

AMAZON VILLAS

94 TOWNHOUSE LOTS
STAR, IDAHO



CONTACT FOR MORE INFORMATION

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AMAZON VILLAS EXECUTIVE SUMMARY



OVERVIEW	Amazon Villas consists of 94 finished townhome lots in Star, ID and provides a rare opportunity for a builder to deliver early 2025 closings. Amazon Villas is adjacent to; Amazon Falls , a fully built-out 184 unit for-rent community, and Junction Crossing, a 9 acre commercial development with hotel, restaurant, office/retail pads, along with a newly constructed 19,500 square foot office building that is occupied by Wright Brothers.
LOCATION	Amazon Villas is located in Star, the 2nd fastest growing city in Idaho, is just off State Street and is within a 1/2 mile of Highway 16, within minutes of nearby grocery stores, restaurants, schools, and recreation.
ADDRESS	7672 West State Street, Eagle, Idaho
AMENITIES	It is anticipated that the future residents of Amazon Villas will have access to the Amazon Falls amenities which include: clubhouse, pool, fitness center, dog park, and park space. Amenity use is subject to a \$10,000 per unit fee and an ongoing cost agreement executed at close of escrow.
SIZE	94 Townhouse Lot Dimensions: 33 – 22 feet x 40 feet (3 story) 27 – 22 feet x 52 feet (2 story) 34 – 22 feet x 60 feet (2 story)
LIST PRICE /TERMS	Call agent for price. Closing in an as-is status, 10 days after the expiration of appeal period of city approval.
SCHOOLS	Eagle Elementary School Northstar Charter School Galileo STEM Academy Star Middle School Eagle High School
PLAT	Click here to View Plat

