

# HAWK'S LANDING

UNRIVALED APARTMENT LIVING

MULTI-FAMILY APARTMENTS

OFFERED AT \$16,750,000



MIKE BROWN GROUP  
REAL ESTATE



MIKE BROWN // 208.250.3444 // MIKE@MIKEBROWNGROUP.COM



# HAWK'S LANDING APARTMENTS

NAMPA, ID

## PROPERTY INFORMATION

**STREET ADDRESS** 9848 W Sand Hill Dr.  
**CITY, STATE, ZIP** Nampa, ID 83687  
**COUNTY** Canyon

**PRICE** **\$16,750,000**

### HIGHLIGHTS Prime Nampa location

- **Located within walking distance to the expansive Treasure Valley Marketplace**  
home to major retailers like Costco, Target, Best Buy, Kohl's, and many restaurants
- **Fast freeway access**  
Less than one mile from Interstate 84, offering seamless connectivity to Boise and surrounding areas.
- **Local character and recreational access**  
Situated in Canyon County's growing commercial hub, Nampa preserves a sense of historic charm in its downtown and residential areas.
- **Convenient to outdoor recreation**  
Near natural attractions like the Deer Flat National Wildlife Refuge and Lake Lowell
- **Close to educational institutions**  
About an 11-minute (4.8 mi) drive to Northwest Nazarene University; around 20-30 minutes to Boise State University and University of Idaho.





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LOCATION

Located near the Treasure Valley Marketplace in Nampa, these beautiful apartments feature three floorplans, offering one, two and three bedrooms. Boasting quality, each kitchen includes sparkling white quartz counters, ample cabinet space, and plenty of pantry space. Additionally, each apartment offers an outdoor living space, located just off the main living area.



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# HAWK'S LANDING APARTMENTS

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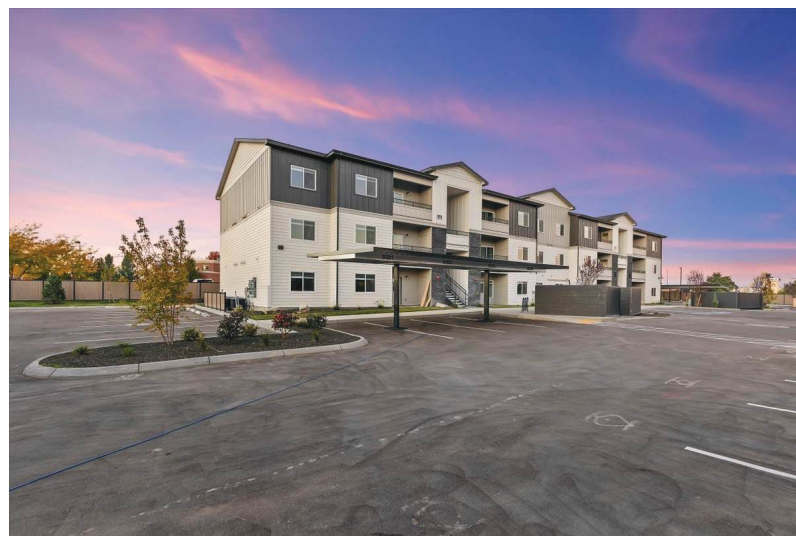
## SITE PLAN



