

HAWK'S LANDING

UNRIValed APARTMENT LIVING

MULTI-FAMILY APARTMENTS

OFFERED AT \$16,750,000



MIKE BROWN GROUP
REAL ESTATE



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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



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EXTERIOR PHOTOS



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AERIAL PHOTOS



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INTERIORS



COMMUNITY AMENITIES

DOG PARK	WALK-IN CLOSETS
COVERED PARKING	SOAKER TUBS
PLAYGROUND	QUARTZ COUNTERTOPS
PET FRIENDLY	STAINLESS STEEL APPLIANCES
VAULTED CEILINGS	LAUNDRY INCLUDED



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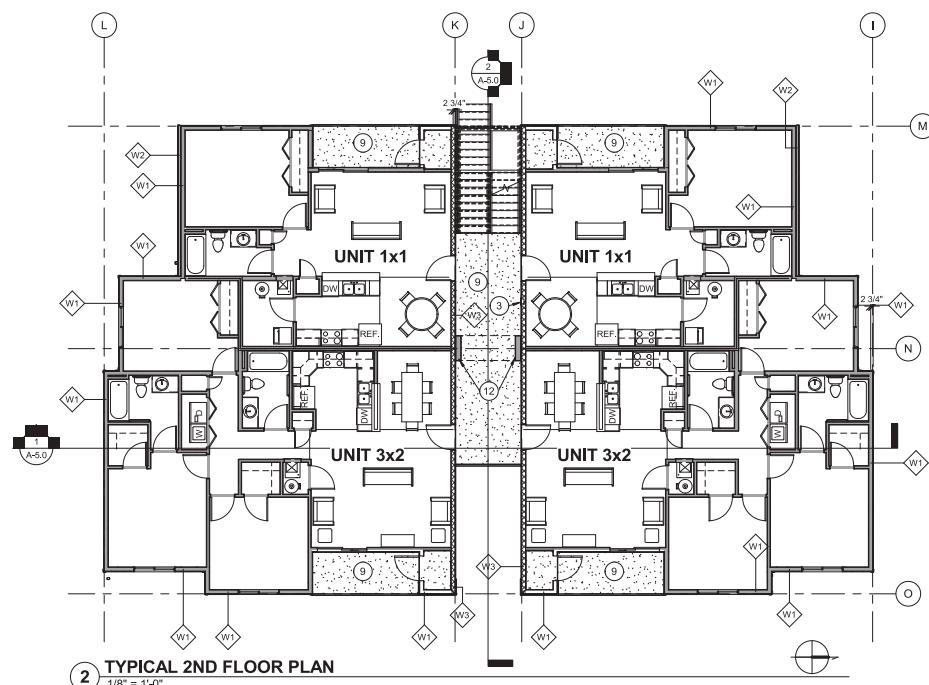
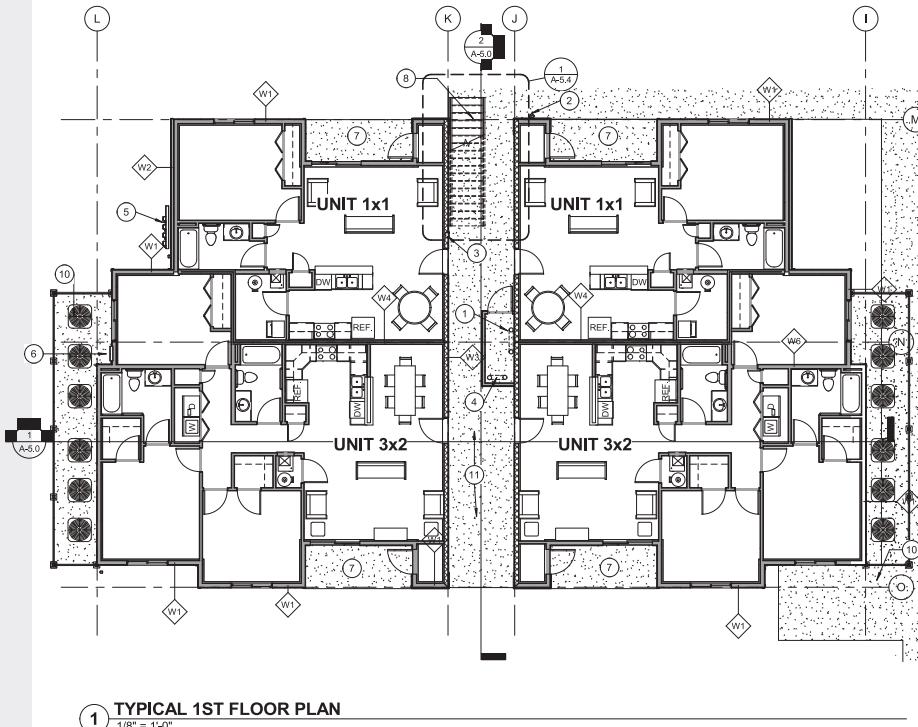
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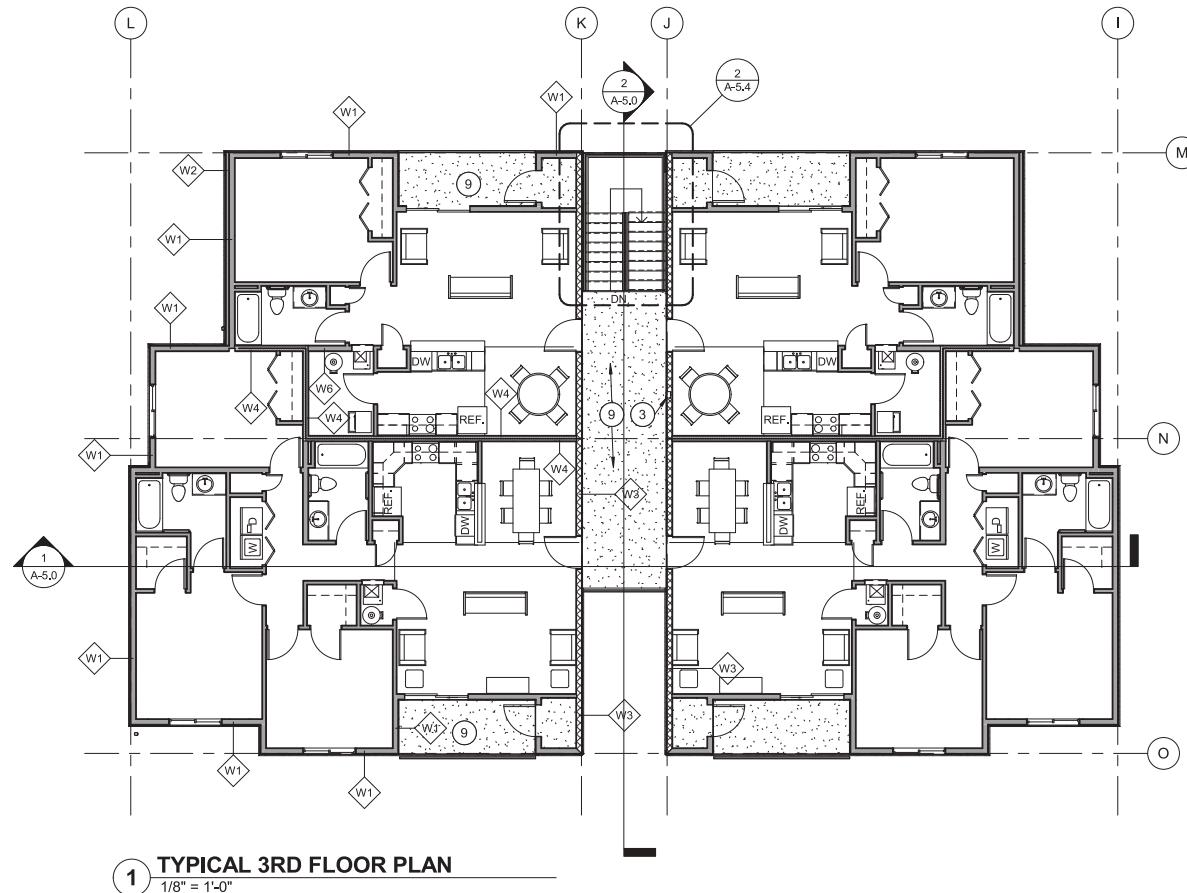
12 UNIT FLOORPLANS - 1st & 2nd floor



