

MIXED-USE DEVELOPMENT LAND

0 & 11364 W Karcher Rd., Nampa, ID 83651



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

DREY CAMPBELL, PHD, CCIM

Principal

208.440.1926

drey@leeidaho.com

CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 0 & 11364 Karcher Rd., Nampa, ID 83651 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



PROPERTY HIGHLIGHTS

0 & 11364 W. Karcher Rd.

SALE PRICE \$4,897,233

TOTAL SITE SIZE 8.994 AC

ZONING BC

0

PRICE \$2,735,568

SITE SIZE 5.024 AC

PARCEL R3095101100

11364

PRICE \$2,161,665

SITE SIZE 3.97 AC

PARCEL R3095100000



EXECUTIVE SUMMARY

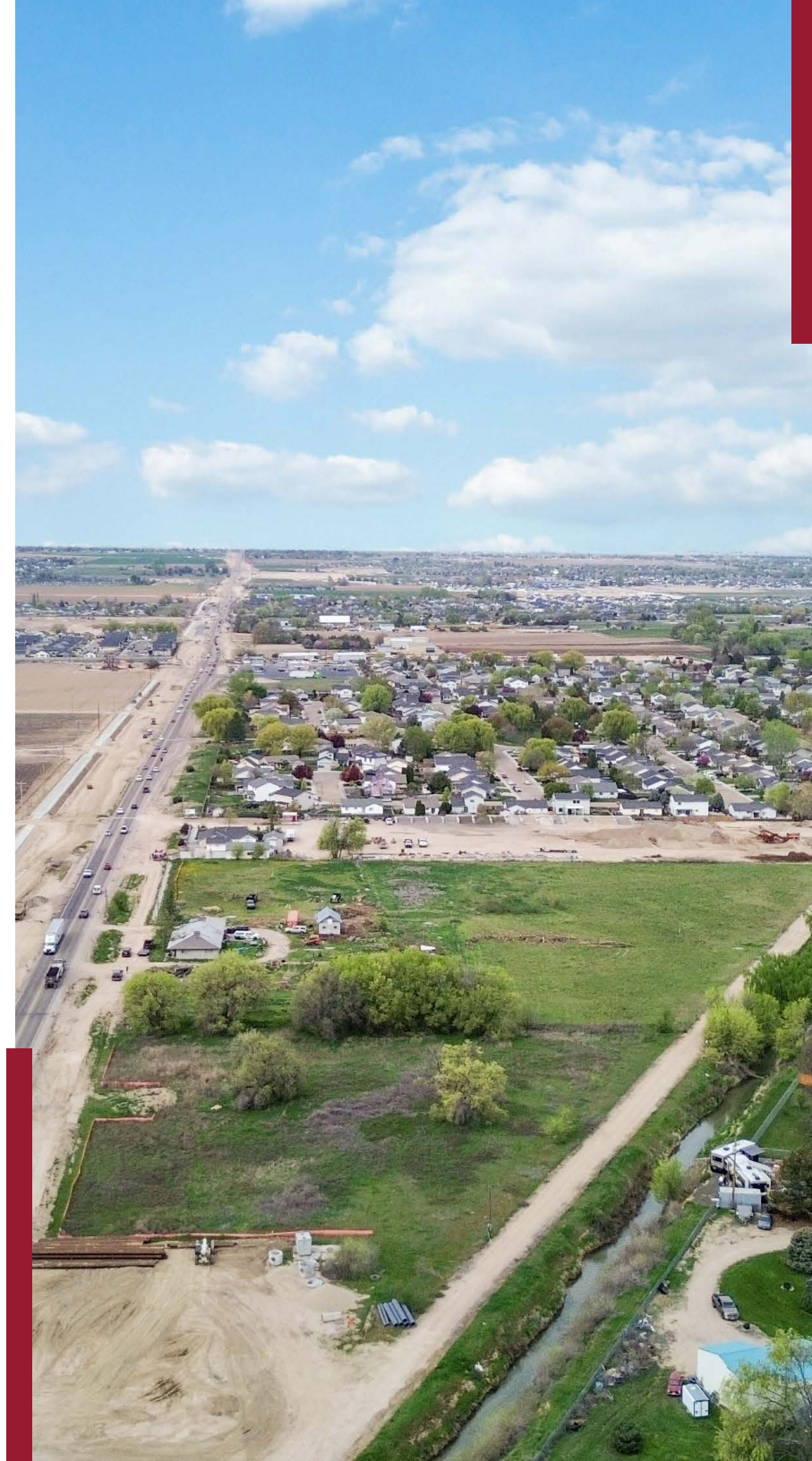
Lee & Associates is pleased to present a prime ± 8.994 -acre development opportunity comprised of two contiguous parcels in one of Idaho's fastest-growing corridors. Positioned directly on State Hwy. 55 (Karcher Rd.), the site offers excellent visibility and immediate access to the I-84 interchange and the nearby Treasure Valley Marketplace.

