

Confidentiality & Disclaimer

CALDWELL, ID

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lemas Team - KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
2717 W. Bannock Street,
Suite 100
Boise, ID 83702

GREGG DAVIS
Director
O: 208.344.6275
C: 208.739.3175
gregg.oidusername@commercialnw.com
ID #SP32434

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Executive Summary



Sale Price:	\$2,500,000
Lot Size:	42.61 Acres
Zoning:	Agricultural
Market:	Caldwell
Sub Market:	NW Caldwell
Cross Streets:	Highway 20-26 and Look Lane
Video Link:	https://youtu.be/FSkKEiH9Zg4
Video Link:	https://youtu.be/JQlpl2Pio2Y

PROPERTY OVERVIEW

Two separate lakes connected with a channel at the north end. Lakes are used for family and membership recreation and ski practice. They have also hosted numerous 3-event ski and wakeboard tournaments and clinics. The 2016 national Waterski Championships were held at this site. Site includes one 1,537+/- sf home with garage/shop, boat house, 2 concrete boat ramps, and one ski jump. There are 5 additional building lots elevated above the flood plain located at the south end of the lake overlooking the lakes and the Boise River. Home sites are all surveyed. There is a community septic system in place for the lots. The site is ready for use as a competition ski lake, a private oasis, an event venue, private fishing/hunting club or as family compound where you can build a home for each family member with lake front, easy access, elevated views, and more. The approved development plan allows for individual wells to be drilled on each lot. Buyer and buyer's agent should verify all information.

PROPERTY HIGHLIGHTS

- Each lake is approximately 2350' long and 260' wide
- Each lake is approximately 16' deep
- 2010 & 2016 Western Regional Waterski Championships hosted here
- 2016 US National Waterski Championships hosted here
- Lakes run straight north and south
- Lakes are fed entirely by subterranean water (no pumping)
- Covered docks, concrete boat ramps, and floating starting docks
- Surveyed and certified record capability slalom courses
- Ski equipment storage rooms
- Each lake has approximately 10 members
- Current membership rates are set at \$2,500 per family per year
- Each lake has RV parking area with electrical and water hookups
- All title work during development and since that time has been done by Pioneer Title Company (Jon Brouger) in Nampa, ID.

Property Description



PROPERTY DESCRIPTION

Two separate lakes connected with a channel at the north end. Lakes are used for family and membership recreation and ski practice. They have also hosted numerous 3-event ski and wakeboard tournaments and clinics. The 2016 national Waterski Championships were held at this site. Site includes one 1,537+/- sf home with garage/shop, boat house, 2 concrete boat ramps, and one ski jump. There are 5 additional building lots elevated above the flood plain located at the south end of the lake overlooking the lakes and the Boise River. Home sites are all surveyed. There is a community septic system in place for the lots. The site is ready for use as a competition ski lake, a private oasis, an event venue, private fishing/hunting club or as family compound where you can build a home for each family member with lake front, easy access, elevated views, and more. The approved development plan allows for individual wells to be drilled on each lot. Buyer and buyer's agent should verify all information.

SITE DESCRIPTION

Located just West of I-84 and south from Highway 20-26 just 5 minutes from downtown Caldwell, ID.

LOCATION

Located NW of Caldwell, west of I-84, just south of Hwy 20-26 and north of the Boise River on Look Lane. Approximately 30 minutes west of Boise and 30 minutes East of the Idaho/Oregon Border. Located along the Boise River and boundless recreation opportunities.

ZONING

The property is currently zoned as Agricultural.

CONSTRUCTION

The lakes were constructed by the Sellers. Each lake is approximately 2350' long by 260' wide and 16' deep. Lakes are fed solely by subterranean water. Sellers are very knowledgeable of the potential opportunities that this property offers as well as the workings of the property for operation as a ski lake. The approved development plan allows for individual wells to be drilled on each lot. Buyer and buyer's agent should verify all information.