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12 UNIT FLOORPLANS - 3rd floor



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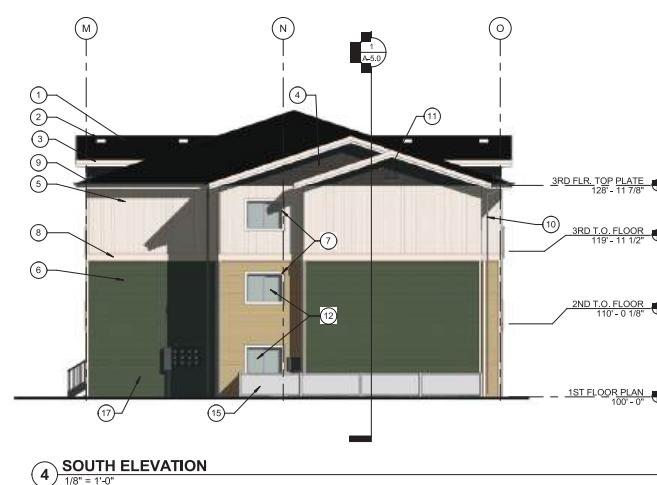
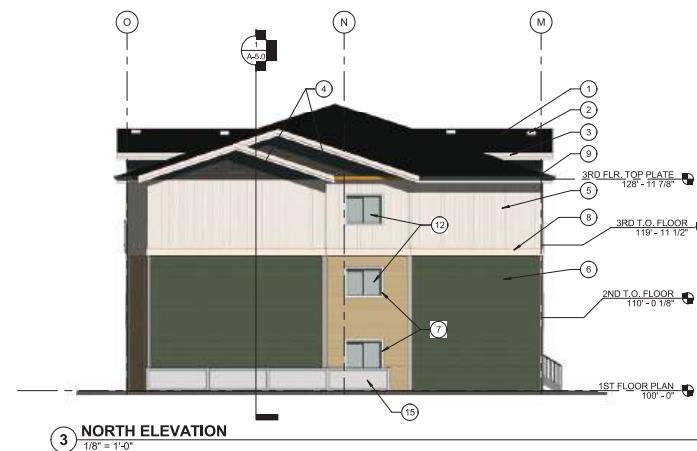
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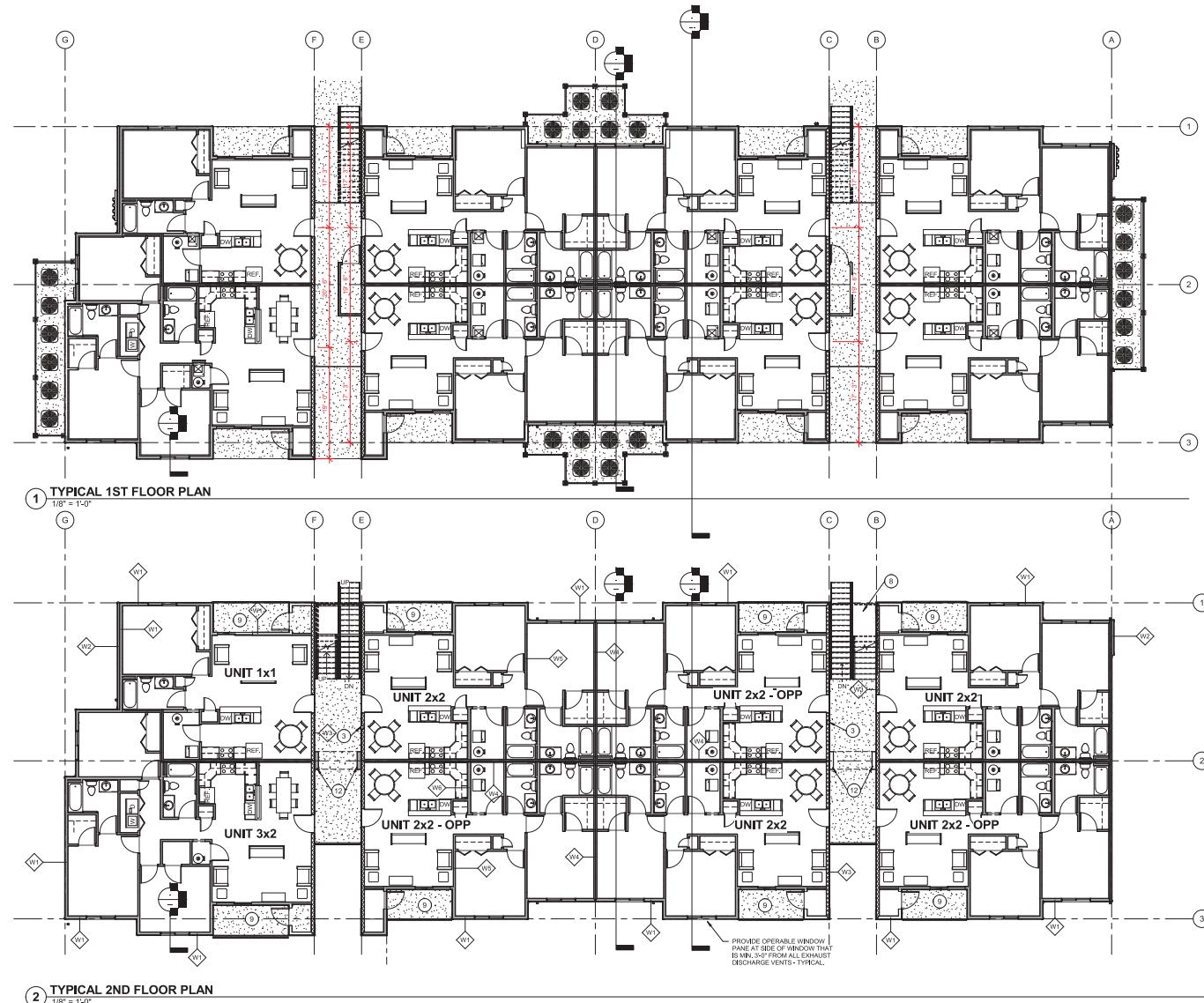
12 UNIT EXTERIOR ELEVATIONS



