338
Rate: ~~\$10.00/SF~~ \$9.00/SF
Zoning: C-2

DEMOGRAPHICS:

2013	1 Mile	3 Mile	5 Mile
Population:	10,656	85,816	182,248
Avg HH Income:	\$68,943	\$64,989	\$65,916
Daytime Pop:	2,051	26,494	83,470

CONTACT:

Lenny Nelson

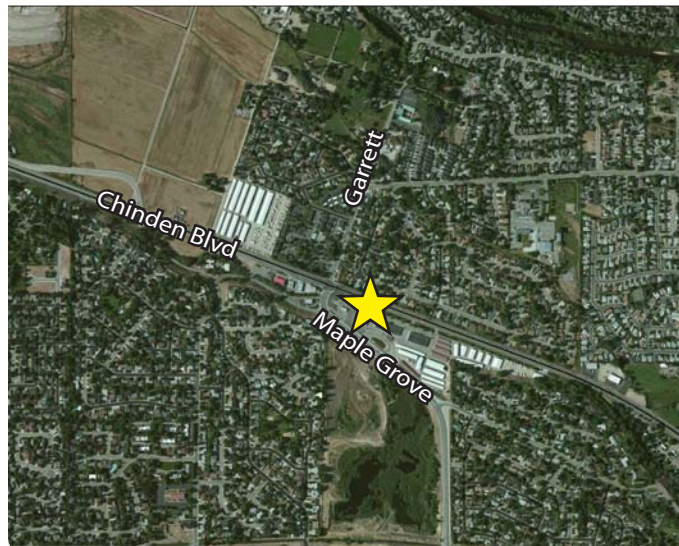
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LISTING COMMENTS:

Located on Chinden Boulevard and the Maple Grove extension with high traffic counts.

Build-to-Suit options available: 4,600 SF or 3,800 SF with drive-thru.

3D View From Chinden:



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Concept 1 - Retail Development Details

Use: Retail

Building Square Footage:

Main: 4600 SF

Upper: 0

Total: 4600 SF

Parking Requirements:

Required: As required by City of Garden City

Provided: 21

4600 SF / 21 Parking Stalls = 1 Stall per 220 SF

Setback Requirements (C-2):

Front: 20'

Rear: 5'

Interior Side: 5'

Street Side: 20'

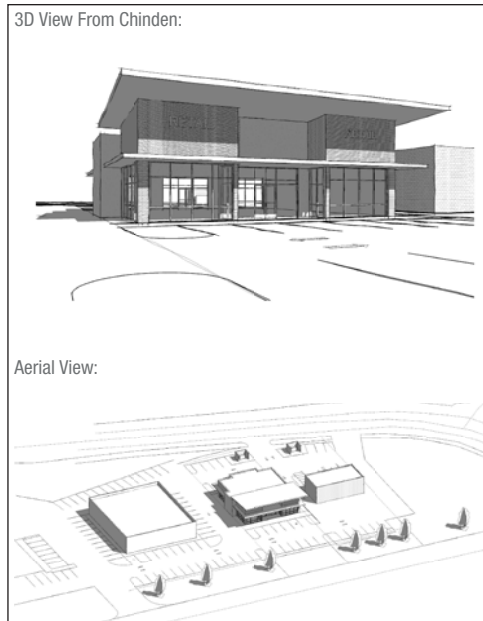
Landscape Requirements:

Perimeter Landscaping Standards

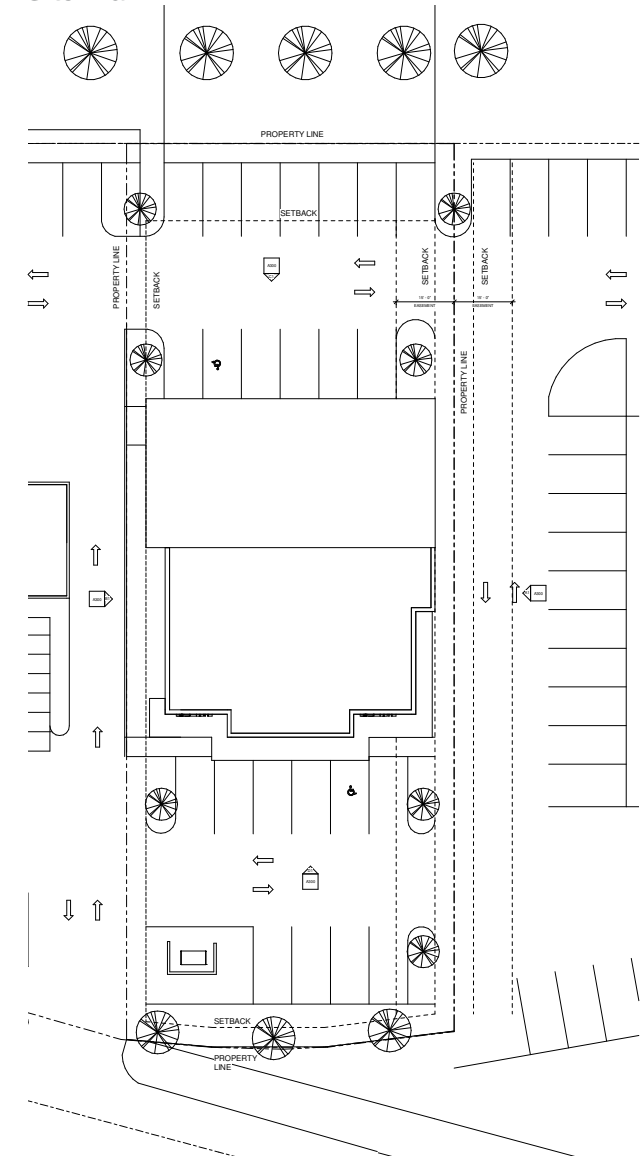
1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot.
2. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length to quickly establish continuous canopy coverage.
3. A variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal color shall be planted.

