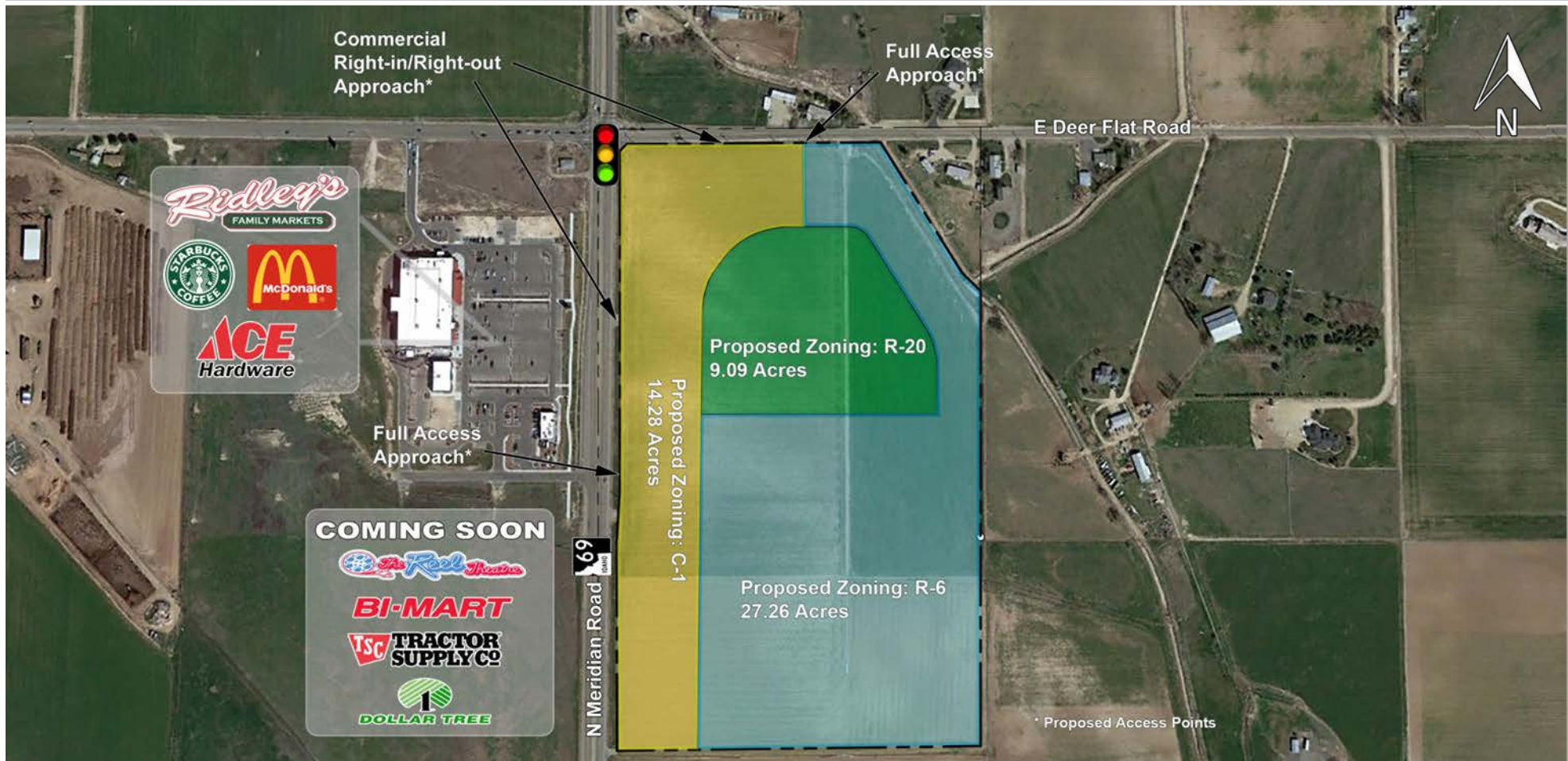


LAND OFFERING



PROPOSED ASHTON ESTATES MIXED USE PROJECT

UP TO 50.63 ACRES AVAILABLE

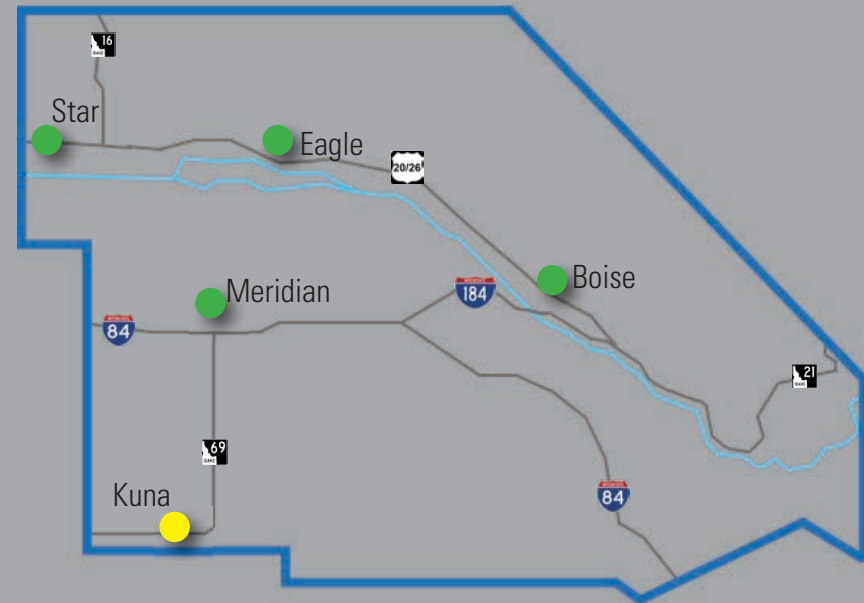
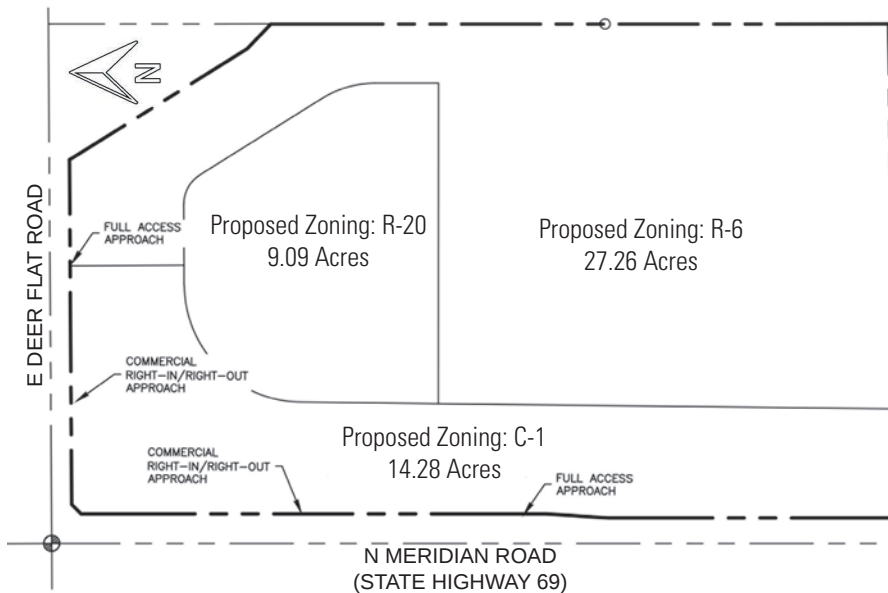
KUNA, IDAHO 83634

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

Ryan Cantlon
(208) 343-9300, office
(208) 867-3751, cell
ryan@icbre.com

PROPOSED ASHTON ESTATES MIXED-USE PROJECT

OFFERING DETAILS



Asking Price: Contact listing agent

Acres Available: Up to 50.63 acres. Seller will consider offers on all or part of the project. Single pad uses will also be considered and seller will develop to accommodate uses if appropriate. Proposed land plan is being submitted but can be adjusted to accommodate specific uses.