HAWK'S LANDING APARTMENTS

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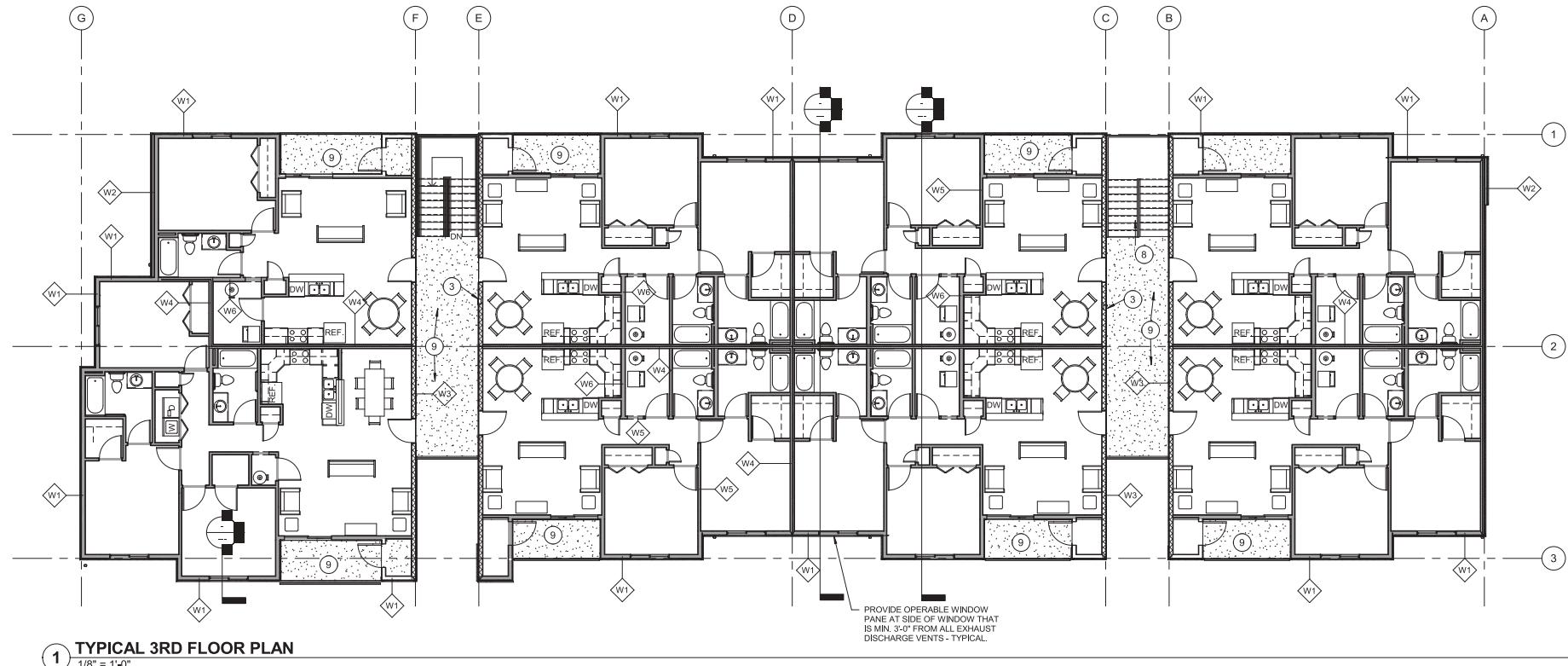
24 UNIT FLOORPLANS - 1st & 2nd floor



