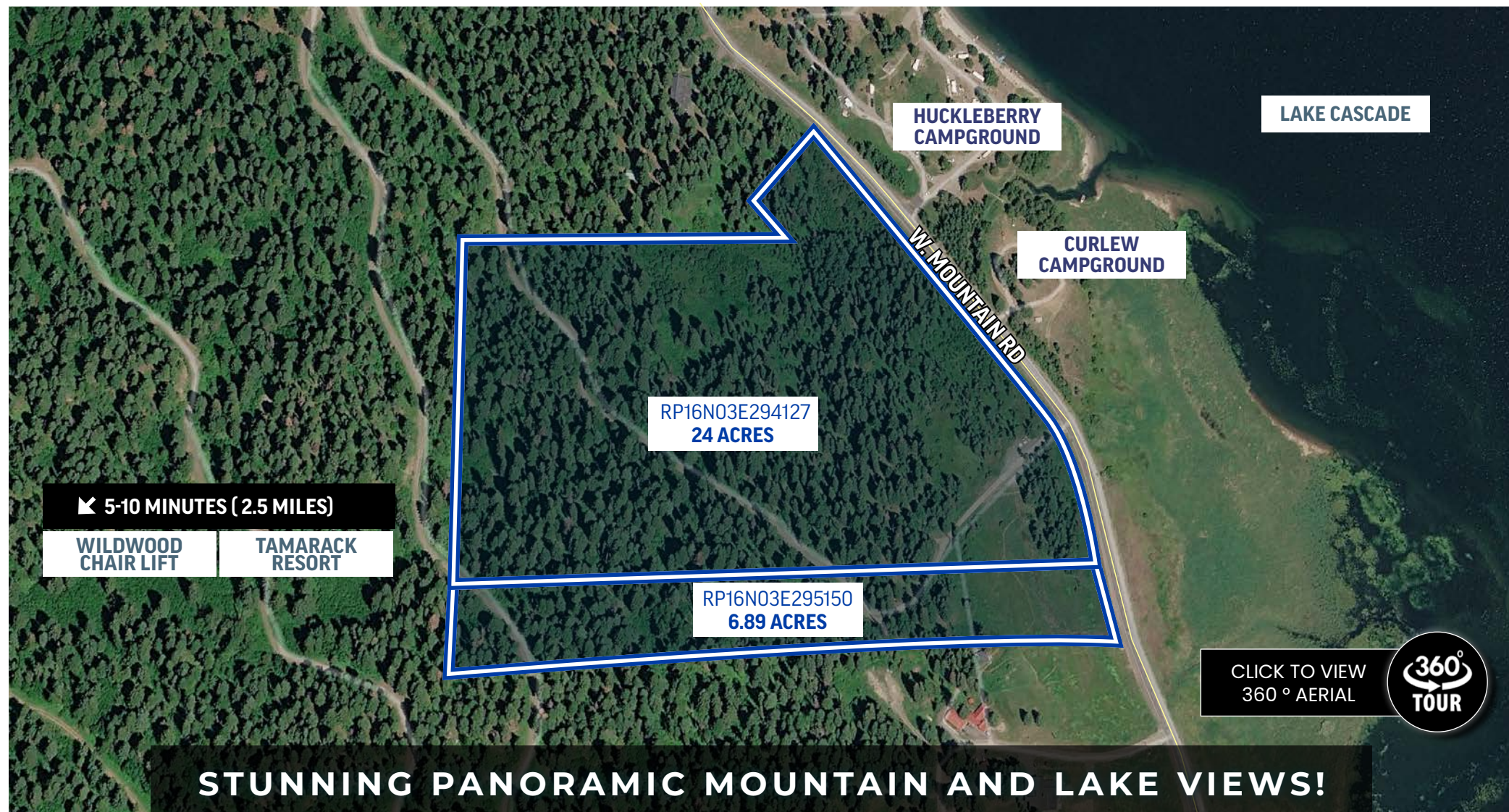


TAMARACK MOUNTAIN LAND

30.89 ACRES RAW LAND FOR SALE | TBD WEST MOUNTAIN RD, DONNELLY, ID

Directly Adjacent to Tamarack Resort & Wildwood Lift | 20 Prepaid Sewer Connections Available



