

TOK TEN MILE & DEER FLAT LAND

COMMERCIAL

COMMERCIAL LOTS FOR SALE | A PART OF 1657 DEER FLAT ROAD | KUNA, IDAHO 83634



PRIME OPPORTUNITY TO
DELIVER TO UNDERSERVED
DENSE RESIDENTIAL AREA!

Two fully improved parcels with landscaping, utilities, water and sewer to site.

Full access at Ingo Street with cross access across front of property.

Perfect location for professional office user.

Prime opportunity to deliver to highly underserved area.

Surrounded by residential neighborhoods and residential development — including 154 units at the Crimson Point Apartments complex directly across from property on Deer Flat Rd.

PROPERTY TYPE:	Commercial Lots
LOT SIZE:	0.79 - 1.59 AC
SALE PRICE:	\$12/SF - \$15/SF
UTILITIES:	On-Site
ZONING:	C-1, Neighborhood Commercial

CONTACT

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HIGHLIGHTS



DETAILS



UPDATED: 3.18.2024

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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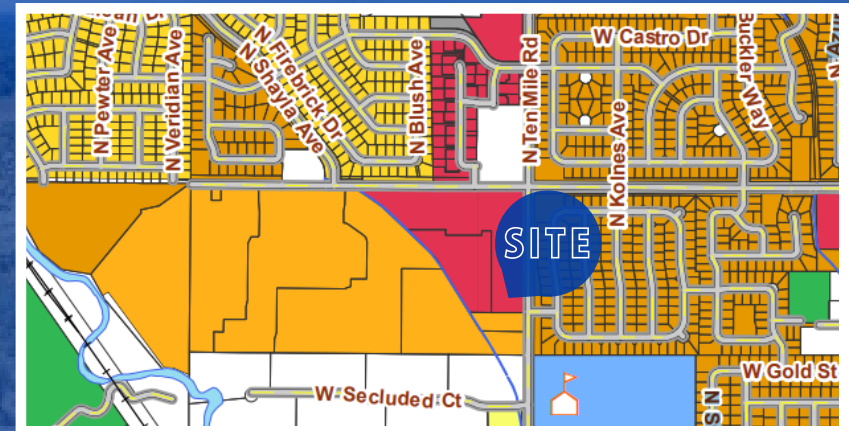
PROPERTY ZONING

C-1 NEIGHBORHOOD COMMERCIAL




























- Accommodates a wide variety of low impact commercial activities to meet daily needs of nearby neighborhood residents.
- Should have direct access to collector or arterial roadways.
- Appropriate designation for a neighborhood center and mixed-use to be established.