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24 UNIT FLOORPLANS - 3rd floor



HAWK'S LANDING APARTMENTS

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24 UNIT EXTERIOR ELEVATIONS



NEARBY AMENITIES
- DINING & SHOPPING -

TREASURE VALLEY MARKETPLACE



HomeGoods

TARGET

petco

ASHLEY

Michaels
Where Creativity Happens

Buckle



KOHL'S



Zullee
MEDITERRANEAN GRILL

FIVE
GUYS

PRO IMAGE
SPORTS

maurices

BEST
BUY

ULTA
BEAUTY



IN-N-OUT
BURGER



KAY
JEWELERS

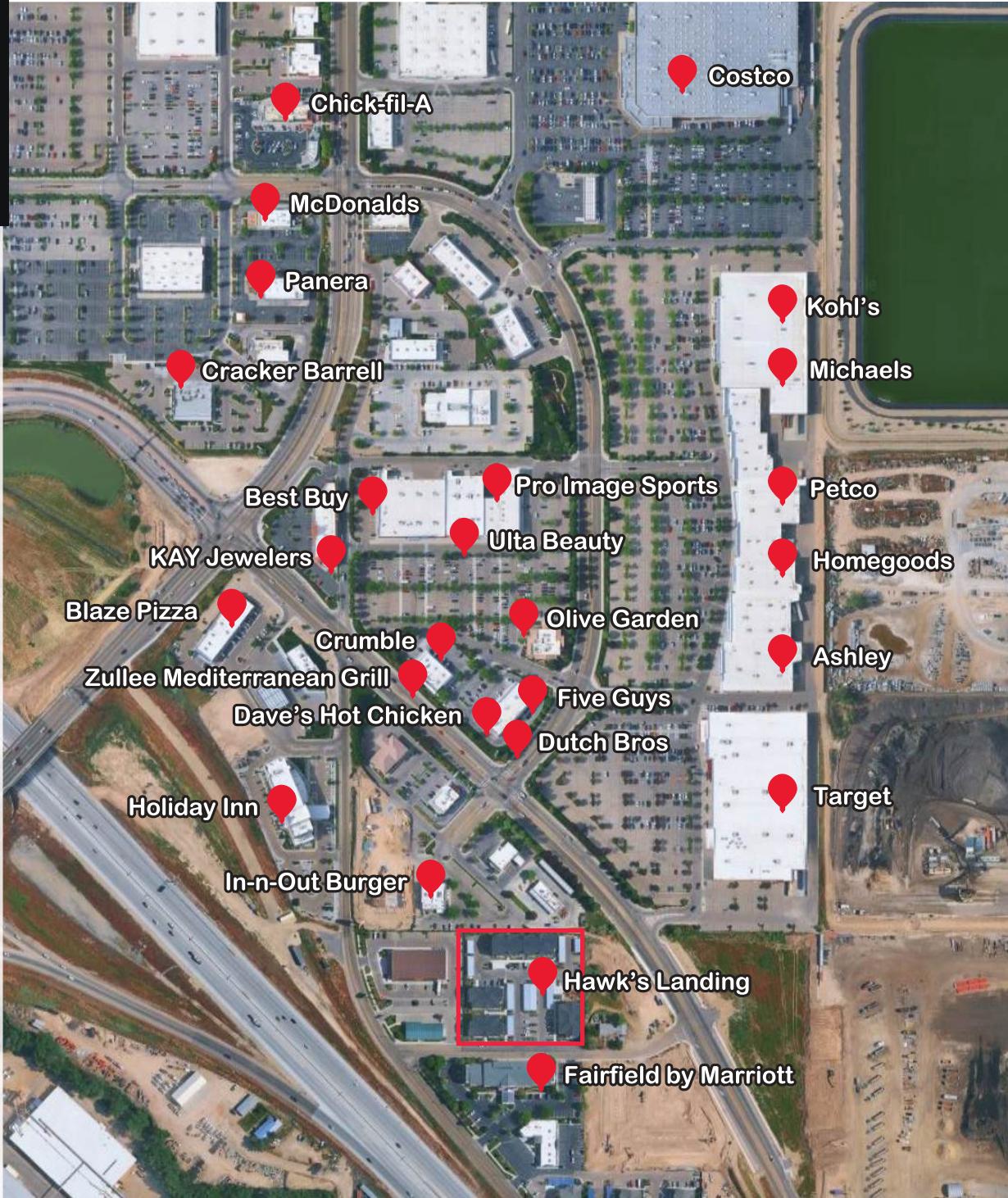
THE
HOME
DEPOT

crumbl
cookies

TEXAS
ROADHOUSE

WinCo
FOODS

FredMeyer



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HAWK'S LANDING HIGHLIGHTS