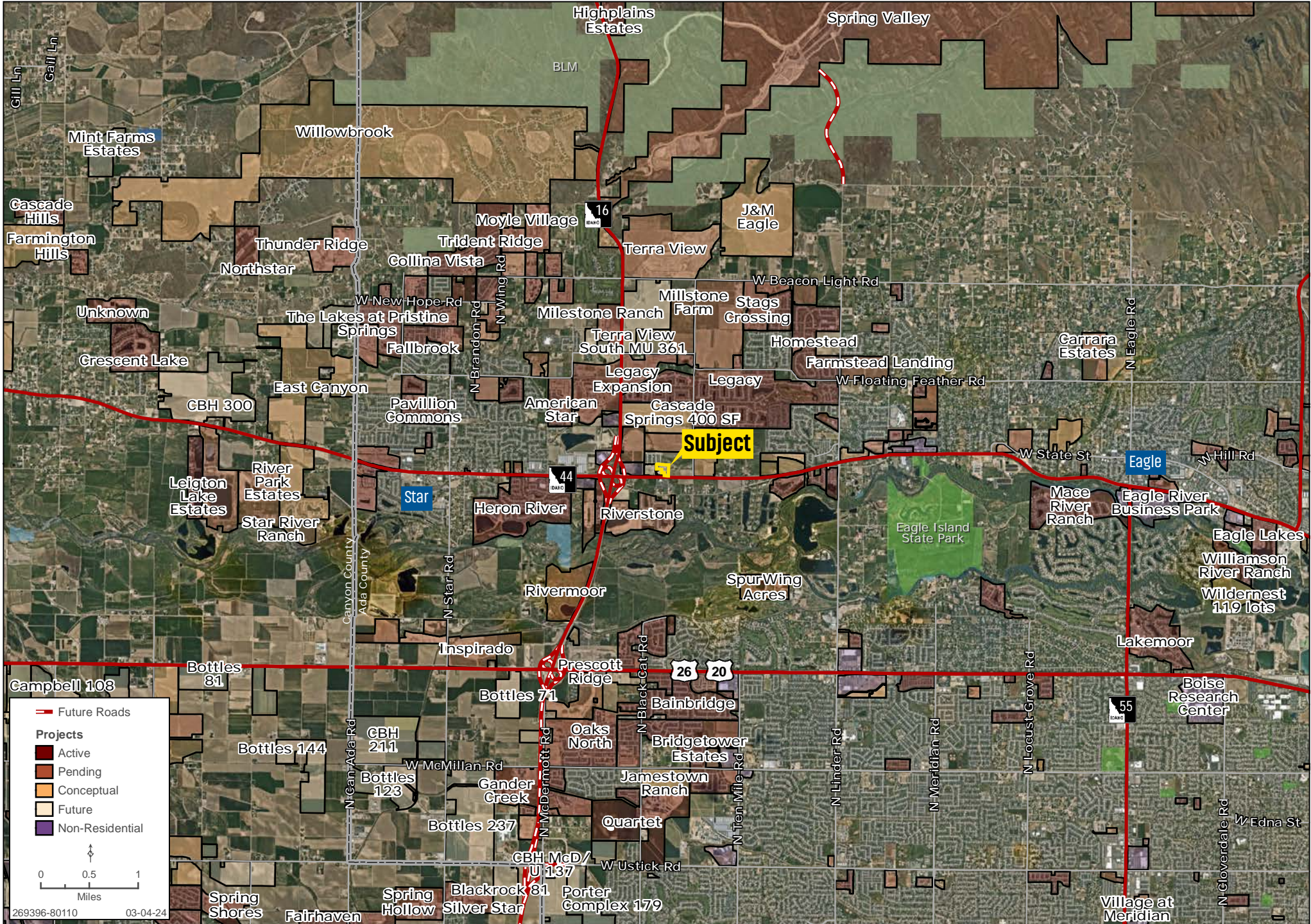
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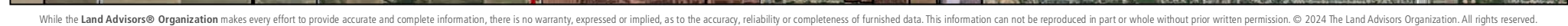
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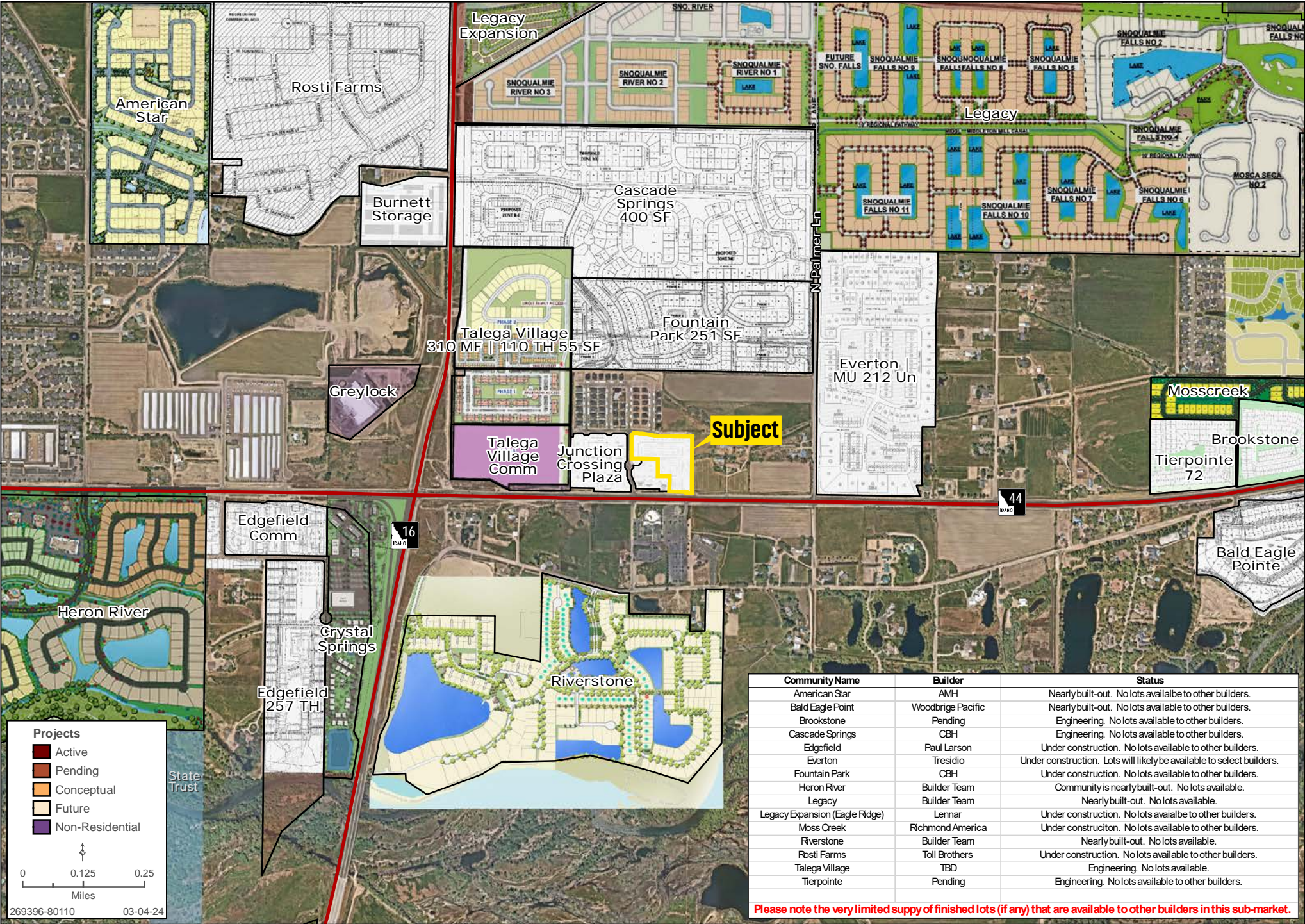


