

COMMERCIAL DEVELOPMENT LAND OPPORTUNITY



Listing Features

Resort area development ground. Land bank or development opportunity on the path to Tamarack with rare commercial frontage opportunity on W. Roseberry Road. 114.36 level and partially wooded acres with spectacular mountain views. Included in Northlake sewer district. Easternmost 9.822 acres located in City Limits. City services available.

- **SALE PRICE REDUCED ~~\$2,490,000~~ \$997,000.00**
- **115 Acres Available**
- **Bare Forest Land / Dry Grazing Land**
- **West Roseberry Road Frontage**
- **8 Miles to Tamarack Mountain Resort**
- **13 Miles to the Resort Town of McCall, Idaho**
- **23 Miles to Brundage Mountain Resort**
- **Parcel # RP16N03E152556 & RPD00000152428**



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Subject Property Offers Spectacular Mountain Views



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**CUSHMAN &
WAKEFIELD**
Commerce

SALE PRICE REDUCED

Resort Area Development Ground

TBD Roseberry Road, Donnelly, Idaho 83615

Area & Location Information



Valley County Idaho is home to beautiful lakes with abundant fish, hundreds of pristine ski slopes, cross-country ski and hiking trails, incredible golf courses and many other recreational opportunities. It is the playground of former Olympians, celebrities and tourists.

The county is home to two of Idaho's five resorts that encompass Idaho's ski circuit. Donnelly is home to Tamarack Resort which is the first ski, golf and lake resort to be fully authorized and permitted in the U.S. in over 20 years. Its location on the western shore of Lake Cascade, it features 28 kilometers of groomed Nordic skiing. The development of Tamarack Resort helped transform Valley County into one of the fastest growing counties in the State of Idaho from 2004-2007 bringing with it significant direct and secondary economic impact and demand for real estate in the area. While the Great Recession brought with it financial woes for Tamarack's initial developer, recreational enthusiasts continue to enjoy Tamarack Resort and Valley County's many other outdoor opportunities.

Cascade Lake, popular for its summer and winter ice fishing of rainbow trout, small mouth bass and coho salmon, offers a first class marina and is also popular for boating and sailing.

Payette Lake and Ponderosa State Park boasts 5,330 acres of lake and surrounding forests. The area is also ideal for boating and fishing.

Brundage Ski Resort is known for its powder and its reputation for the "best snow in Idaho".

During the summer, Valley County offers exceptional hiking, golfing, fishing and boating.

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