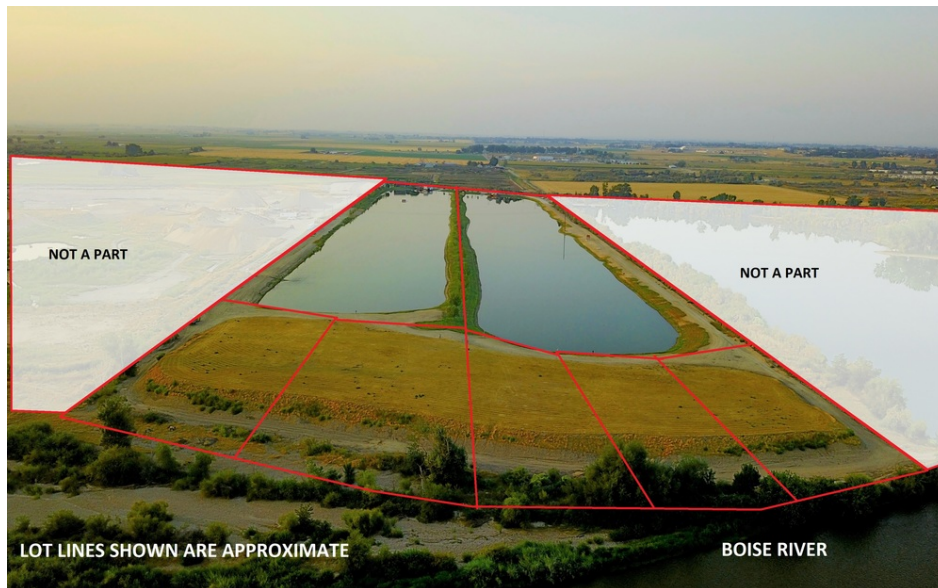


Property Details

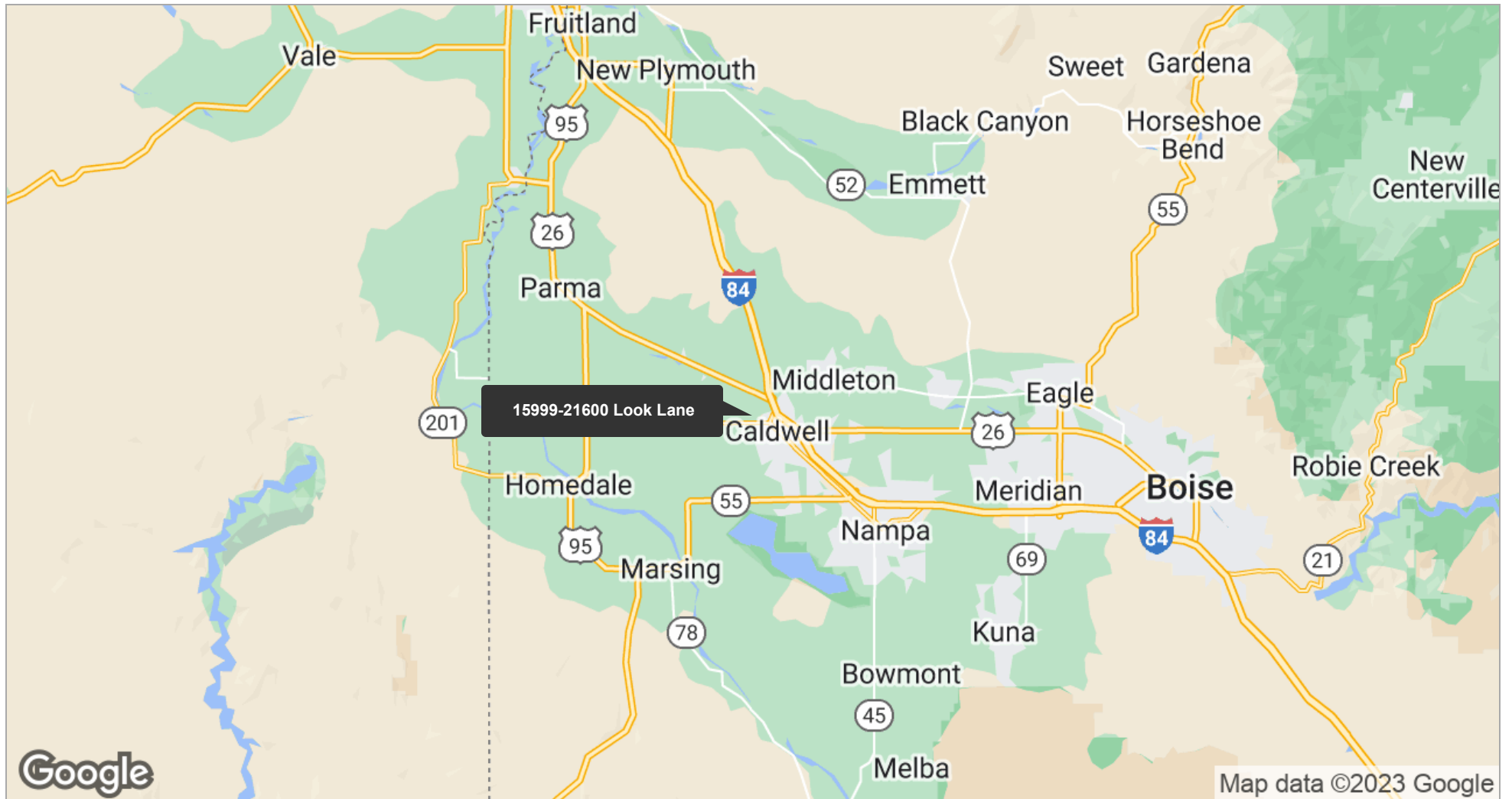
PROPERTY NAME:	Broadside Harbor Ski Lakes
PROPERTY ADDRESS:	15999-21600 Look Lane Caldwell, ID 83607
PROPERTY TYPE:	Recreation, Potential Development, Building Lots, Land, Other
APN:	R3497601100, R34976011A0, R3496901000
LOT SIZE:	42.61+/- Acres (multiple parcels)
BUILDING CLASS:	B
ZONING:	Agricultural
PARKING:	There is .47+/- Acre triangle parcel on the Northeast corner of the East Lake which currently serves as boat, trailer, RV, and overflow parking. Additional RV parking area on west side of West Lake.
CROSS STREETS:	Highway 20-26 and Look Lane
YEAR BUILT:	1995