Surrounded by strong growth, the property is just minutes from a new Albertsons flagship store and the future Caldwell Idaho Temple, key developments that drive daily traffic and signal long-term confidence in the area.

Zoned Business Commercial (BC), the site allows for a wide range of high-density uses, including retail, office, and multifamily development. With continued population growth across the Treasure Valley, this is a rare opportunity to secure scale in a high-demand market.

PROPERTY HIGHLIGHTS

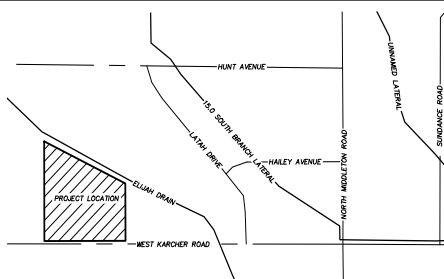
- » Prime frontage on Hwy 55 (Karcher Rd.) with immediate access to I-84 and major regional anchors.
- » Utilities are in the street and at the rear of the property.
- » Allows for a wide range of uses, including retail, service, and residential components.
- » ± 8.994 acres across two parcels supports large-scale commercial or mixed-use projects.
- » Positioned in a key expansion area serving Nampa and South Caldwell's growing population.
- » Excellent exposure along one of the region's busiest commuter routes.
- » Minutes from Treasure Valley Marketplace, home to major retailers like Costco, Target, and Kohl's.