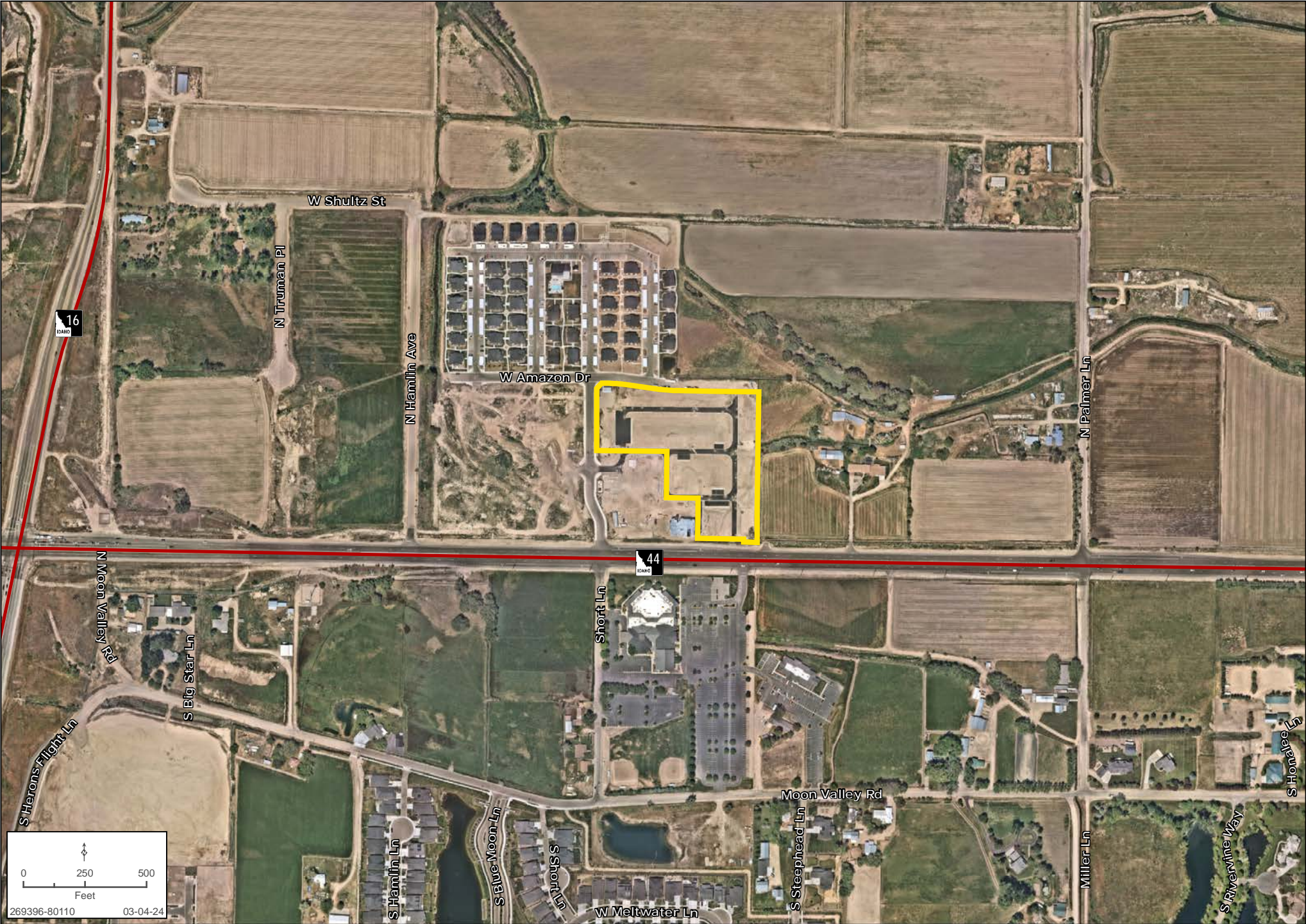
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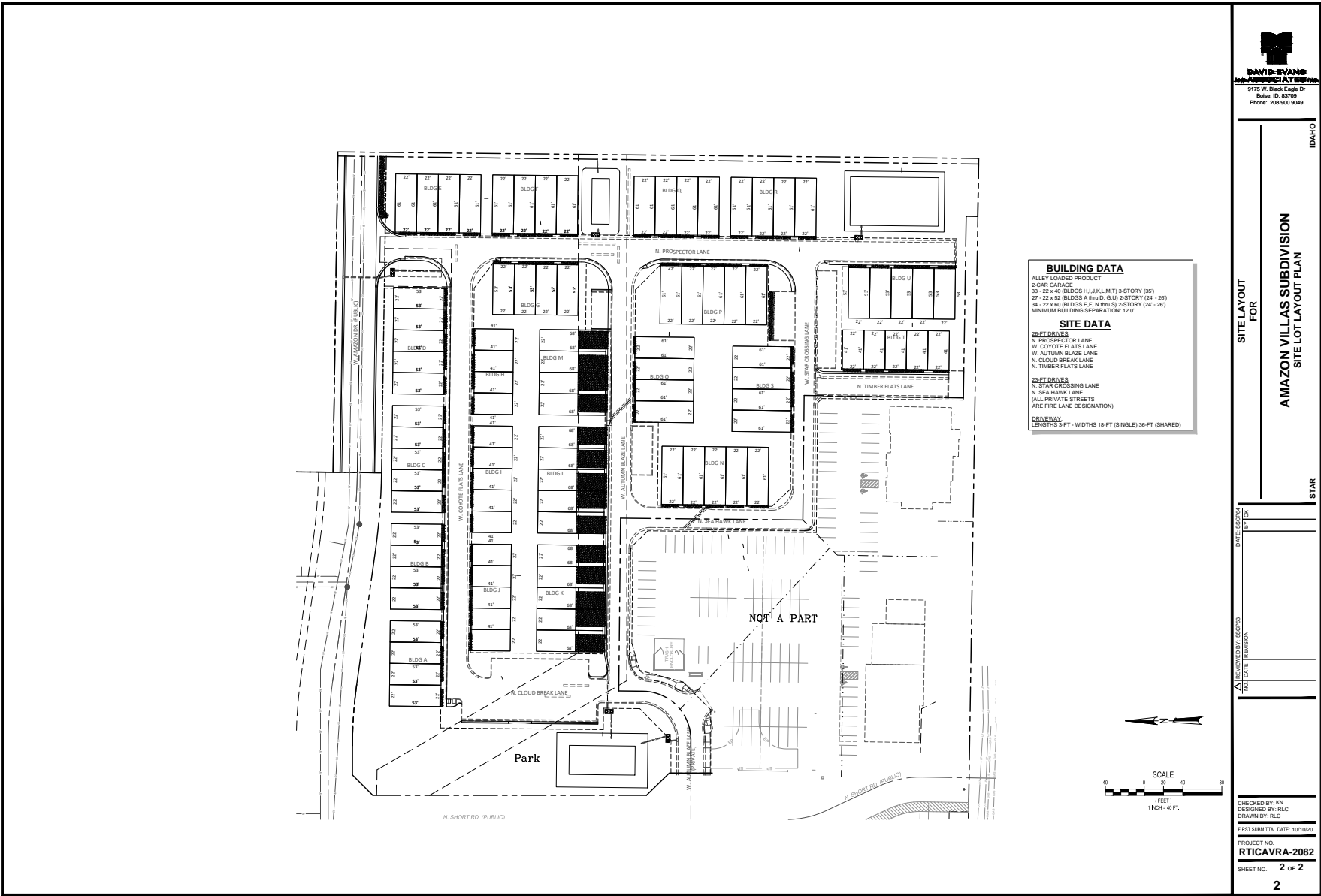
LOCATION MAP | AMAZON VILLAS

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SITE PLAN* | [CLICK HERE TO VIEW](#)



*Project is currently being replatted. Site Plan shown is subject to change. Anticipated preplat approval in April 2024.

MARKET DATA



Ada County New Home Sales

	AVERAGE SALES PRICE	AVERAGE \$ /FT	AVERAGE SIZE
Single Family	\$639,498	273.74	2,312
Townhouse	\$422,105	272.60	1,561

Eagle / Star

	AVERAGE SALES PRICE	AVERAGE \$ /FT	AVERAGE SIZE
Single Family	\$713,265	286.08	2,457
Townhouse	\$524,643	294.56	1,775

Eagle / Star

	STARTS	CLOSINGS
Single Family	798	770
Townhouse	97	37

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. IDAda269396 - March 14, 2024.



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