

1.25 ACRES FULLY APPROVED  
MULTIFAMILY DEVELOPMENT  
LAND

341 N. GATEWAY ST.  
NAMPA, ID 83687

IMPROVED PRICE  
\$799,000



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# FULLY APPROVED MULTIFAMILY DEVELOPMENT LAND | FOR SALE

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## PROPERTY OVERVIEW:

Lee & Associates is pleased to present this shovel ready fully approved 28 unit multifamily apartment complex development site in a rare opportunity zone. 1.25 Acres of arterial frontage in a fast-growing community in Nampa, where considerable funding is being invested by the city. The land has been rezoned to RMH and the project will be two fourteen-unit three story structures. The seller will include a full set of construction plans with the purchase. The property is in a great location and within short distance from Downtown Nampa and the I-84 with national retailers actively building in the area (Starbucks). This is an excellent development opportunity with a tax benefit that will be disappearing in the next ~1.5 yrs.



## PROPERTY AMENITIES:

- 5 minutes from the I-84 with easy access
- Located 5 minutes from Downtown Nampa
- Projected population growth of 2.5%
- Opportunity Zone Investment
- Walking distance from a newly constructed Starbucks

## PROPERTY INFORMATION:

SALE PRICE:	\$799,000
PARCEL #:	R1271000000
ACRES:	1.25
ZONING:	RMH
TOTAL UNITS:	28
UNITS PER BUILDING:	14
APPROXIMATE BUILDING TYPE:	2 BR/2 BA
LOCATION:	Opportunity Zone
BUILDING PLANS:	Included and Completed

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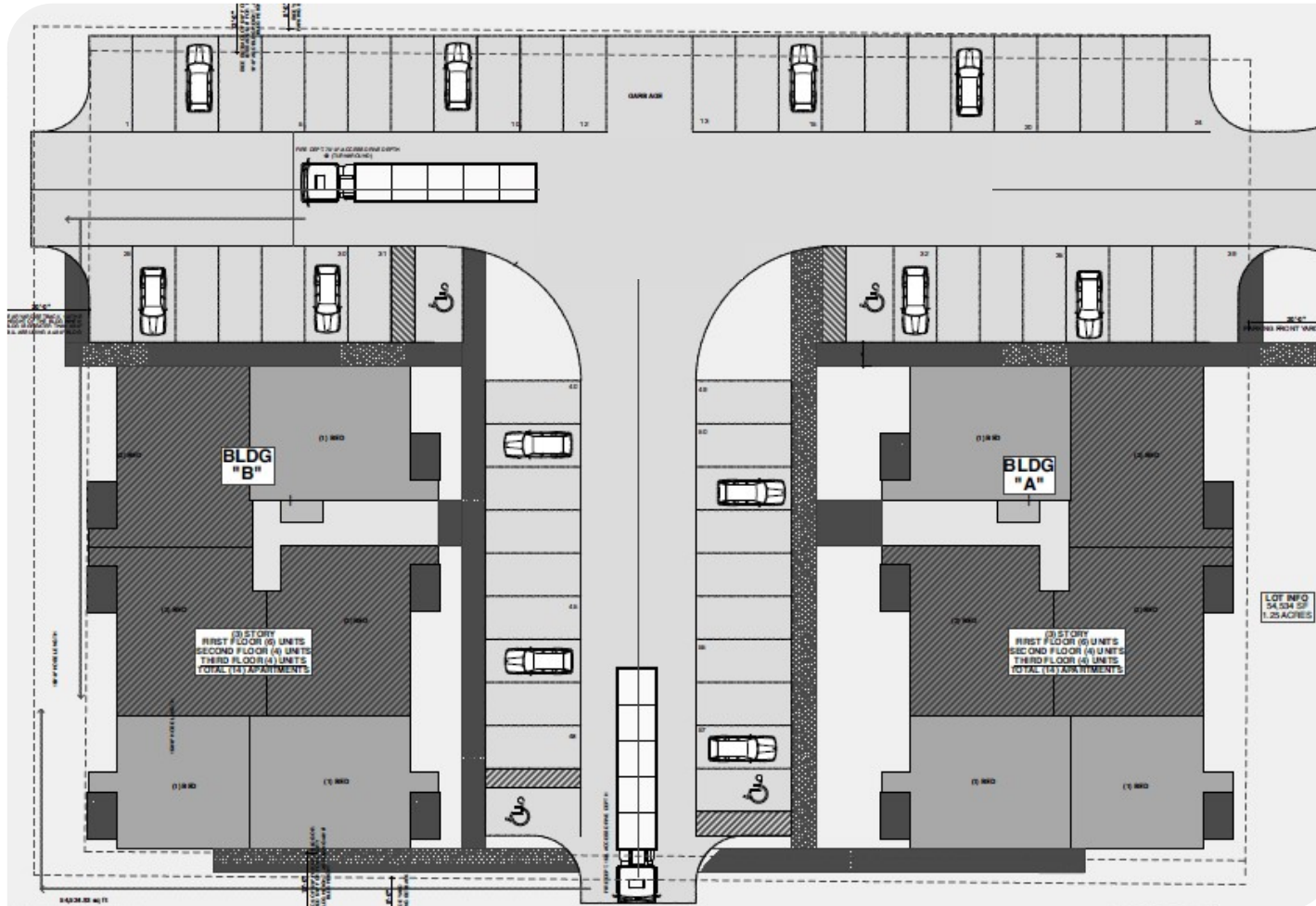
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### CONCEPTUAL SITE PLAN