POTENTIAL SITE PLAN

MANNA COMMERCIAL PARK PRELIMINARY PLAT

A PART OF THE SW 1/4, SE 1/4, SECTION 7, T.3 N. R.2 W, B.M.
CITY OF NAMPA, CANYON COUNTY, IDAHO
2025

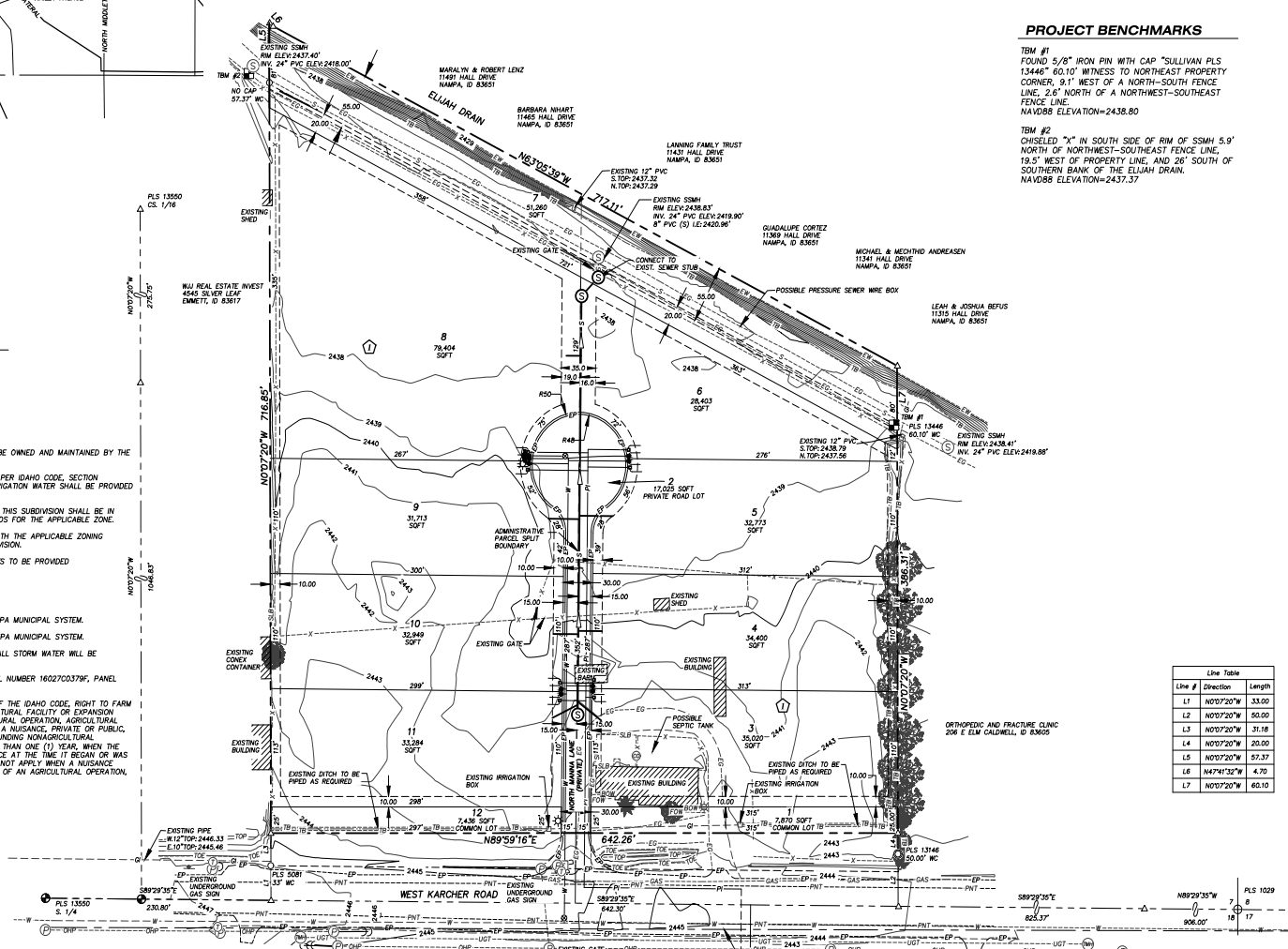


OWNER/DEVELOPER
JEFF MCHADDAD
406 W. DOOLEY LN.
NAMPA, ID, 83686
(541) 936-3088

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

PROJECT NARRATIVE

- CURRENT ZONE BC
PROPOSED ZONE IS BC.
- NO. OF COMMERCIAL LOTS IS 8.
NO. OF COMMON LOTS IS 4.
TOTAL NUMBER OF LOTS IS 12.
- TOTAL SUBDIVISION AREA AREA: ±8.98 ACRES
- MINIMUM LOT SIZE: 28,403 SQ. FT.
- LOTS 1, 2, 7, & 13 BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BUSINESS ASSOCIATION.
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3005, PIPING TO BE PLACED IN STREET. TYPICAL IRRIGATION WATER SHALL BE PROVIDED BY NAMPA MUNICIPAL SYSTEM.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF NAMPA SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN
SUBDIVISION BOUNDARY : 10 FEET
STREET FRONTAGE : 10 FEET
REAR LOTS : 10 FEET
SIDE LOTS : 0 FEET
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF NAMPA MUNICIPAL SYSTEM.
- SANITARY SEWER WILL BE PROVIDED BY CITY OF NAMPA MUNICIPAL SYSTEM.
- INCREASED RUNOFF WILL BE RETAINED VIA SWALES. ALL STORM WATER WILL BE RETAINED ON SITE.
- NO SPECIAL FLOOD HAZARD AREAS, PER FEMA PANEL NUMBER 16027C0379F, PANEL NOT PRINTED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-450.3 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.