# HAWK'S LANDING APARTMENTS

NAMPA, ID

## EXTERIOR PHOTOS





# HAWK'S LANDING APARTMENTS

NAMPA, ID

AERIAL PHOTOS



# HAWK'S LANDING APARTMENTS

NAMPA, ID

INTERIORS



## COMMUNITY AMENITIES

DOG PARK

COVERED PARKING

PLAYGROUND

PET FRIENDLY

VAULTED CEILINGS

WALK-IN CLOSETS

SOAKER TUBS

QUARTZ COUNTERTOPS

STAINLESS STEEL APPLIANCES

LAUNDRY INCLUDED



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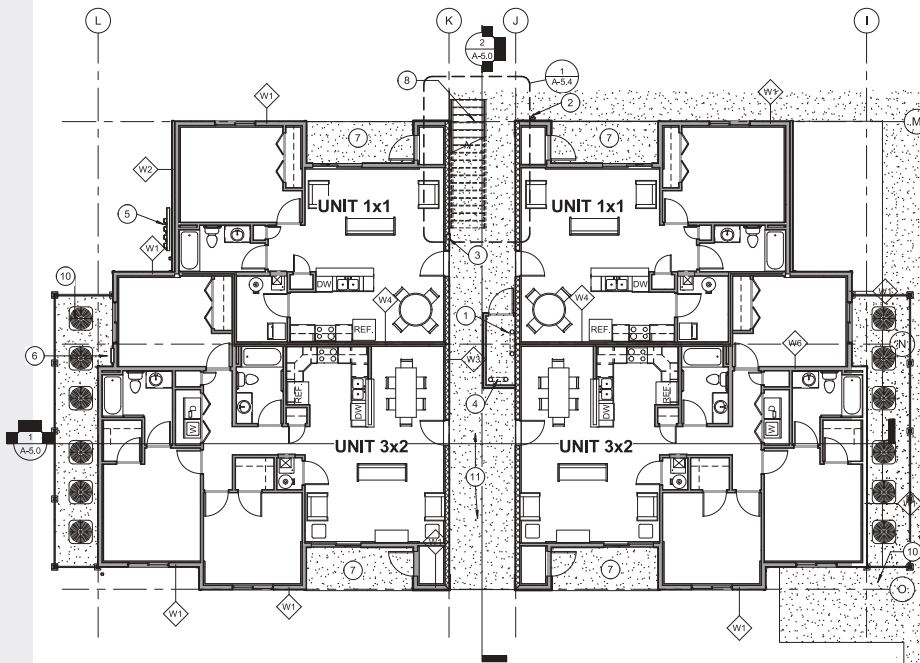
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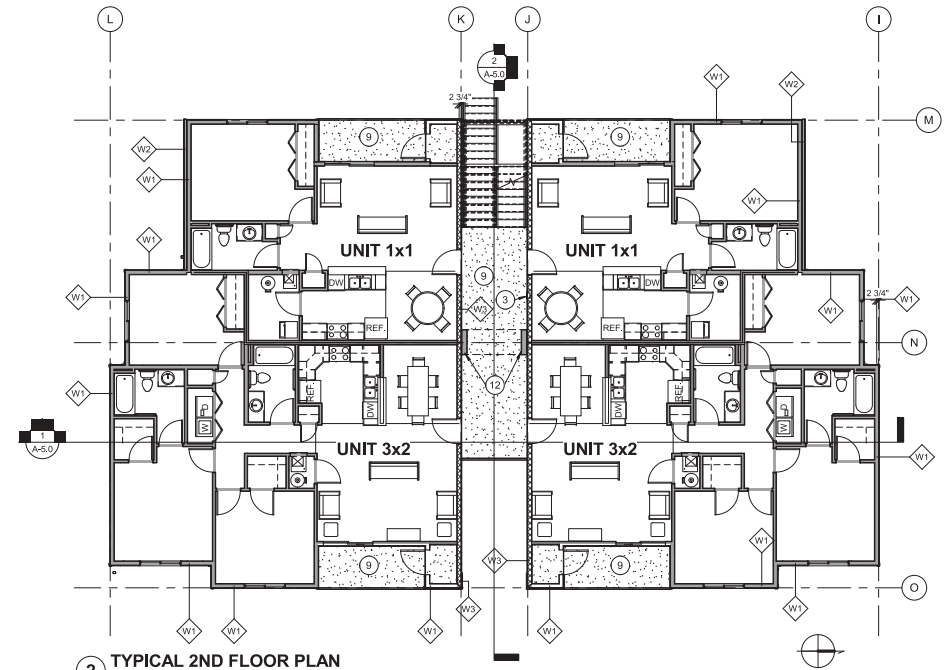
# HAWK'S LANDING APARTMENTS

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12 UNIT FLOORPLANS - 1st & 2nd floor