CLICK FOR MORE INFORMATION 



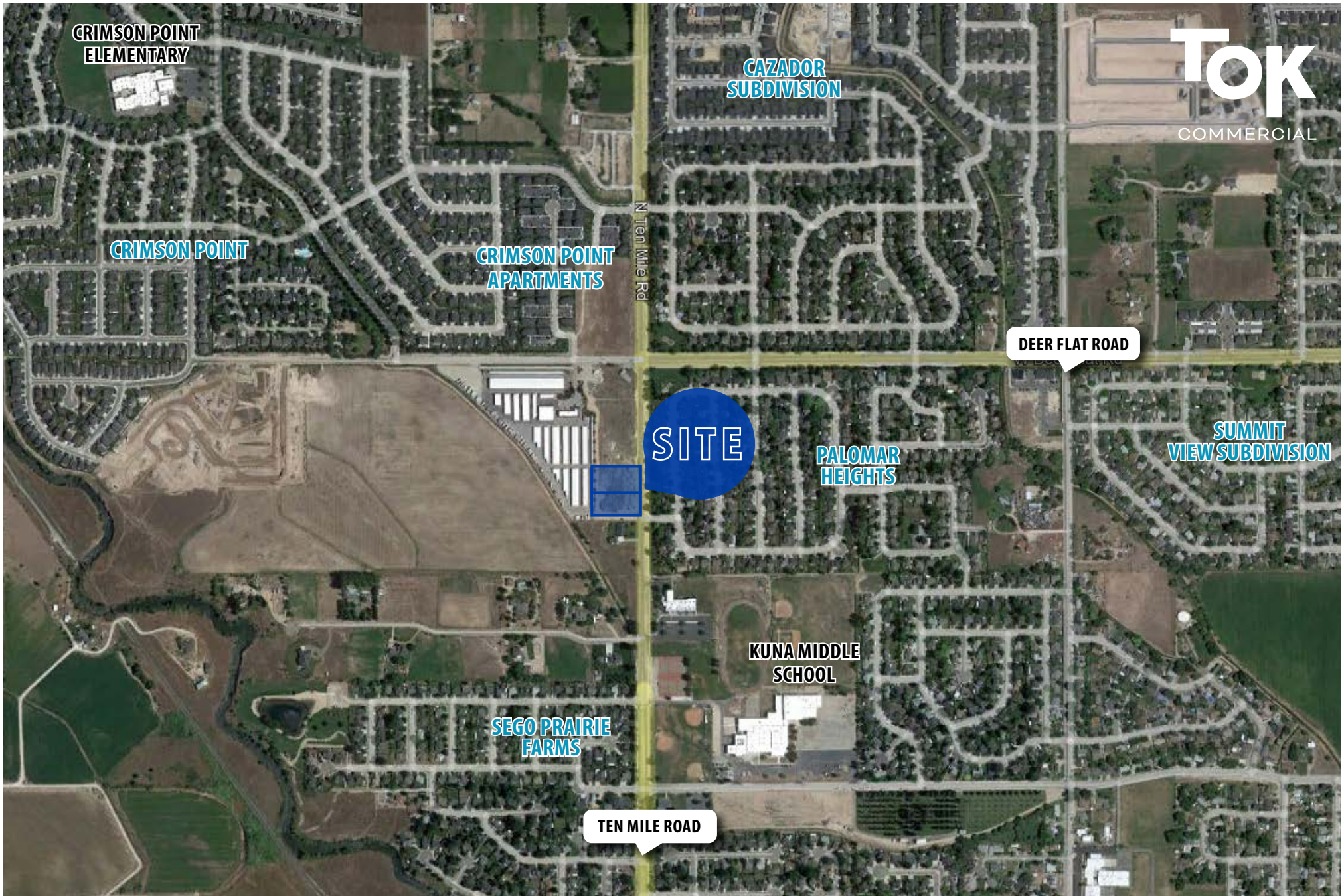
LEGEND

	RAILROAD		AGRICULTURE (A)		RESIDENTIAL SINGLE FAMILY (R-1)
	ROADS		NEIGHBORHOOD BUSINESS DISTRICT (C-1)		LOW DENSITY RESIDENTIAL (R-2)
	PARCEL LINES		AREA BUSINESS DISTRICT (C-2)		LOW DENSITY RESIDENTIAL (R-3)
	CHURCHES		SERVICE BUSINESS DISTRICT (C-3)		LOW DENSITY RESIDENTIAL (R-4)
	SCHOOLS		CENTRAL BUSINESS DISTRICT (C-3)		MEDIUM DENSITY RESIDENTIAL (R-5) NO LONGER BEING USED
	CREEK CANAL, STREAM		LIMITED OFFICE (L-O)		MEDIUM DENSITY RESIDENTIAL (R-6)
	SEWER LAGOON		LIGHT INDUSTRIAL (M-1)		HIGH DENSITY RESIDENTIAL (R-8)
			HEAVY INDUSTRIAL (M-2)		HIGH DENSITY RESIDENTIAL (R-12)
			PUBLIC (P)		HIGH DENSITY RESIDENTIAL (R-16)
			PLANNED URBAN DEVELOPMENT (PUD)		HIGH DENSITY MULTI-FAMILY RESIDENTIAL (R-20)

