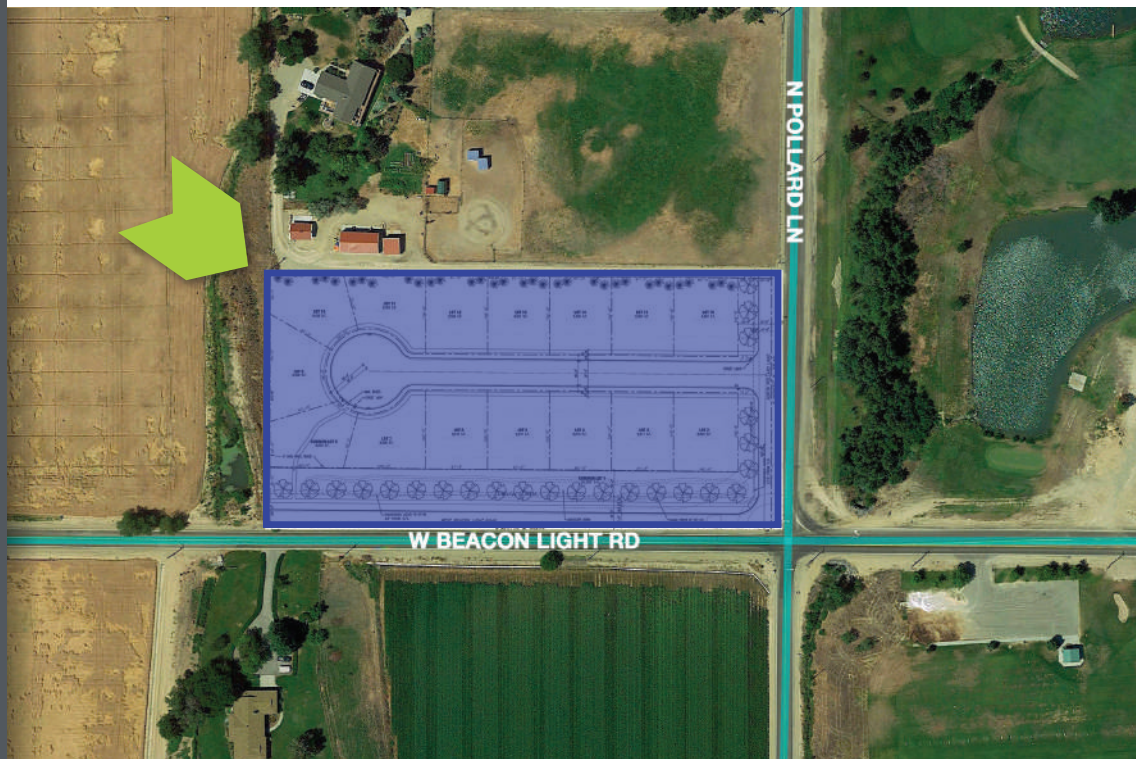


**9220 BEACON LIGHT RD** Star, ID 83669

**Residential Land**

**FOR SALE**



### PROPERTY INFORMATION

|                      |   |
|----------------------|---|
| <b>PROPERTY TYPE</b> | Platted Subdivision for 15 Lots                 |
| <b>ZONING</b>        | City of Star R-3                                |
| <b>LAND SIZE</b>     | 5 acres   |
| <b>APN</b>           | # S0333334020                                   |
| <b>PRICE</b>         | <b>\$1,678,600</b><br>(\$119,900/Buildable Lot) |

### HIGHLIGHTS

- Nicely appointed lot size at roughly 8,500 SF per lot
- Final Plat delivery anticipated Jan/Feb 2022
- Rare opportunity for buildable platted sub
- Incredible location, with new, high-end developments surrounding
- Fantastic location with access to amenities and traffic corridors
- Right across from the public River Birch Golf Course
- Perfect size for new to market builder

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.