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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

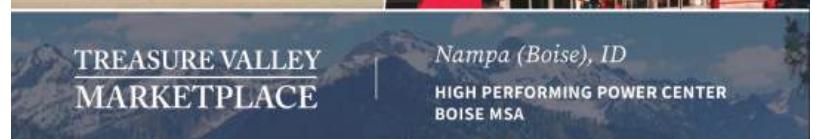
Hawk's Landing is centrally located in Nampa and borders the Treasure Valley Marketplace. This shopping complex is strategically situated near major highways (like I-84) which makes it easily accessible from surrounding areas in the Treasure Valley. It's a go-to place for both Nampa residents and people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



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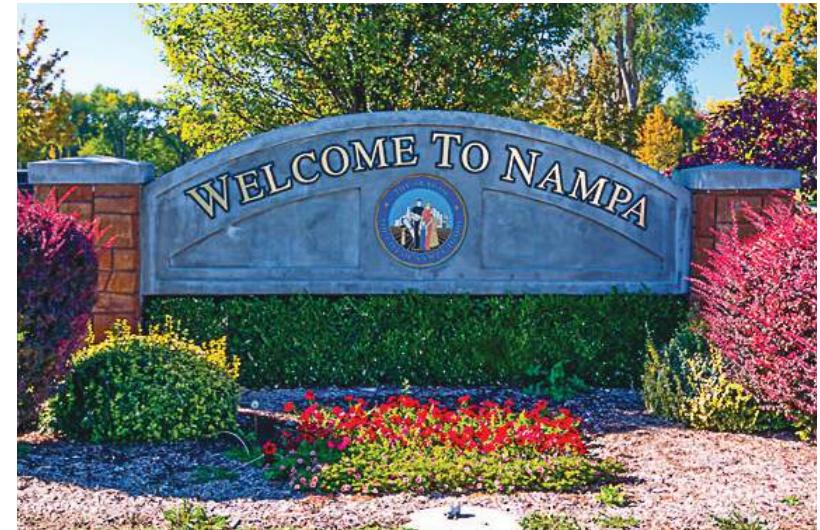
THE CITY OF NAMPA

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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