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CRIMSON POINT
ELEMENTARY

CAZADOR
SUBDIVISION

TOK
COMMERCIAL

CRIMSON POINT

CRIMSON POINT
APARTMENTS

N Ten Mile Rd

DEER FLAT ROAD

SITE

PALOMAR
HEIGHTS

SUMMIT
VIEW SUBDIVISION

KUNA MIDDLE
SCHOOL

SEGO PRAIRIE
FARMS

TEN MILE ROAD

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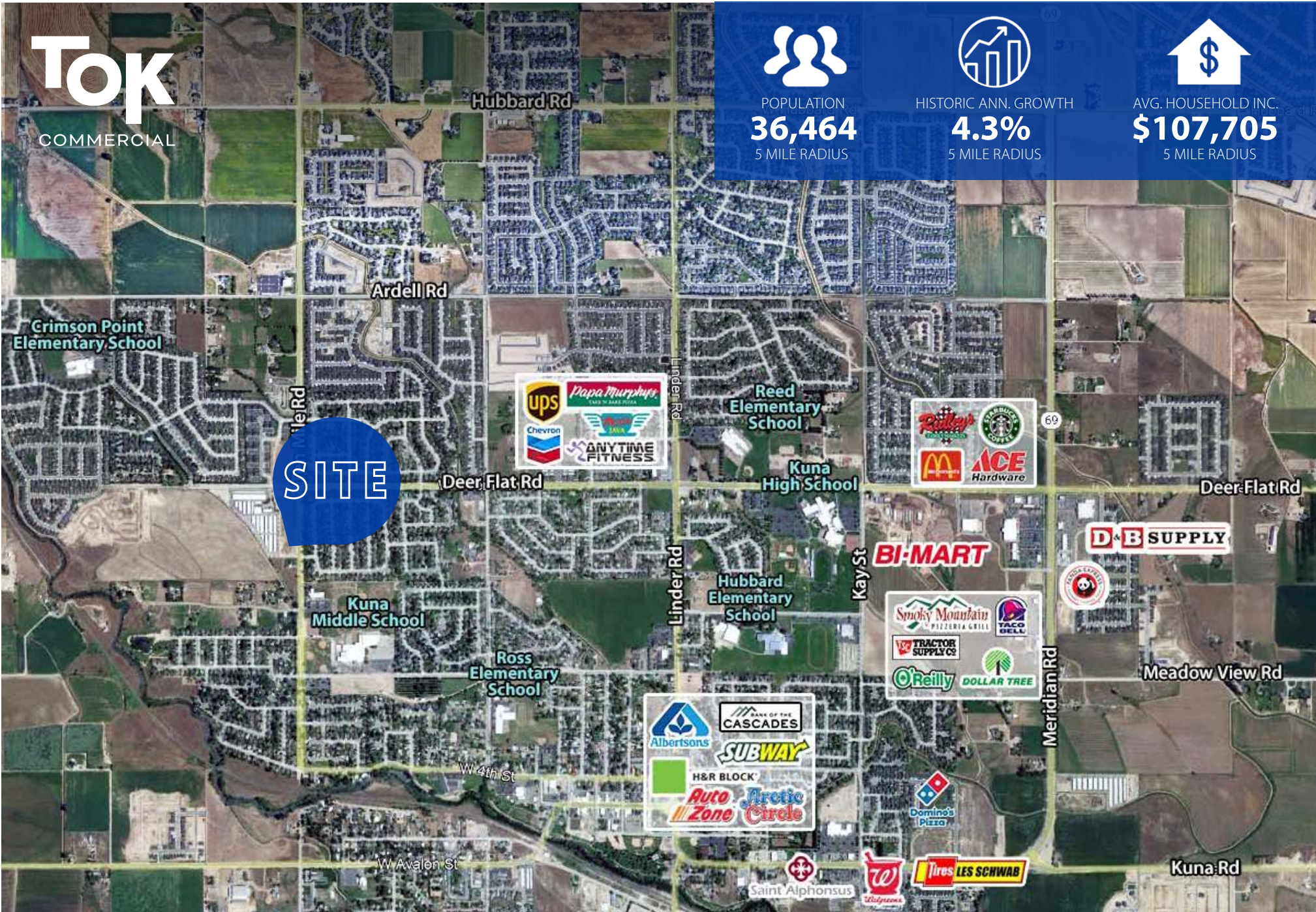
POPULATION
36,464
5 MILE RADIUS



HISTORIC ANN. GROWTH
4.3%
5 MILE RADIUS



AVG. HOUSEHOLD INC.
\$107,705
5 MILE RADIUS



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