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**rallensrealty.com**

RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055



**9220 BEACON LIGHT RD** Star, ID 83669



**RALLENS REALTY**  
CONSULTANTS

Vicinity Aerial



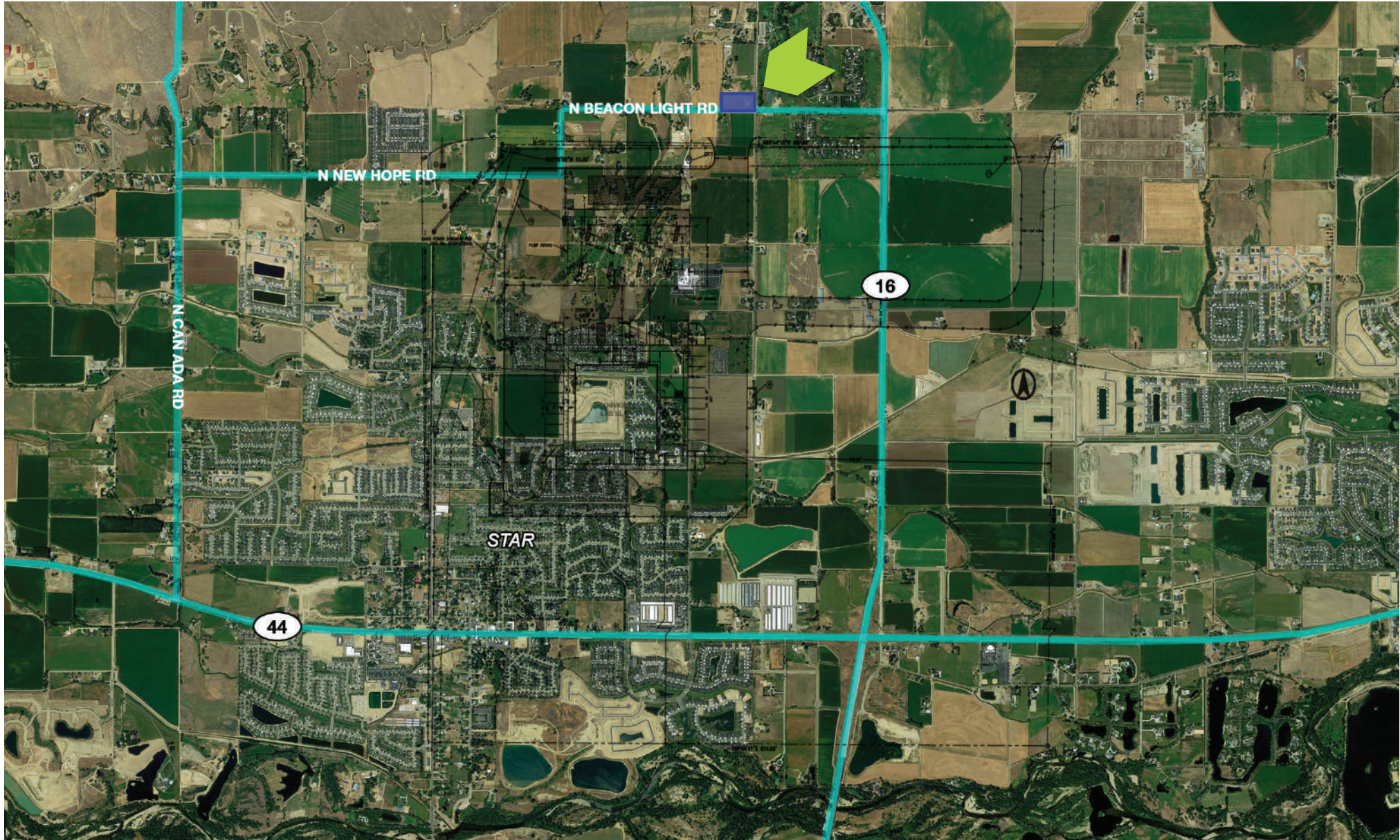
**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

[rallensrealty.com](http://rallensrealty.com)



**9220 BEACON LIGHT RD** Star, ID 83669



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

[rallensrealty.com](http://rallensrealty.com)