1 TYPICAL 1ST FLOOR PLAN  
1/8" = 1'-0"



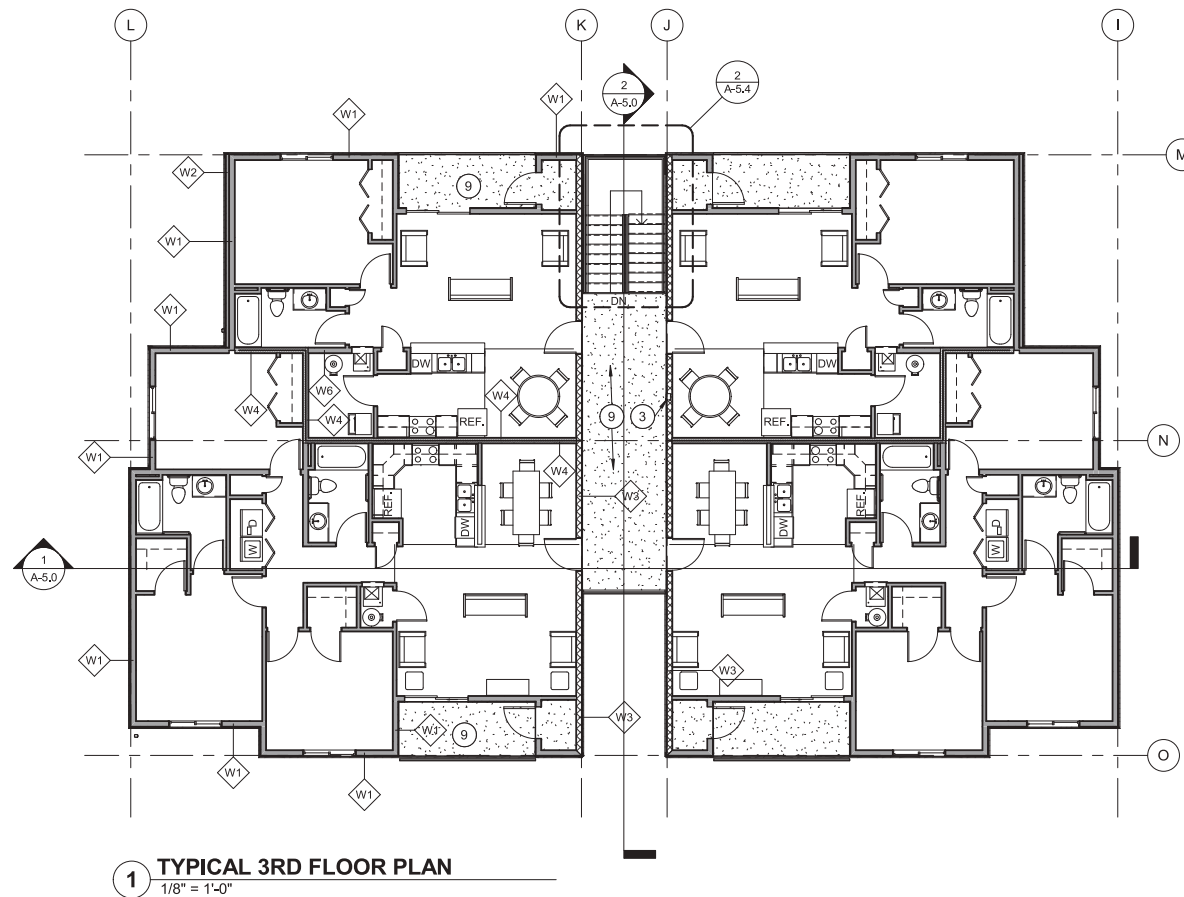
2 TYPICAL 2ND FLOOR PLAN  
1/8" = 1'-0"