Internal Landscaping Standards

1. Internal shade trees shall be provided at a minimum ratio of one (1) tree planted for every five (5) parking spaces.
2. Internal shade trees shall be planted such that no parking space is more than one hundred feet (100') from a tree.
3. Include landscaped islands with at least one (1) tree at the beginning and end of each parking row and to break up longer rows or highlight special features.



Concept 1 Site Plan



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Concept 2 Site Plan

Concept 2 - Drive-Through Development Details

Use: Drive-Through Establishment

Building Square Footage:

Main: 3800 SF
 Upper: 0
 Total: 3800 SF

Parking Requirements:

Required: As required by City of Garden City
 Provided: 21
 3800 SF / 21 Parking Stalls = 1 Stall per 180 SF

Setback Requirements (C-2):

Front: 20'
 Rear: 5'
 Interior Side: 5'
 Street Side: 20'

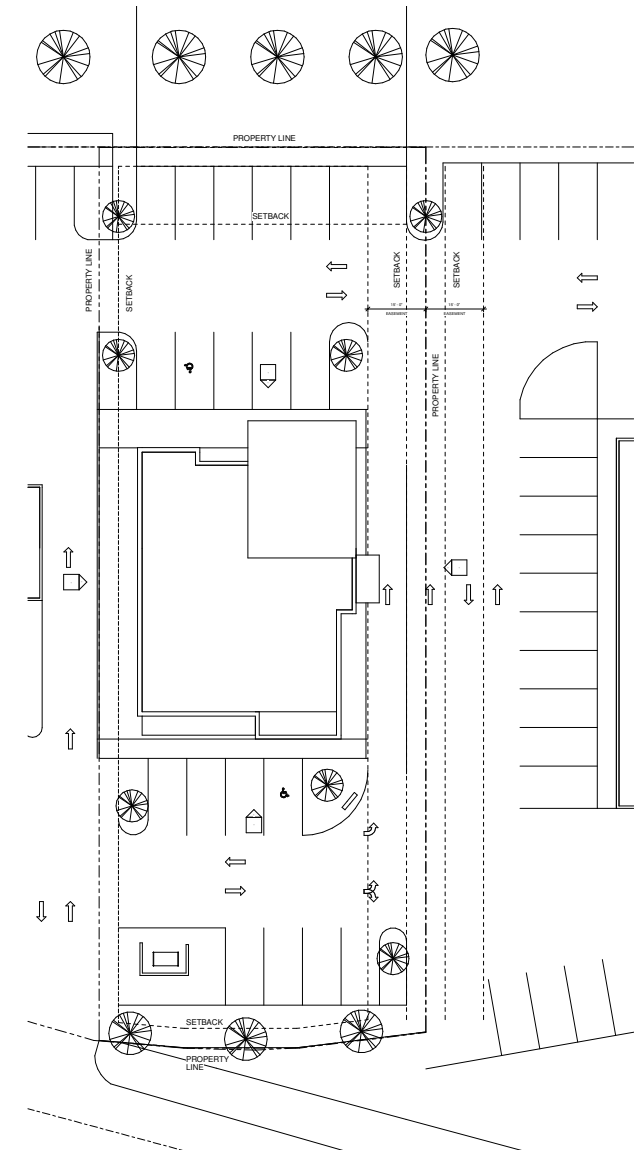
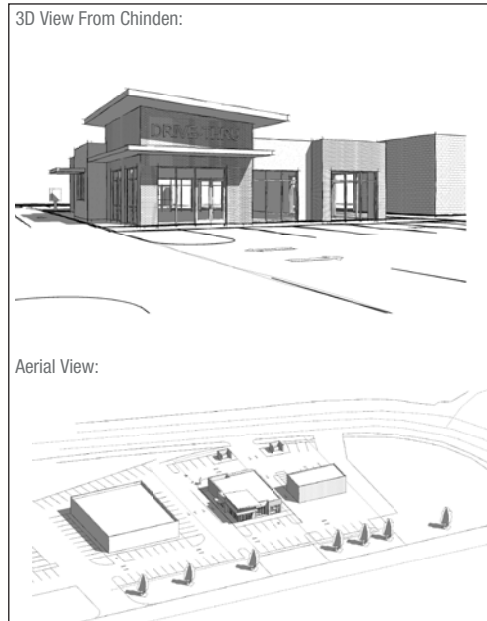
Landscape Requirements:

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Internal Landscaping Standards

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3. Include landscaped islands with at least one (1) tree at the beginning and end of each parking row and to break up longer rows or highlight special features.



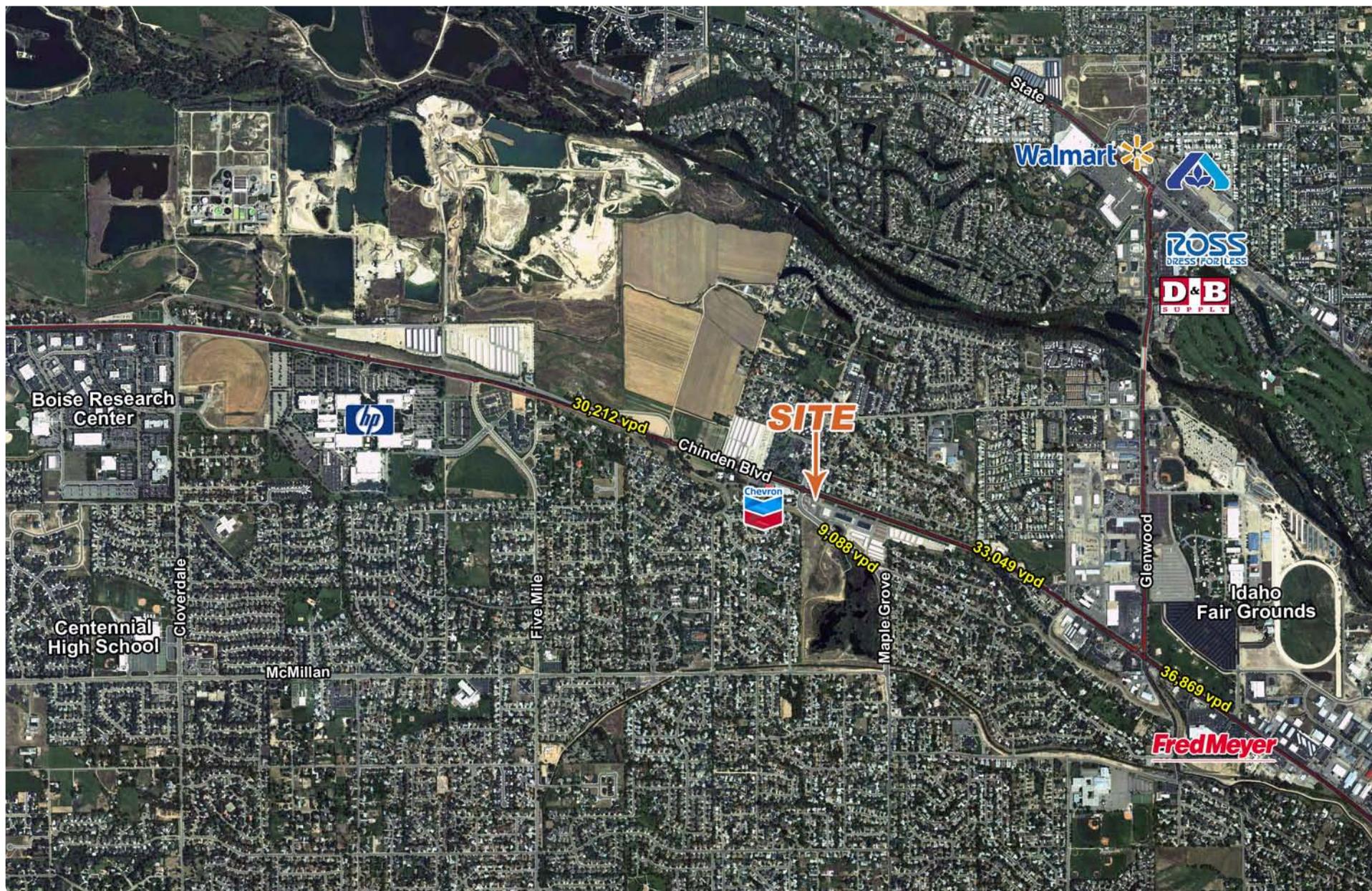
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