

Site

8,200 VPD

8,900 VPD

For Sale

0 Ustick Road,  
Nampa, ID

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## Property Overview

Property Type	Land
Location	Southwest Corner of Ustick and Ten Mile
Land Size	4.824 Acres
Parcel No.	R3088101200
Zoning	C3

## Key Highlights

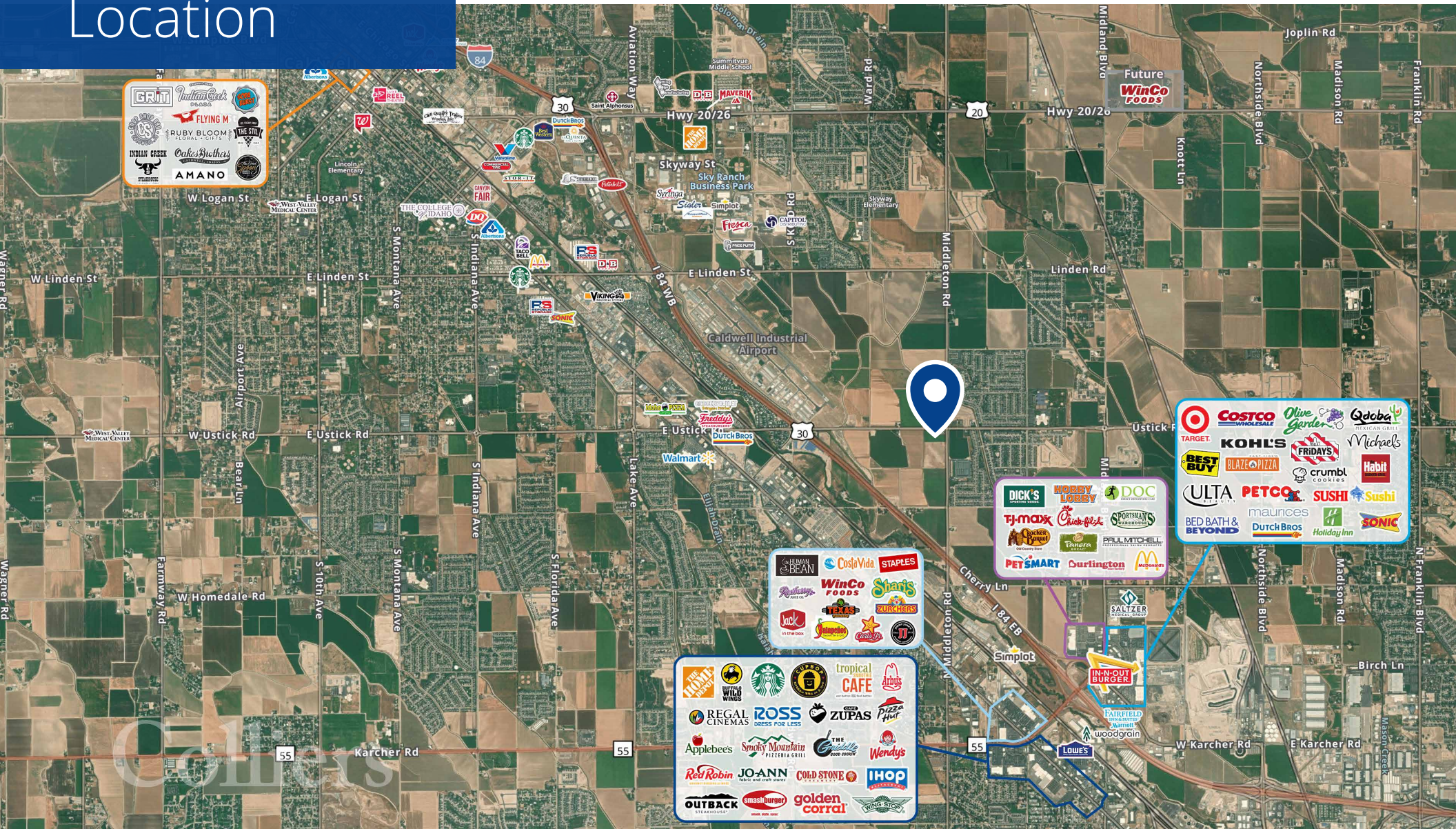
- Rare C3 zoned land parcel
- Ideal for church or retail/office pad users
- Convenient access to I-84 and HWY 20/26
- Significant growth slated for this intersection
- Surrounding area under construction for single family homes and multifamily
- City utilities near site

## Demos

	1 Miles	3 Miles	5 Miles
Population	7,118	49,605	139,190
Households	2,163	16,160	46,514
Avg. Income	\$93,682	\$84,044	\$84,102

Price \$1,260,000

# Location



 [Google Map](#)

 [Street View](#)



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