PROJECT BENCHMARKS

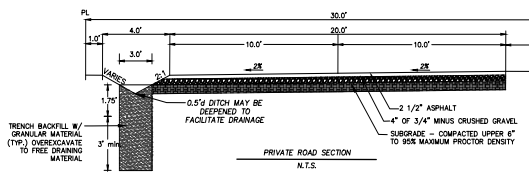
BM #1
FOUND 5/8" IRON PIN WITH CAP "SULLIVAN PLS 13446" 60.10' WITNESS TO NORTHEAST PROPERTY CORNER, 9.1' WEST OF A NORTH-SOUTH FENCE LINE, 2.6' NORTH OF A NORTHWEST-SOUTHEAST FENCE LINE.
NAVD88 ELEVATION=2438.80

BM #2
CHISELED "X" IN SOUTH-SIDE OF RIM OF SSMH 5.9' NORTH OF NORTHWEST-SOUTHEAST FENCE LINE, 19.5' WEST OF PROPERTY LINE, AND 26' SOUTH OF SOUTHERN BANK OF THE ELIAH DRAIN.
NAVD88 ELEVATION=2437.37

LEGEND

- ▣ Benchmark (BM)
- △ Calculated Point
- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- ☼ Conifer Tree
- 🌳 Deciduous Tree
- ⊕ Existing Gate Valve
- ⊕ Existing Power Pole
- ⊕ Existing Street Light
- ⊕ Guy Anchor
- ⊕ Existing Telephone Manhole
- ⊕ Existing Cleanout
- ⊕ Existing Electric Meter
- ⊕ Existing Mail Box
- ⊕ Existing Sign
- ⊕ Existing Telephone Riser
- ⊕ Existing Sanitary Sewer Manhole
- Property Boundary Line
- - - Section Line
- - - Easement Line
- - - Lot Line
- - - Natural Ground Contour Line
- - - Existing Edge of Gravel
- - - Existing Edge of Pavement
- - - Existing Fence
- - - Existing Gravity Irrigation
- - - Existing Overhead Power
- - - Existing Paint Stripe
- - - Existing Slab
- - - Existing Toe
- - - Existing Top of Slope
- - - Existing Top of Bank
- - - Existing Underground Gas
- - - Existing Water
- - - Existing Face of Walk
- - - Existing Back of Walk
- - - Existing Edge of Water
- - - Existing Sewer
- - - Existing Underground Telephone
- Direction of Flow
- ⊕ Sanitary Sewer Manhole
- ⊕ Gate Valve
- ⊕ Fire Hydrant
- Storm Drain Flow Arrow
- Water Service
- Street Light
- Water Main
- Pressure Irrigation
- Edge of Pavement
- Sewer Main
- P Service