PROPERTY DETAILS

PROPERTY TYPE:	Development Land
LOT SIZE:	30.89 Acres (Total) 24 Acres (North Parcel) 6.89 (South Parcel)
SALE PRICE:	\$2,900,000
PARCEL NOS:	RP16N03E294127 RP16N03E295150
UTILITIES:	20 Prepaid Sewer Connections

INFRASTRUCTURE & ENTITLEMENTS

- 20 Northlake Sewer prepaid connections installed in West Mountain Road
- No municipal water (individual wells standard in area)
- Valley County zoning with straightforward Conditional Use Permit (CUP) pathway for residential subdivision
- Existing paved West Mountain County Road frontage

OFFERING SUMMARY

Location & Market Momentum Tamarack Lifestyle Without the Resort Premium

Positioned directly beside Tamarack Resort's Wildwood Lift and Lake Cascade shoreline, this parcel delivers immediate ski access, golf, and lake recreation without HOA fees or master-plan restrictions of Tamarack Resort. Tamarack's ongoing revitalization, new 2026 marina, and mountain expansion continue to drive exceptional demand for resort-proximate product.

- 20 Northlake Sewer prepaid connections available (major infrastructure cost and timeline savings). Sewer located on W. Mountain Rd.
- Immediate adjacency to Tamarack Resort's Wildwood Lift and Lake Cascade.
- Stunning panoramic mountain and lake views.
- Gentle east-to-west slope on the east 1/3 – ideal for development.
- Valley County zoning with Conditional Use Permit (CUP) pathway.
- Highest-and-best-use as 22-lot single-family or townhome residential subdivision.

RECENT TAMARACK/DONNELLY CORRIDOR MLS DATA (MAY 2025-2026)

- 42 properties sold
- Condominiums averaged \$983,260
- Single-family homes averaged \$2,121,600
- Strong absorption and premium pricing for lifestyle-oriented product

ACTIVE, SOLD, PENDING- MAY 2025-2026 TAMARACK AREA

TYPE	COUNT	AVG PRICE	AVG DOM	AVG PRICE/SQFT	AVG SQFT	AVG BEDS	AVG BATHS
Condo	36	\$983,260	164	\$937.76	1,044	1.4	1.8
Single Family	20	\$2,121,600	144	\$772.48	3,004	3.5	3.6
Single Family w/ Acreage	3	\$2,841,000	77	\$780.16	3,302	4.3	4.2
Townhouse	14	\$1,230,786	104	\$730.95	1,695	2.5	2.9

UPDATED: 5.21.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

LOCATED NEAR THE BASE OF THE WILDWOOD EXPRESS CHAIR LIFT!



↙ CHAIR LIFT BASE

0.26 MILES

HUCKLEBERRY
CAMPGROUND

LAKE CASCADE

CURLEW
CAMPGROUND

W. MOUNTAIN RD

SUMMIT
ELEVATION 7,700

V THE VILLAGE

P Parking
i Information
EV EV Parking
Restrooms
Lodging
Spa
Nordic & Snowshoe Trails

Ski Patrol
AED Station
Sports School
Lockers/Valet
Rentals
Lift Tickets

Market & Deli
Dining
Bar
Coffee
Retail
Daycare

Legend:

- Quad Lift
- High-Speed Quad Lift
- Poma Lift
- Ski Patrol
- AED Station
- Information
- Snowmaking Area
- Competition Area
- Un-Patrolled zone
- Hydrant | Snow Gun
- Backcountry Exit Gate
- Good View
- Club Snack Shack
- Mid Mountain Lodge
- Lumberjack Land

TERRAIN DIFFICULTY SYMBOLS

- Easiest Terrain
- More Difficult Terrain
- Most Difficult Terrain

The terrain difficult symbols is a system specific to Tamarack Resort and does not reflect the same degree of difficulty as similarly rated trails at other ski areas.