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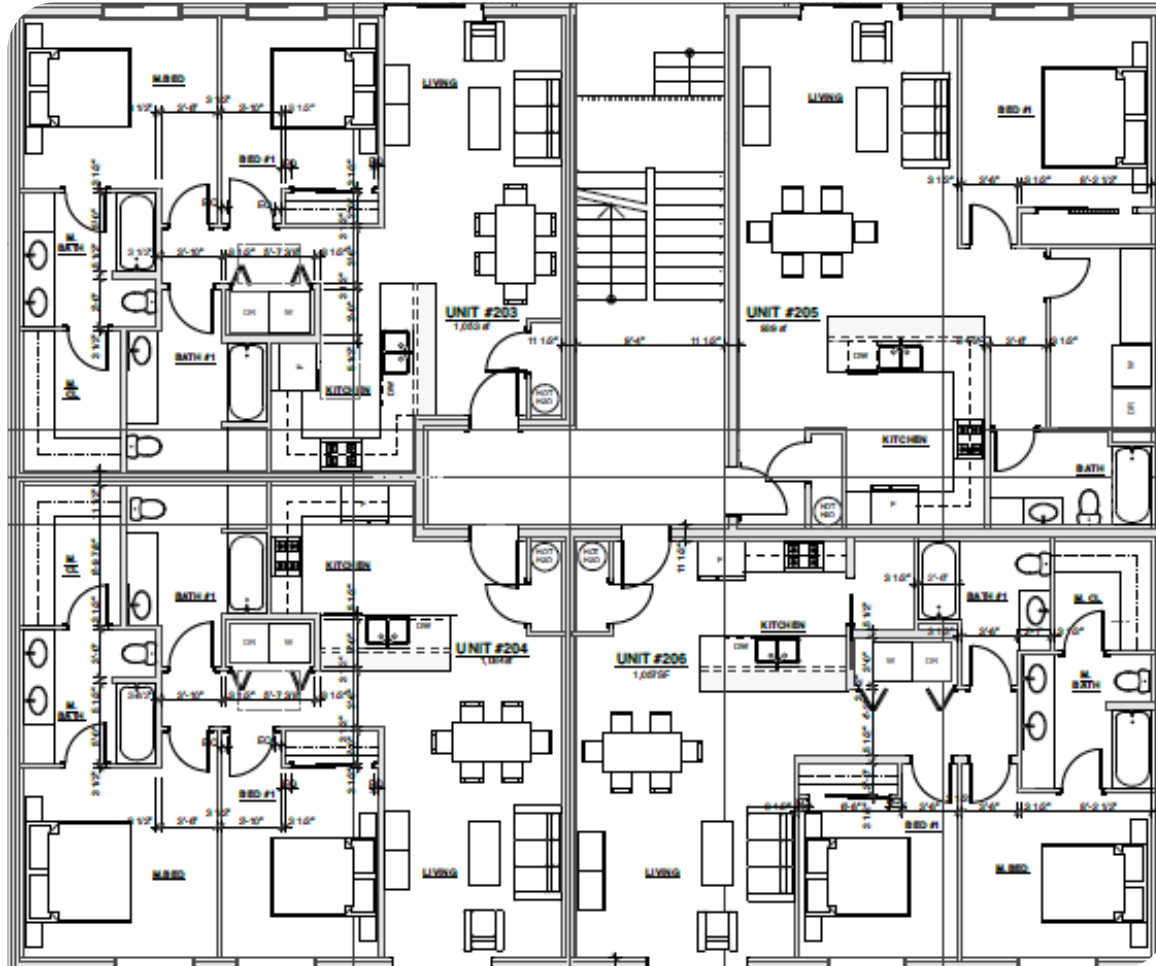
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CONCEPTUAL SECOND FLOOR PLAN