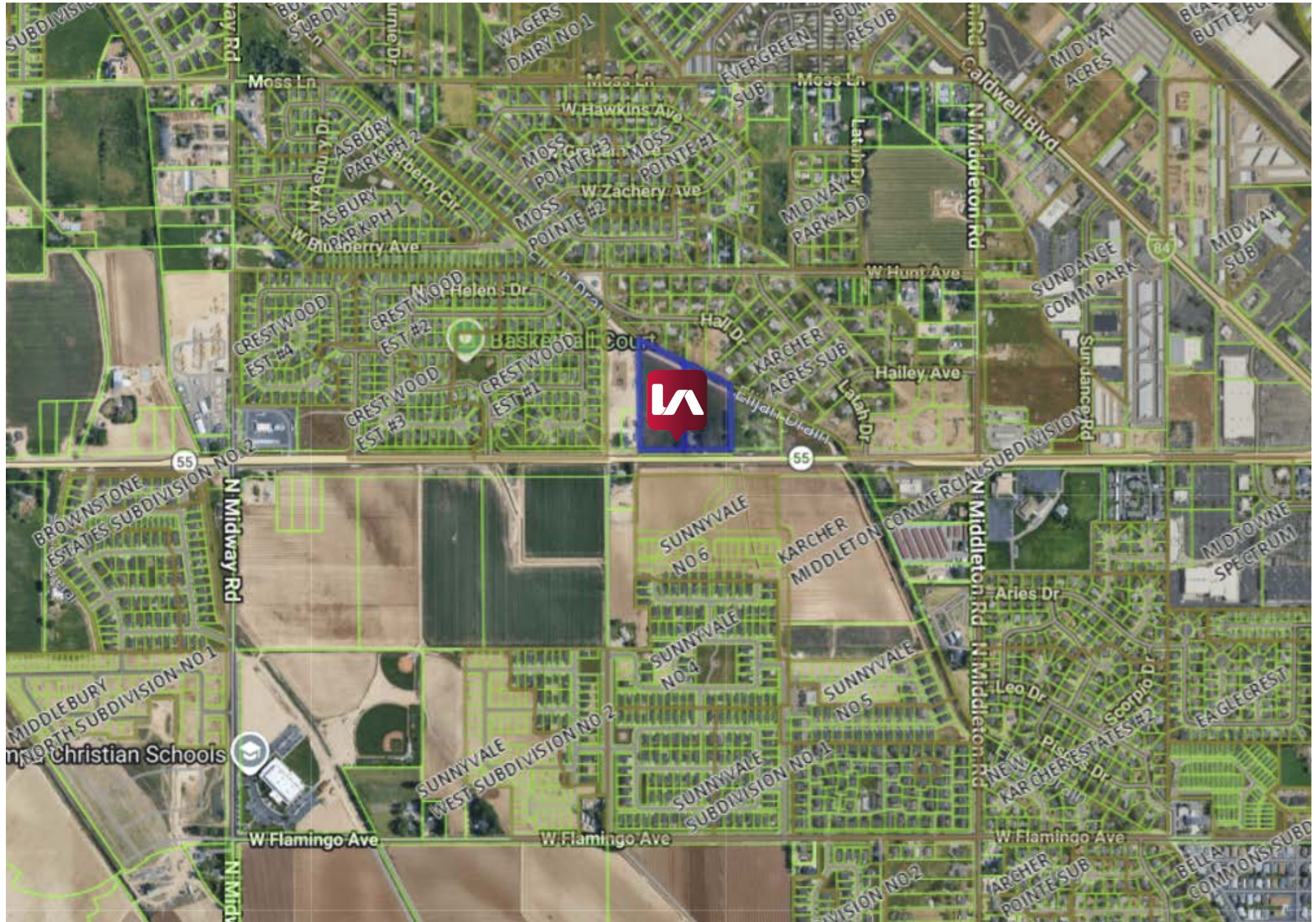
Line #	Direction	Length
L1	N07°20'W	33.00'
L2	N07°20'W	60.00'
L3	N07°20'W	31.18'
L4	N07°20'W	30.30'
L5	N07°20'W	57.37'
L6	M47°32'W	4.70'
L7	N07°20'W	60.10'



FOR REVIEW

DATE	NO. BY	DESCRIPTION
AMC 7/8/2025	JEFF MCHADDAD	REVISED PER CLIENT REQUEST
MAM 8/29/2025	JEFF MCHADDAD	REVISED NAMES PER CLIENT REQUEST
MAM 12/22/2025	JEFF MCHADDAD	REMOVED SD COMMON LOT DUE TO HIGHWATER
DESIGNED BY: JEFF MCHADDAD		
DRAWN BY: WJM		
CHECKED BY: JEFF MCHADDAD		
APPROVED BY: JEFF MCHADDAD		
PROFESSIONAL ENGINEER	DATE	PROJECT
Jeff Mchaddad	8/16/25	MANNA COMMERCIAL PARK
CLIENT: JEFF MCHADDAD		
ADDRESS: 406 W. DOOLEY LN. NAMPA, ID, 83686		
PHONE: (541) 936-3088		
DRAWING TITLE	SHEET NO.	TOTAL SHEETS
MANNA COMMERCIAL PARK	1	1
11364 W. KARCHER RD.		
PRELIMINARY PLAT		