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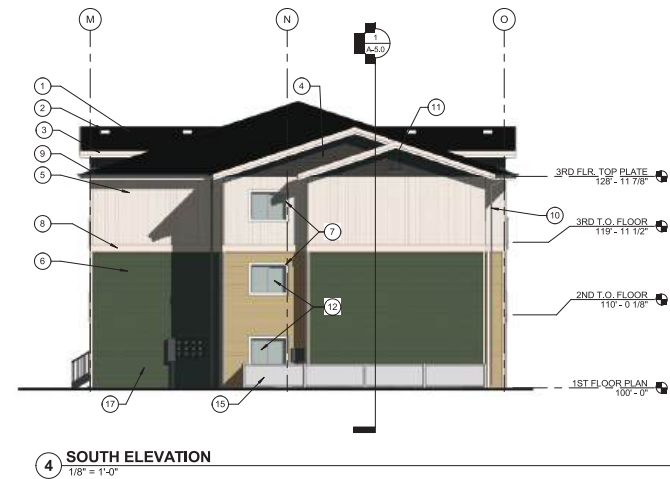
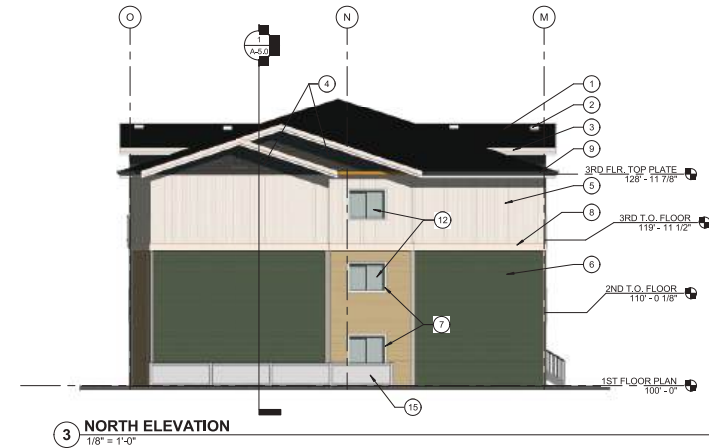
12 UNIT FLOORPLANS - 3rd floor



# HAWK'S LANDING APARTMENTS

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## 12 UNIT EXTERIOR ELEVATIONS