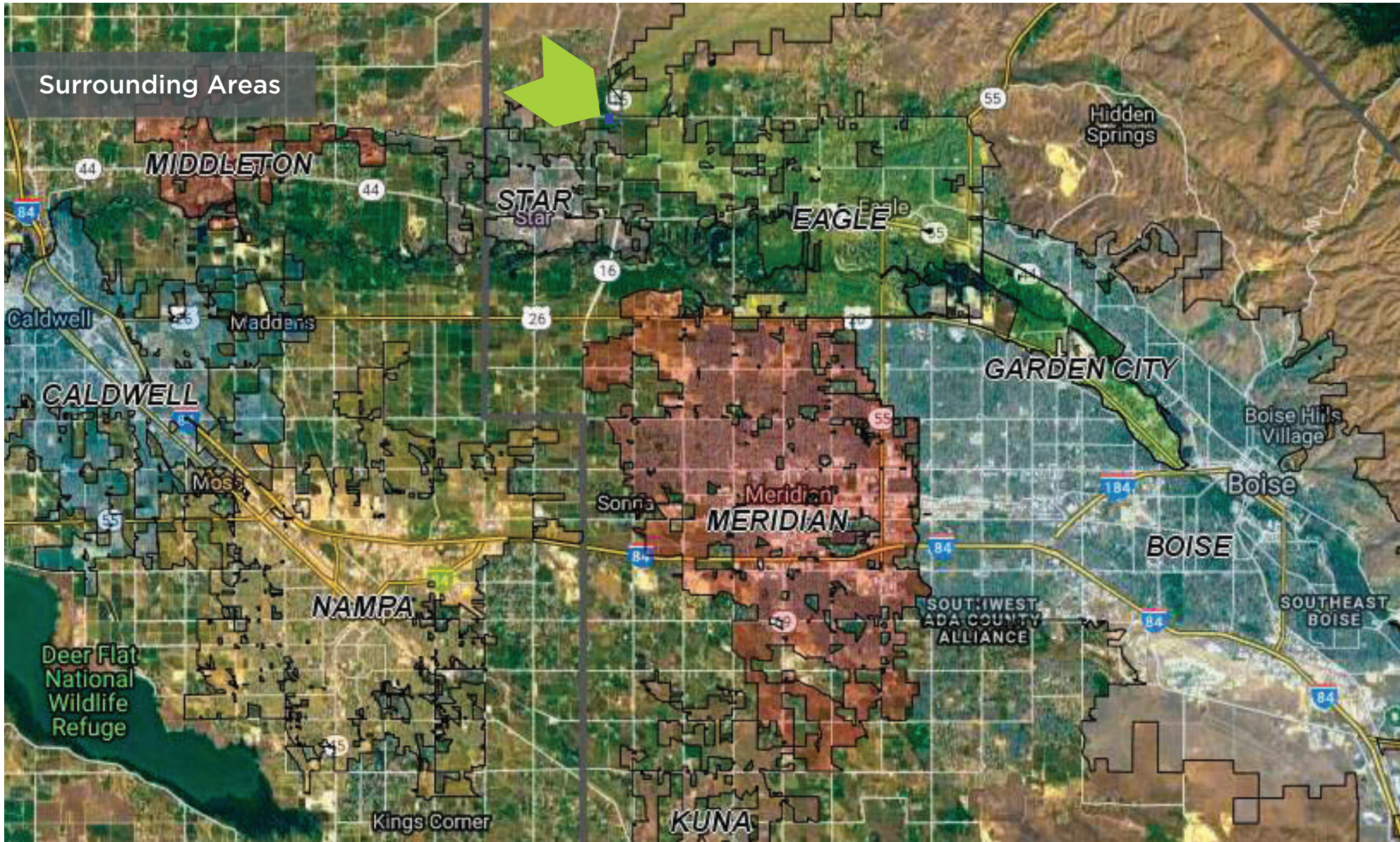


**9220 BEACON LIGHT RD** Star, ID 83669



**RALLENS REALTY**  
CONSULTANTS

Surrounding Areas



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

[rallensrealty.com](http://rallensrealty.com)