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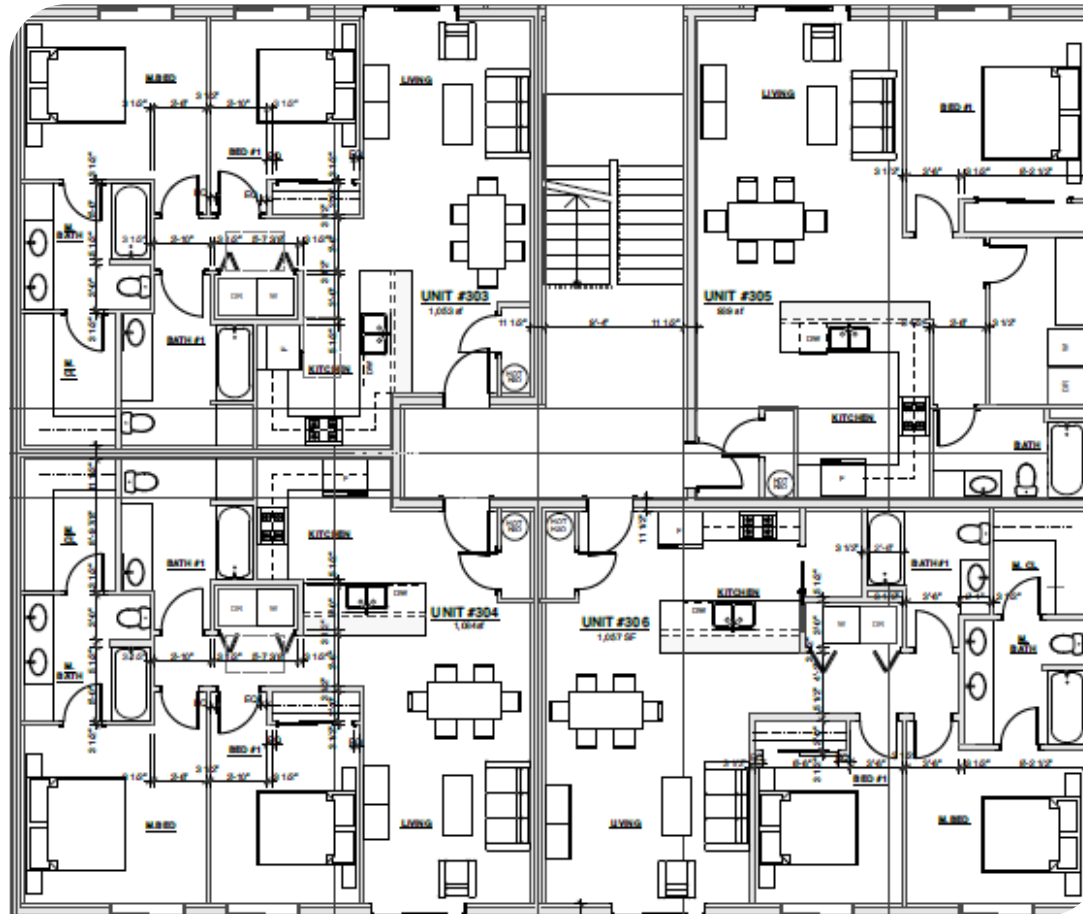
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COMMERCIAL REAL ESTATE SERVICES  
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CONCEPTUAL THIRD FLOOR PLAN