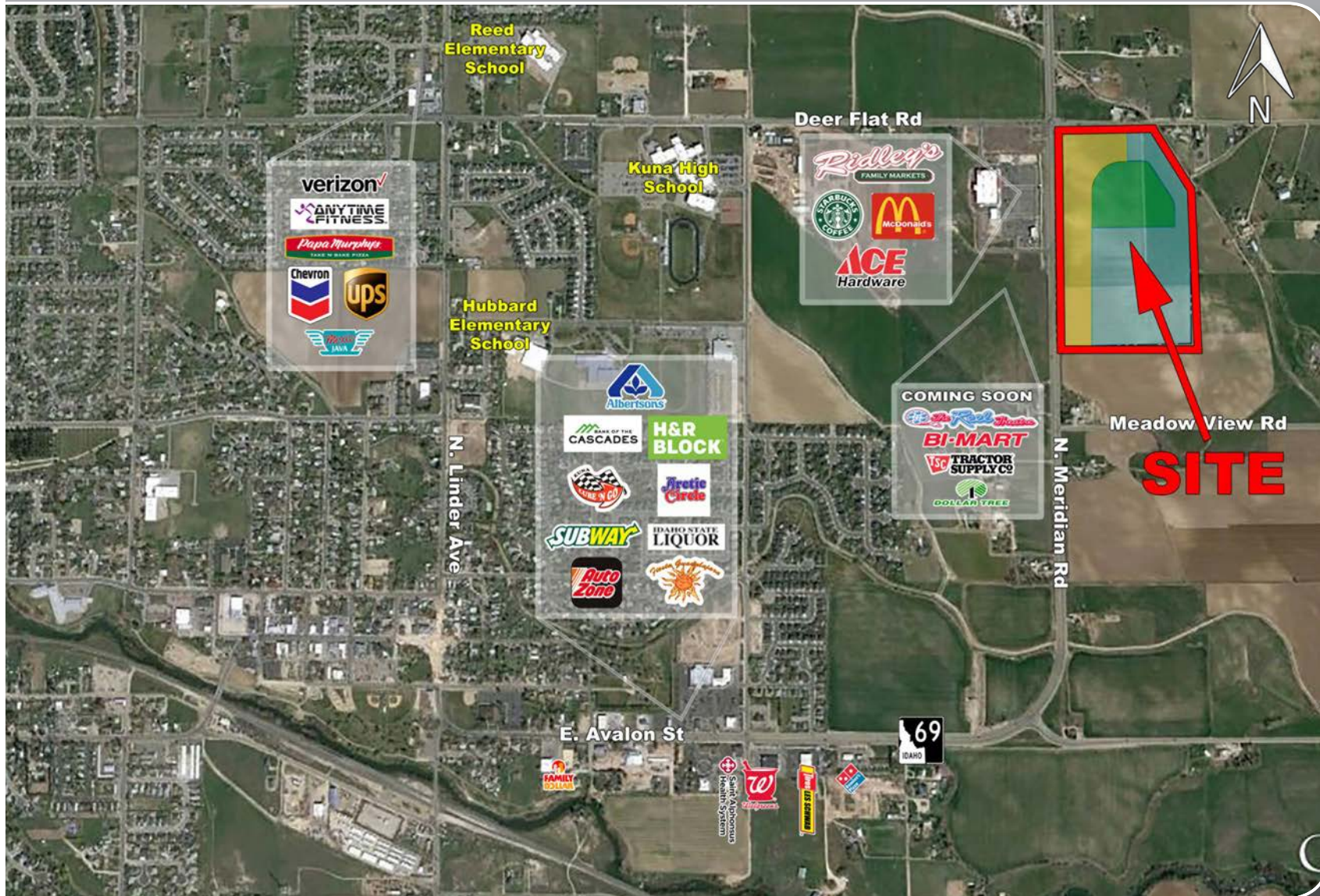
Proposed Zoning:

R-6 (Medium Density Residential - up to 6 units per acre):	27.26 acres
R-20 (High Density Multifamily - up to 20 units per acre):	9.09 acres
C-1 (Neighborhood Commercial):	14.28 acres

Comments: Mixed-use opportunity in Kuna, Idaho
Excellent visibility on SH 69/Meridian Road
Contact listing agent for availability as acres and uses are flexible

PROPOSED ASHTON ESTATES MIXED-USE PROJECT

AERIAL



PROPOSED ASHTON ESTATES MIXED-USE PROJECT

ZONING INFORMATION

Medium Density Residential District (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

High Density Multifamily Residential District (R-20): The purpose of the R-20 district is to define a maximum residential density limit per acre based on factors such as traffic generation, availability of city services and land use compatibility. Accordingly, the district is established to serve higher density, multi-storied residential development, not to exceed twenty (20) dwelling units per net acre. District requirements include direct access to arterial or collector roadways and connection to public sewer and water. This zone is intended to accommodate multi-storied, multifamily dwellings and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.

Neighborhood Commercial District (C-1): The purpose of the C-1 district is to accommodate a wide variety of low impact commercial activities to meet the daily needs of nearby neighborhood residents. This district is an appropriate designation for a neighborhood center and mixed-use to be established.

P = Permitted S = Must be Conditionally Approved

Land Uses	R-6	R-20	C-1
Accessory Dwelling Unit (aka MIL Quarters/Carriage House)	P		
Alcohol Consumption on-site/off-site	P	P	P
Amusement Center (indoor)			S
Amusement Center (outdoor)			P
Appliance Repair	S	S	P
Aquarium			P
Aboretum	P	P	P
Archery Range			P
Art Gallery/Studio	S	S	P
Assisted Living	S	S	P
Auction Sales			S
Auditorium			P
Automobile Detailing			P

Land Uses	R-6	R-20	C-1
Automobile Rental/Sales			S
Automobile Repair			S
Bakery or Baked Goods Store	S	S	P
Bank, Credit Union, Savings & Loan	S	S	P
Banquet Facility	S	S	P
Barber Shop/Beauty Salon	S	S	P
Bed and Breakfast	S		S
Beer and Wine Production	P		
Bicycle Shop	S	S	P
Boarding/Rooming House		S	P
Bookstore	S	S	P
Botanical Garden	P	P	P
Bowling Alley			P

zoning table continued on next page

PROPOSED ASHTON ESTATES MIXED-USE PROJECT

ZONING INFORMATION

P = Permitted S = Must be Conditionally Approved

Land Uses	R-6	R-20	C-1
Cabinet Shop - Manufacturing			S
Car Wash			P
Caretaker			P
Carnival/Circus			P
Catering	S	S	P
Cemetery or Mausoleum		S	S
Child Care, Center (13+ Children)	S	S	S
Child Care, Group (7-12 Children)	S		S
Child Care, Home (1-6 Children)	S		
Church or Place of Worship	P	S	S
Community Center/Grange/Assembly Use	S	S	P
Community/Urban Garden	P	P	P
Convenience Store (not including fuel sales)			P
Digital/Electronic Verbiage Signage			S
Dispatch Center			P
Distillery Production			S
Dog Grooming	S		P
Drive-in Restaurant			P
Drive-in Theater			S
Drive-through Business	S	S	P
Driving School			P
Dwelling/Condominium/Townhouse/Garden Apartment	S	P	P
Dwelling, duplex	P	P	
Dwelling, multifamily/Apartments (3 or more units under one roof)	S	P	P
Dwelling, single family	P	P	P