NEARBY DEVELOPMENTS



COSTCO WHOLESALE **target**

IN-N-OUT BURGER **PAUL MITCHELL schools**

TJ-MAXX HomeGoods **CRACKER BARREL**

THE HOME DEPOT **REGAL CINEMAS** 

LOWE'S **D. L. Evans Bank**

INTERSTATE 84 INTERSTATE - 1.3 MILES

MICRON MICRON - 25.6 MILES

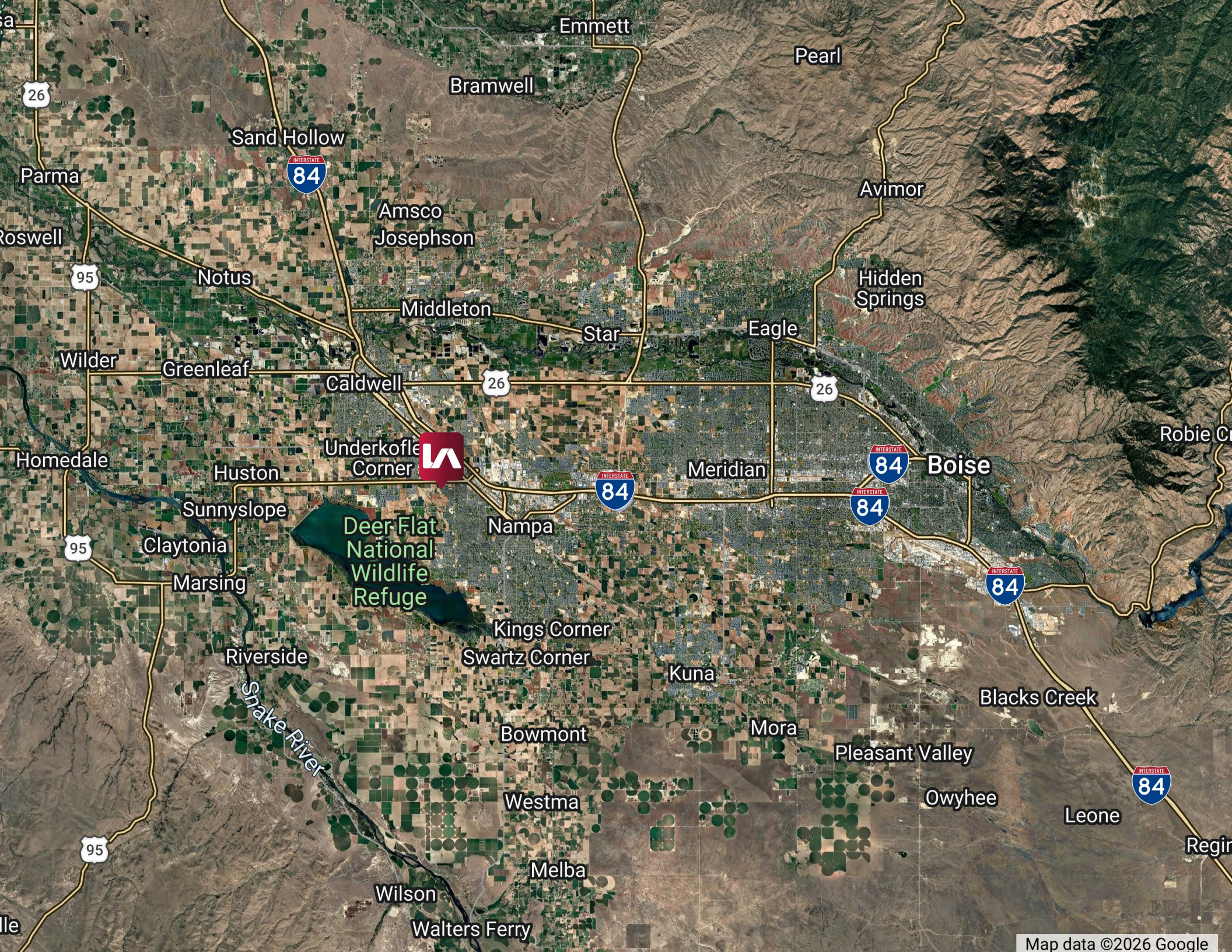
 **BOISE AIRPORT** - 21.2 MILES

I-84
1.3 MILES | 4 MIN.