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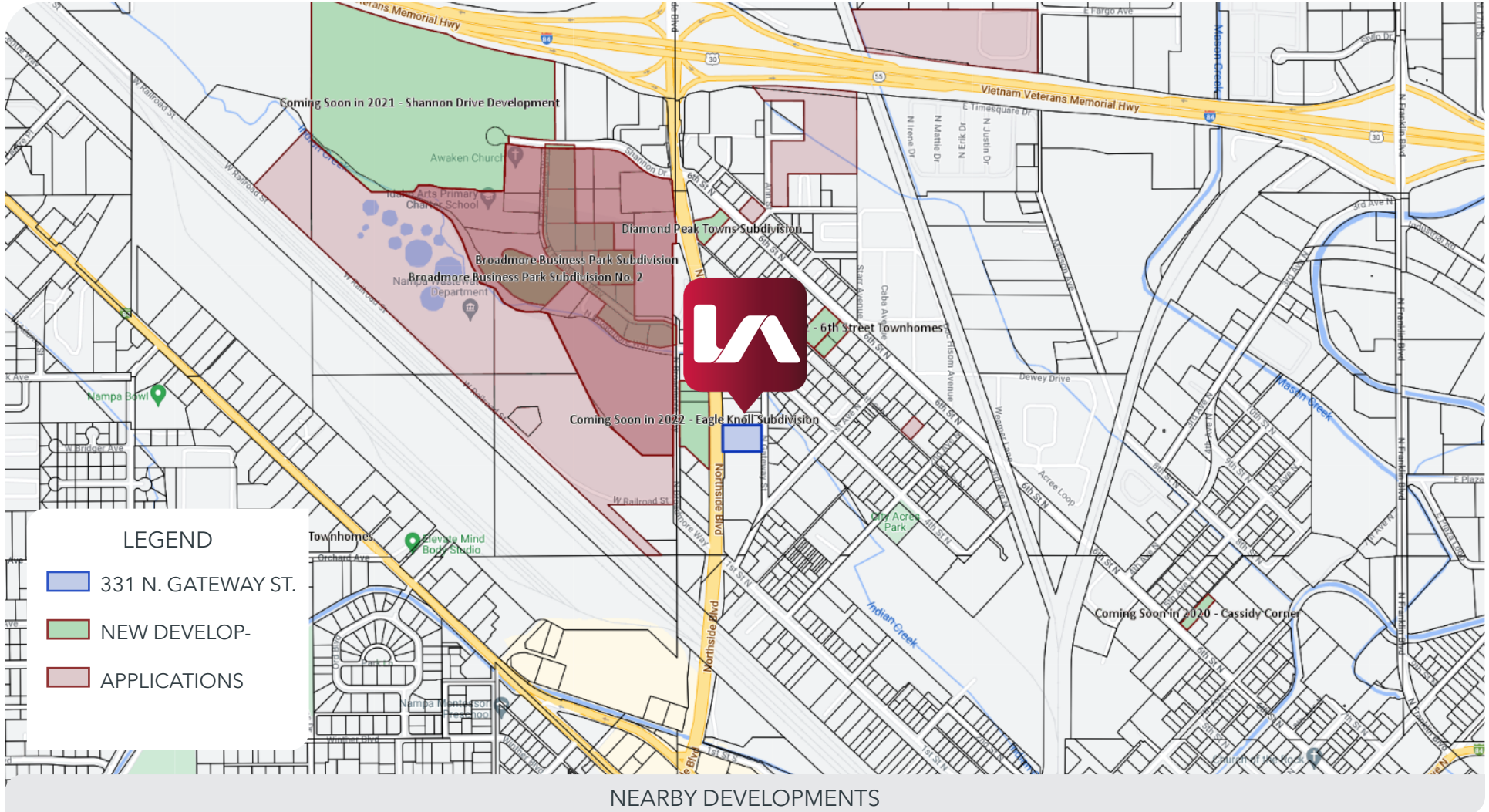
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RETAILER MAP