Land Uses	R-6	R-20	C-1
Emergency Care Facility/Clinic	S	S	P
Equipment Sales and Rental (light equipment)	S	S	P
Exhibition Hall			P
Farmer's Market			P
Feed Store			P
Financial Services	S	S	P
Flea Market/Swap Meet			S
Florist	S	S	P
Flower Gardening	P	P	P
Fraternity/Sorority/Dormitory/Res.Hall		S	S
Fuel Sales			S
Funeral Home/Mortuary			S
Furniture Restoration/Refinishing			P
Furniture Shop - Retail			P
Gardening (for home consumption on-site)	P	P	P
Gift Shop	S	S	P
Golf Course and Country Club	P	P	P
Greenhouse/Nursery			P
Grocery Store/Delicatessen	S	S	P
Group Home	S	S	S
Halfway House	S		S
Handicraft	P/S	S	P
Health Club	S	S	P
Home Improvement Center 7-15			P
Home Occupation	P	P	P

zoning table continued on next page

PROPOSED ASHTON ESTATES MIXED-USE PROJECT

ZONING INFORMATION

P = Permitted S = Must be Conditionally Approved

Land Uses	R-6	R-20	C-1
Hospital		S	S
Hotel/Motel			S
Laundromat	S	S	P
Manufactured Home Class A	P	P	
Massage Therapy	S	S	P
Meat Market			P
Monument Works, Stone			S
Nursing Home	P	P	S
Office (Home Occupation)	P	P	
Office (Medical, Professional)	S	S	P
Office (Temporary Real Estate Subdivision Sales)	S	S	
Orchards, Tree Crops	P		
Parking Lot or Facility, Park and Ride	P	P	P
Pawnshop			S
Pharmacy			P
Planned Unit Development	S	S	S
Plant Nursery			S
Post Office			P
Poultry, Fowl, Rabbits	P		
Preschool	S	S	S
Printing, Blueprinting, Copy Center and Cartography			P
Prison, Jail, etc.			S
Public	P	P	P
Public Service Facility	S	S	S
Publishing	P	P	P

Land Uses	R-6	R-20	C-1
Quasi-public			P
Radio and TV Stations			P
Recycle/Collection Bins			P
Restaurant	S	S	P
Restaurant with Bar			S
Retail Stores/Services	S	S	P
Roadside Stands, Seasonal			P
Sales, Wholesale			S
Sandwich Shop/Deli	S	S	P
School (College/University/Trade)			S
School (Elementary, Middle and High School)	S	S	S
School (Trade)			P
Senior Housing	P	P	P
Service Station/Garage			S
Shelter or Temporary Home		S	S
Shoe Repair	S	S	P
Shooting Range (indoor)			P
Shop for Building Contractor			P
Shopping Center			S
Sign Shop			P
Sports Arena			S
Storage Facility (public/private 2 - 5 acres)			S
Storage Facility (public/private up to 2 acres)		S	S
Studio (Art, Dance, Music, Voice)	S	S	P
Studio (Artist, Interior Decorators, Photographer, etc)	S	S	P

zoning table continued on next page

PROPOSED ASHTON ESTATES MIXED-USE PROJECT

ZONING INFORMATION

P = Permitted S = Must be Conditionally Approved

Land Uses	R-6	R-20	C-1
Supply Yard			S
Swimming Pool	P	P	P
Tattoo Parlors/Studios/Body Piercing Establishment			S
Tavern/Bar/Nightclub/Lounge			S
Taxidermy			S
Temporary Tent			P
Theater			P

Land Uses	R-6	R-20	C-1
Tire Shop (not recapping)			P
Travel Agency	S	S	P
Upholstery Shop			P
Utility-Owned Building (public/private)	S	S	S
Vehicle Emission Testing Facility			P
Vetrinary Clinic			P
Wedding Chapel		S	P