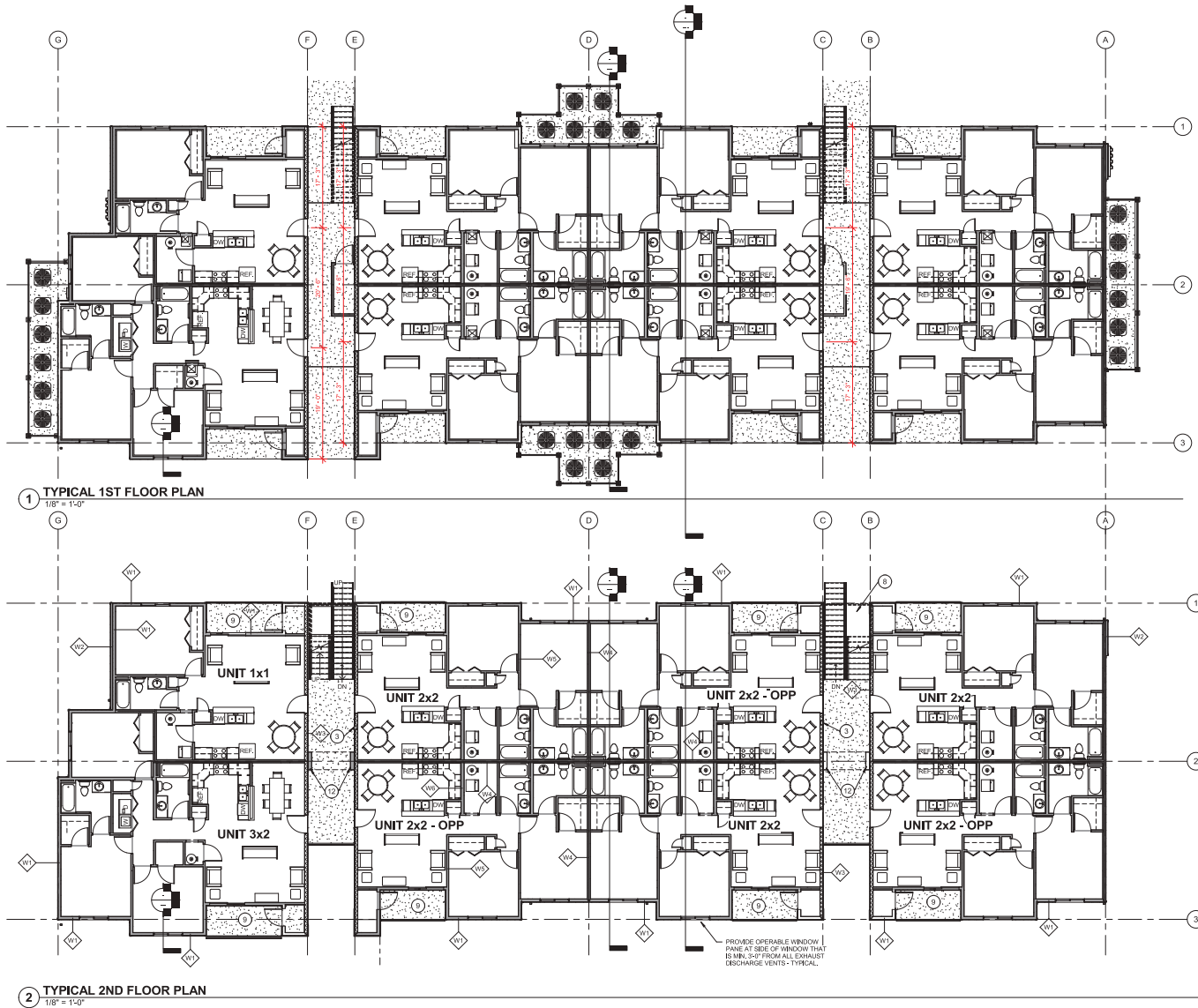




# HAWK'S LANDING APARTMENTS

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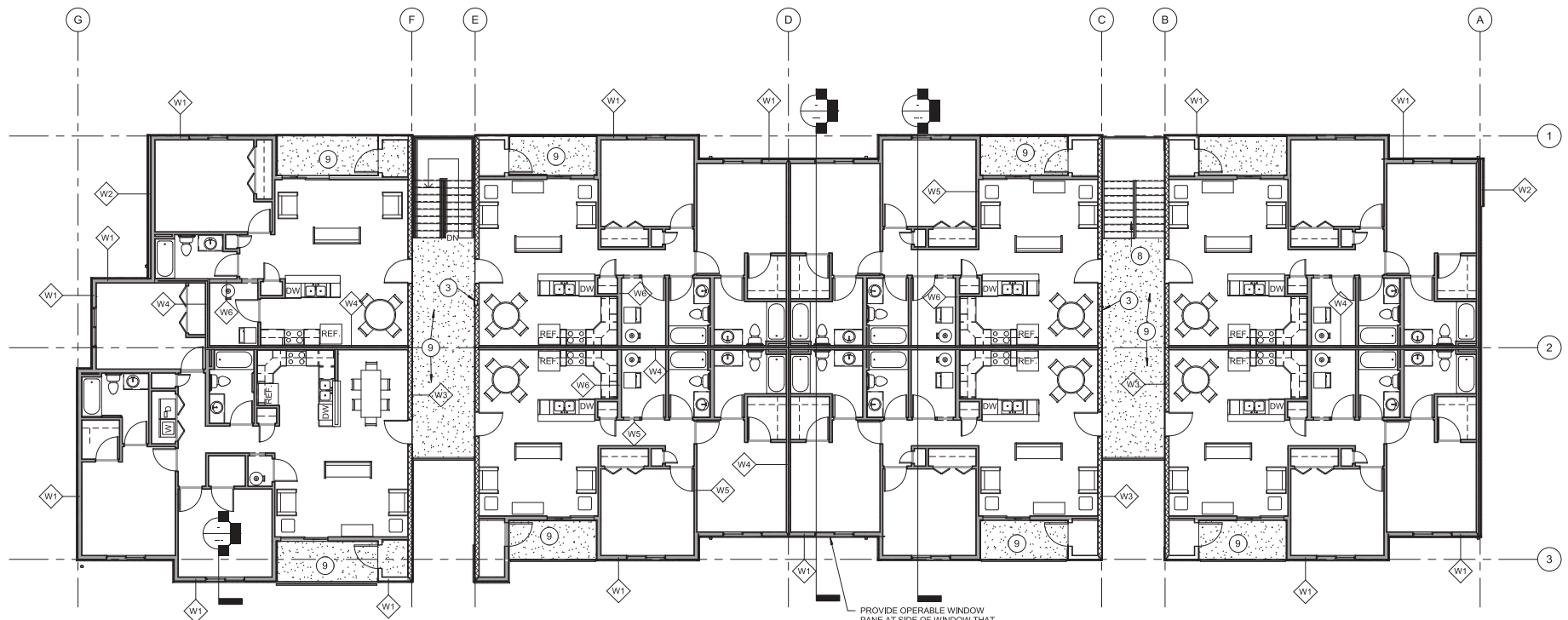
24 UNIT FLOORPLANS - 1st & 2nd floor