# TBD W BEACON LIGHT RD Eagle, ID 83616

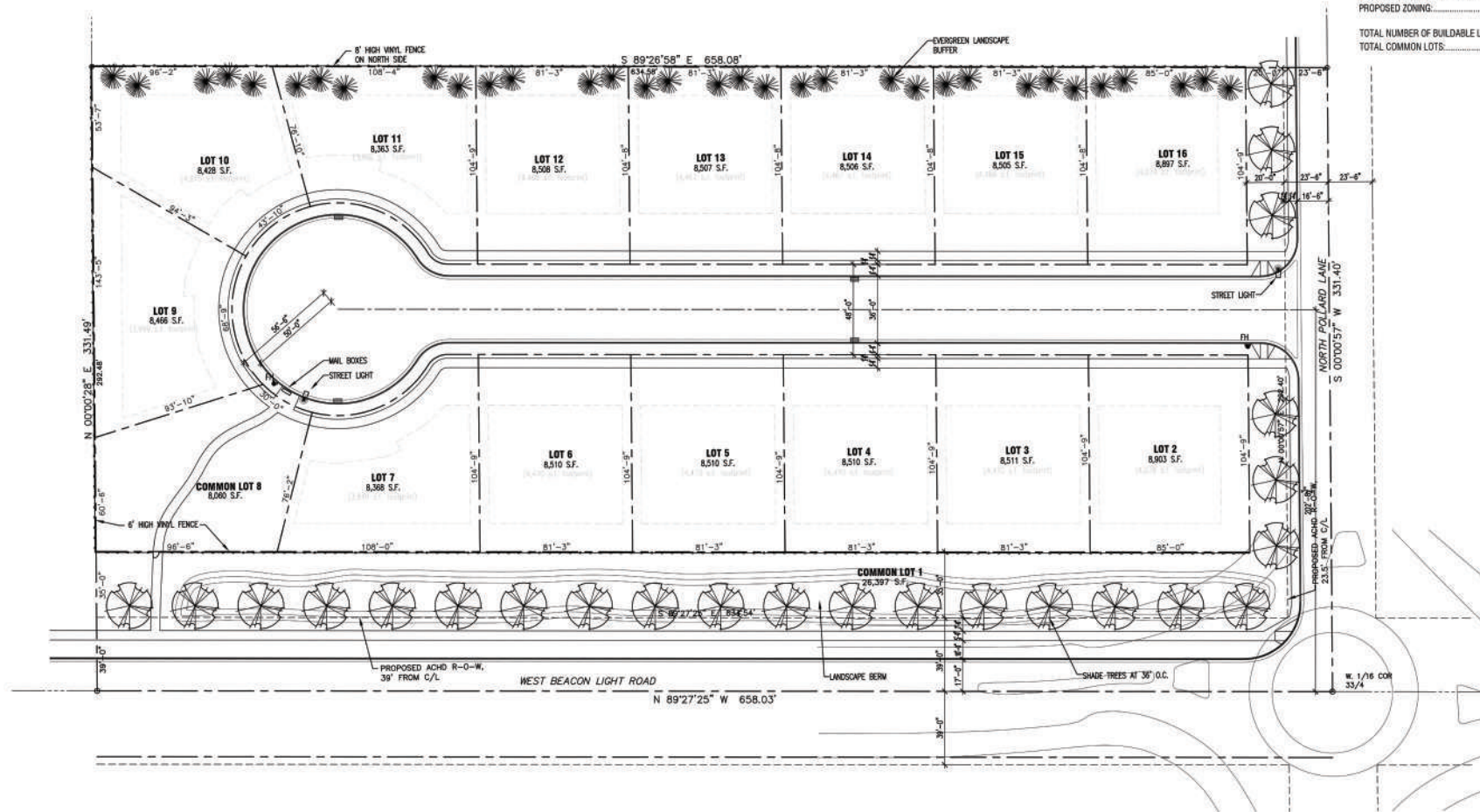


**RALLENS REALTY**  
CONSULTANTS

## Conceptual Layout

### SITE DATA

|  |                           |
|--|---------------------------|
| TOTAL SITE AREA:                       | 218,099 S.F. / 5.00 ACRES |
| BEACON LIGHT AND POLLARD RIGHT-OF-WAY: | 59,892 S.F. / 1.37 ACRES  |
| RESIDENTIAL LOT AREA:                  | 119,493 S.F. / 2.74 ACRES |
| COMMON LOT AREA:                       | 34,457 S.F. / 0.79 ACRES  |
| CURRENT ZONING:                        | RUT                       |
| PROPOSED ZONING:                       | R-3                       |
| TOTAL NUMBER OF BUILDABLE LOTS:        | 14 (2.8 UNITS PER ACRE)   |
| TOTAL COMMON LOTS:                     | 2                         |



**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

[rallensrealty.com](http://rallensrealty.com)