W. KARCHER RD.





Deer Flat
National
Wildlife
Refuge

POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	23,551	130,091	360,637

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$66,190	\$73,733	\$87,564

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	8,250	45,385	123,727

LABOR FORCE

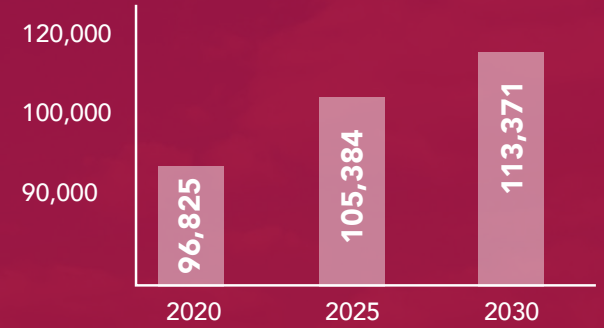
	2-MILE	5-MILE	10-MILE
Civilian Labor Force	12,347	62,317	177,868

KEY EMPLOYERS

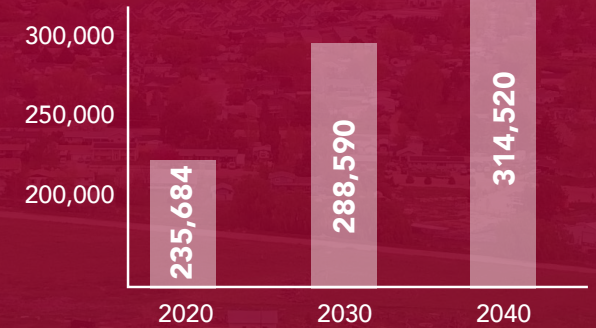
	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

POPULATION PROJECTION

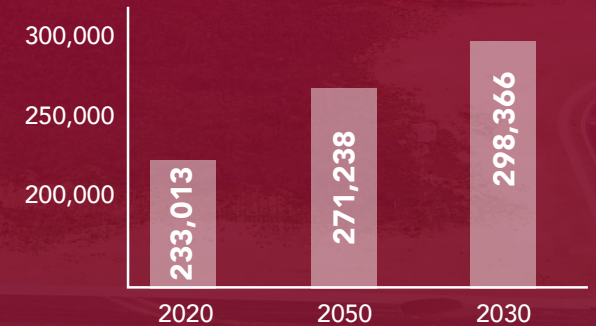
NAMPA



BOISE



CANYON COUNTY



AREA OVERVIEW

NAMPA, IDAHO

Nampa, Idaho, is a dynamic city nestled in the heart of the Treasure Valley, about 20 miles west of Boise. With its roots deeply embedded in agriculture, Nampa has evolved from a small farming community into one of Idaho's fastest-growing cities, offering a unique blend of rural charm and urban conveniences. The area is surrounded by scenic beauty, with the Owyhee Mountains to the southwest and the Boise River to the north, providing ample opportunities for outdoor recreation. Lake Lowell, located on the city's outskirts, is a popular destination for boating, fishing, and birdwatching, while the nearby Deer Flat National Wildlife Refuge offers hiking trails and wildlife observation.

Nampa is also known for its vibrant community spirit, hosting a variety of annual events that draw residents and visitors alike. The Snake River Stampede Rodeo, one of the top rodeos in the country, is a beloved tradition that highlights the city's Western heritage. Additionally, the Nampa Civic Center and the Warhawk Air Museum serve as cultural hubs, offering a range of performances, exhibitions, and educational programs. Despite its rapid growth, Nampa has retained its small-town feel, characterized by friendly neighborhoods, affordable housing, and a strong sense of community.





FOR MORE INFORMATION, PLEASE CONTACT

DREY CAMPBELL, PHD, CCIM

Principal

208.440.1926

dreyc@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com