# HAWK'S LANDING APARTMENTS

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24 UNIT FLOORPLANS - 3rd floor



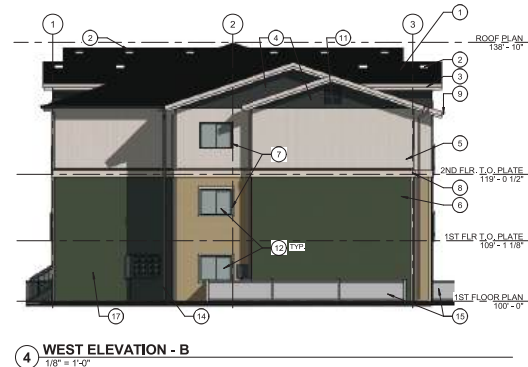
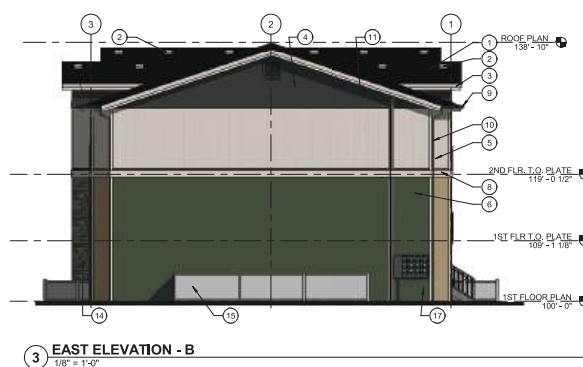
1 TYPICAL 3RD FLOOR PLAN  
1/8" = 1'-0"



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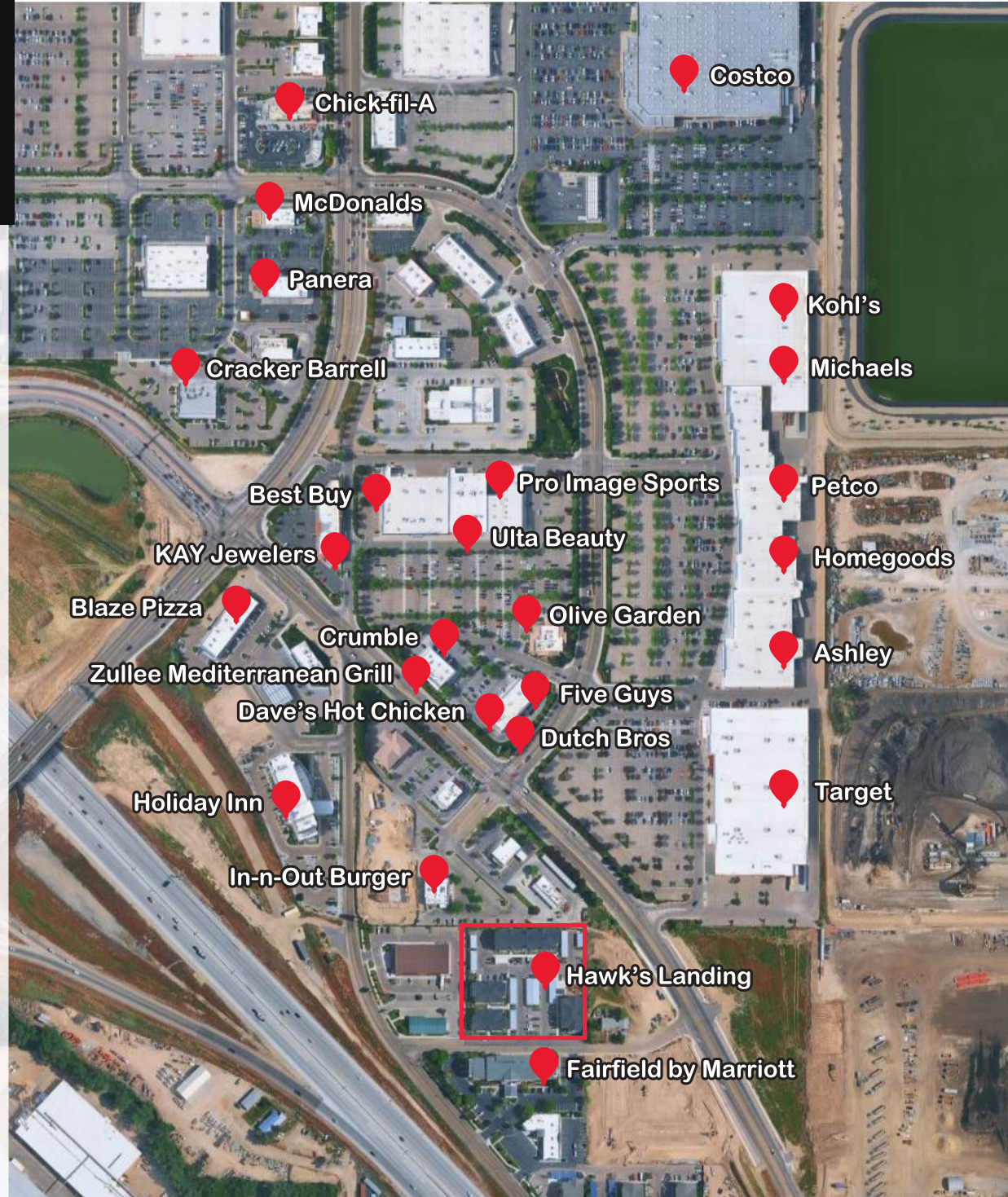
## 24 UNIT EXTERIOR ELEVATIONS