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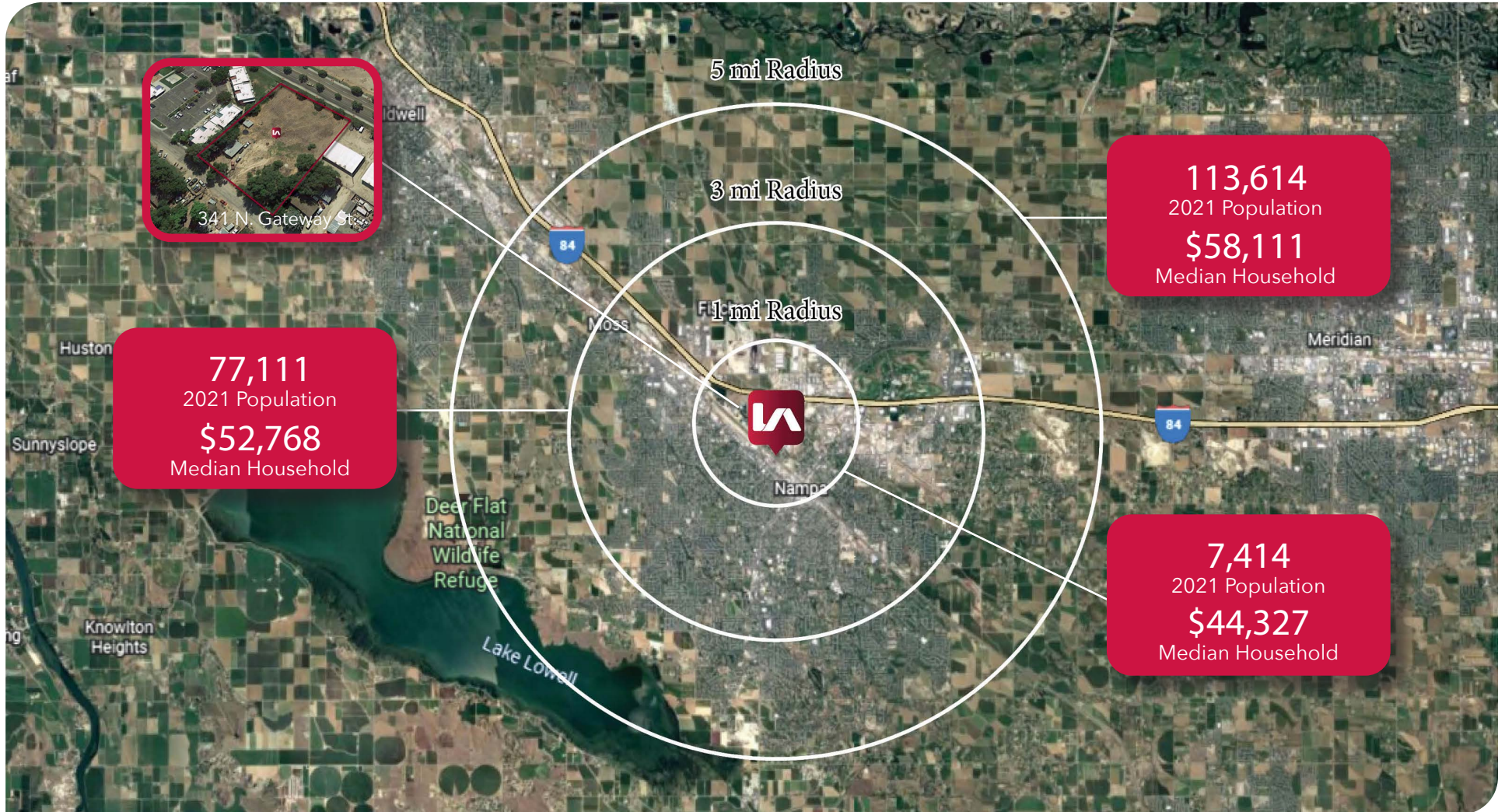
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## Local Labor Force Data

4.4%

Unemployment Rate

108,775

Civilian Labor Force

21.2%

Attained a Bachelor's Degree or Higher

## Top Employers



<https://lmi.idaho.gov/>

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## MARKET HIGHLIGHTS

Nampa is Idaho's third largest city with a population of 106,860 people. Located about 20 miles west of Boise along the I-84. Home to the Nampa Civic Center, Ford Idaho Center, College of Western Idaho, and Northwest Nazarene University. The Ford Idaho Center is a popular venue for concerts, sporting events, and is best known for hosting one of the nation's top rodeos, the Snake River Stampede Rodeo. Nampa is also a destination for many food processing, agribusiness, and manufacturing companies like Amalgamated Sugar, Go Go Squeeze, Lactalis, HB Specialty Foods, and many more.

## NAMPA NEWS & STATISTICS

- Located in the Pacific Northwest allowing a market reach to over 66 million consumers within a 750-mile radius
- Average property tax ranges from 1.2% - 1.9% and the corporate income tax is at 6.9%
- The North Nampa Industrial Area Development plan is a one square mile site dedicated for light industrial development to create an environment that fosters living wage jobs and new private investment
- The AI Northside Industrial Park is planned to feature seven industrial buildings with over 1.3 million square feet.



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