FREESTYLE TERRAIN

Terrain Park **S** START SMALL **M** MAKE A PLAN **A** ALWAYS LOOK **R** RESPECT **T** TAKE IT EASY

The freestyle terrain symbol identifies freestyle terrain including terrain parks and terrain features. Please follow the message of SMART STYLE when accessing these areas.

SITE

CHAIR LIFT BASE

TAMARACK SKI PATROL

EMERGENCIES ONLY
208-325-1031

If found in closed terrain, you may be subject to legal prosecution AND the loss of skiing and riding privileges. Snowcats, snowmobiles, AND unmarked obstacles, may be encountered at any time. NON-LIFT ACCESS TO SKI AREA FACILITIES SUCH AS UPHILL SNOWSHOEING, HIKING, OR "SKINNING" MAY PRESENT HIGH DANGER OF PERSONAL INJURY TO PARTICIPANTS OR OTHERS AND THEREFORE IS LIMITED TO DESIGNATED ROUTES DURING NON-OPERATING HOURS OR FORBIDDEN BASED ON CONDITIONS, ON-MOUNTAIN ACTIVITY AND/OR MOUNTAIN POLICY. At any point you may encounter steep pitches, unmarked obstacles, man-made moguls, or other terrain beyond your abilities. Rescue for these areas can take time.

Terrain at Tamarack is evaluated daily for weather and avalanche concerns and may be open or closed at any time as conditions dictate. Never duck a rope line even if terrain is open on the other side. You must enter through open access gates only. **Violators will lose skiing or riding privileges.**

i INFORMATION
208-325-1000

+ EMERGENCIES ONLY
208-325-1031

**PREMIER RECREATIONAL LIFESTYLE LOCATION
AT BASE OF WILDWOOD CHAIR LIFT!**

Brundage Mountain Resort – Regional Synergy

- Just 8 miles from McCall and ~30 miles from Tamarack; family-friendly with 1,500+ acres of varied terrain.
- Active expansion: \$35M invested since 2021 (reinvested into resort via residential development); new slopeside neighborhoods (Norhaven approved 2025) and base-area growth.
- Complements Tamarack: Two strong resorts within 30 miles create a true destination ski region (like a mini-Vail Valley), driving more year-round visitors, longer stays, and higher real-estate absorption.



LEARN MORE

McCall & Valley County – Booming Growth Corridor

- Strong housing demand: Median home values \$780K–\$940K with continued appreciation.
- Acute supply shortage: Projections show need for 355+ new housing units in McCall alone over the next 5 years; Valley County seeing multiple workforce/apartment projects in Donnelly to meet visitor and local demand.
- Tourism surge: Idaho's third-largest industry with record lodging-tax collections; McCall/Valley County benefits from Boise's 90-minute drive (tech/second-home buyers flooding in).
- Direct adjacency to your parcel via Wildwood Lift creates immediate ski-in/ski-out adjacency for buyers without the internal resort premium.



LEARN MORE

5-10 MINUTES (2.5 MILES) ➔

WILDWOOD CHAIR LIFT



Tamarack Resort – Explosive Momentum as America's Only Ski-Golf-Lake Destination

- Completed a multi-year \$200M+ revitalization (village, mountain, lodging, dining).
- New 2025-26 ski season upgrades: 2 new trails + ~50 acres of expanded terrain (post-Rock Fire recovery), enhanced snowmaking, widened beginner runs, and improved lift access.
- Marina debut Memorial Day 2026: First full-service public marina on Lake Cascade (100 boat slips, fuel dock, boardwalk, beach, rentals). This cements Tamarack as the only U.S. resort offering true ski-golf-lake integration year-round.
- Residential pipeline accelerating: Aspen Townhomes (Phase 1 vertical construction underway; 60 units total planned), Lake Wing Condominiums (pre-construction), plus recent approvals for 73+ additional homes/townhomes in the base area. Long-term entitlements for ~1,400 residences.
- Major mountain expansion filed: 2,400-acre Special Use Permit application on national forests and for new lifts, terrain, and snowmaking—potentially doubling skiable acreage.



LEARN MORE