NEARBY AMENITIES  
- DINING & SHOPPING -

TREASURE VALLEY  
MARKETPLACE





# HAWK'S LANDING HIGHLIGHTS

NAMPA, ID

## NEARBY AMENITIES

### ST LUKES NAMPA MEDICAL CENTER

St. Luke's Nampa Medical Center is conveniently located just one mile from Hawk's Landing. It demonstrates commitment to the city of Nampa and the growing population of Canyon County. The 87-bed hospital offers a fully equipped emergency department, family suites for new mothers and their babies, a newborn intensive care unit (NICU), children's services with outpatient sub-specialists, additional heart and orthopedics services, and an intensive care unit.

### TREASURE VALLEY MARKETPLACE

Hawks landing is centrally located in Nampa and borders the Treasure Valley Marketplace. This shopping complex is strategically situated near major highways (like I-84) which makes it easily accessible from surrounding areas in the Treasure Valley. It's a go-to place for both Nampa residents and people from nearby cities like Meridian and Boise.

The marketplace features a great mix of big-box retailers, specialty stores, and fast-fashion outlets.

**Costco | Walmart | Home Depot | Ross Dress for Less | Petco**

The Treasure Valley Marketplace provides a variety of dining experiences, from casual to sit-down restaurants.

**Red Lobster | Olive Garden | Chick-fil-A | Chipotle | Starbucks**



# HAWK'S LANDING HIGHLIGHTS

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LOCATION

## THE CITY OF NAMPA

Nampa is a growing suburban city located within the Boise metropolitan area. It has a mix of rural charm and modern conveniences, making it appealing for those seeking quieter living with easy access to the city.

Nampa is about a 20-minute drive west of Boise, offering a great balance of being close to the city's employment, dining, and entertainment options while enjoying the more relaxed pace of suburban life.

Nampa and the surrounding areas offer access to outdoor activities such as hiking, fishing, and boating. The nearby Lake Lowell and Deer Flat National Wildlife Refuge are popular spots for nature lovers.

Nampa has experienced growth over the years, with a strong presence of industries like agriculture, manufacturing, and retail. This has contributed to the city's development in terms of both infrastructure and amenities.





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## BUILDING DETAILS

21	1 BED / 1 BATH	746 SQFT
18	2 BED / 2 BATH	960 SQFT
21	3 BED / 2 BATH	1270 SQFT



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PROFORMA

	ACTUAL
RENTAL INCOME	\$963,801
OTHER INCOME	\$97,587
TOTAL GROSS INCOME	\$1,061,388
ANNUAL OPERATING EXPENSES	
Advertising	\$32,525
Insurance	\$4,706
Property Management Fee	\$38,831
Property Tax 2024	\$56,275
Utilities Paid by Owner	\$41,827
Maintenance & Repairs	\$60,970
TOTAL OPERATING EXPENSES	\$235,134
TOTAL OPERATING INCOME (NOI)	\$826,254
CAP RATE	5.0%



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