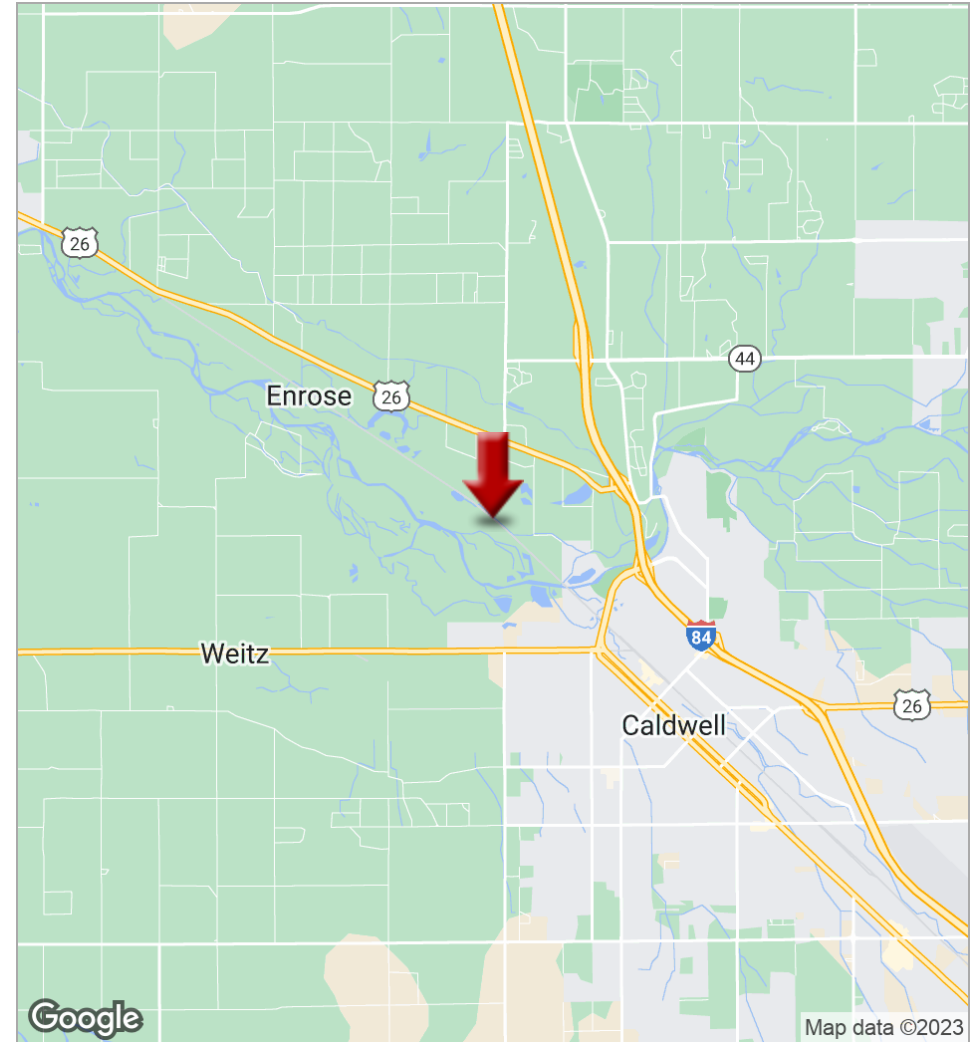
Additional Photos



Regional Map



Location Maps



Site Plan

